

***UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

***Thursday, December 1, 2022
6:00 P.M.***

Location:

***Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Union Park East Community Development District

c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32745
813-564-7847

Board of Supervisors
Union Park East Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Thursday, December 1, 2022 at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager
813-564-7847

CC: Attorney
Engineer
District Records

District: **UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, December 1, 2022

Time: 6:00 P.M.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

Dial In: +1 312 626 6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For the full agenda packet, please contact: patricia@breezehome.com

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

- | | |
|--|-------------------|
| A. Oath of Office | Exhibit 1 |
| ➤ Seat 1 – Wendy Perez | |
| ➤ Seat 2 – Vincent Pacifico | Exhibit 2 |
| ➤ Seat 5 – Gerard Bianchi | |
| B. Form 1 | Exhibit 3 |
| C. Consideration for Approval of Resolution 2023-02 , Designating Officers | Exhibit 4 |
| D. Breeze Field Report | Exhibit 5 |
| ➤ Pressure Washing Proposal- Florida Brothers Maintenance & Repair- \$695.00 | Exhibit 6 |
| ➤ Pressure Washing Proposal- JML Services LLC- 485.00 | Exhibit 7 |
| ➤ Pressure Washing & Sealant- Florida Brothers Maintenance & Repair- \$1,555.00 | Exhibit 8 |
| ➤ Ceiling Lights Proposal- Florida Brothers Maintenance & Repair- \$534.70 | Exhibit 9 |
| ➤ Gym Painting Proposal- Florida Brothers Maintenance & Repair- \$480.00 | Exhibit 10 |
| ➤ Bridge Deck Wood Replacement- Florida Brothers Maintenance & Repair- \$443.53 | Exhibit 11 |
| ➤ Gym Lighting Replacement Proposal- Florida Brothers Maintenance & Repair- \$576.13 | Exhibit 12 |

- Ceiling Fan Replacement- Florida Brothers Maintenance & Repair-\$ 469.50 **Exhibit 13**
- Freestanding Gable Vinyl Canopies- Awning Works Inc.- \$29,476.52 **Exhibit 14**
- Pool deck Paver Reset- Arinton Hassle-Free Pool Service-\$2,300.00 **Exhibit 15**
- Gym Lat Pulldown/Seated Row Repair Proposal- Kings Services- \$320.00 **Exhibit 16**
- Gym Precor Treadmill Repair Proposal- King Services-\$1,350.00 **Exhibit 17**
- Gym Preventative Maintenance Proposal- King Services-\$500.00 **Exhibit 18**
- Lake Bank Repair Proposal- Steadfast Environmental, LLC- \$10,150.00 **Exhibit 19**
- Removal and Install of New Pool Perimeter Proposal- Florida State Fence- \$29,422.95 **Exhibit 20**
- Repair of Pool Fence Paneling Proposal- Florida State Fence- \$5,950.00 **Exhibit 21**
- Awning Installation at Manzanar Place, Colt Creek Place and Hubbell Rd. Proposal- Tampa Bay Awning-\$24,095.00 **Exhibit 22**
- Replace Door Handle/ Adjust/ Test at Amenity Center- DC Integrations- \$270.00 **Exhibit 23**
- Gym Equipment Repair Proposal- Fitness Machine Technicians- \$8,631.52 **Exhibit 24**

IV. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 3, 2022 **Exhibit 25**

V. Staff Reports

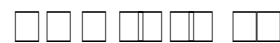
- A. District Manager
 - Discussion of Meeting Location
- B. District Attorney
- C. District Engineer
 - Discussion of Stormwater Ponds

VI. Audience Comments – New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

- A. Discussion of Vending Machines

VIII. Adjournment



**Union Park East Community Development District
Board of Supervisors
Oath of Office**

I, _____, a resident of the State of Florida and citizen of the United States of America, and being a Supervisor employed by and/or an officer of the Union Park East Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the Union Park East Community Development District, Pasco County, Florida.

Print Name

Signature

Date

Acknowledgment of Oath Being Taken

State of Florida

County of _____

The foregoing oath was administered before me by means of ___ physical presence or ___ on line notarization, this ____ day of _____, 2022, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Union Park East Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

[NOTARY SEAL]

Notary Public State of Florida

Print Name

Commission No.: _____

Expires: _____



**Union Park East Community Development
District Board of Supervisors
Oath of Office**

I, Vincent Pacifico, a resident of the State of Florida and citizen of the United States of America, and being a Supervisor employed by and/or an officer of the Union Park East Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the Union Park East Community Development District, Pasco County, Florida.

Vincent Pacifico
Print Name

[Signature]
Signature

11/22/2022
Date

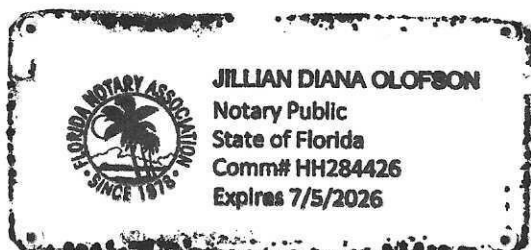
Acknowledgment of Oath Being Taken

State of Florida

County of Pasco

The foregoing oath was administered before me by means of physical presence or on line notarization, this 22 day of November, 2022, by Vincent Pacifico, who personally appeared before me, and is personally known to me or has produced Drivers License as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Union Park East Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

[NOTARY SEAL]



[Signature]
Notary Public State of Florida

Jillian Olofson
Print Name

Commission No.: HH284426
Expires: 7/5/2026

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FORM 1

STATEMENT OF
FINANCIAL INTERESTS

2021

Please print or type your name, mailing
address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF ☐ CANDIDATE OR ☐ NEW EMPLOYEE OR APPOINTEE**** THIS SECTION MUST BE COMPLETED ****

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2021.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

☐ **COMPARATIVE (PERCENTAGE) THRESHOLDS** OR ☐ **DOLLAR VALUE THRESHOLDS**
PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
 [Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
 (If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
(If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

☐ **I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☐

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2021.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2021.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

- (2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies; utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
- (2) You received more than 10% of your gross income from that business entity; **and**,
- (3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

□ □ □ □ □ 4 □

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Union Park East Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Pasco; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, an election was held on November 3, 2022, for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (the “Board”) now desires to designate the Officers of the District per Section 190.006(6), Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Patricia Thibault</u>	Secretary
<u>Patricia Thibault</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Kaylee Roach</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1ST DAY OF DECEMBER 2022.

ATTEST:

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

□□□□□□**5**□

Union Park East CDD



December 1, 2022

breeze

Summary

Inspection Dates: Week of November 21, 2022

Completed

- Christmas Decorations are installed
- Floralawn has officially started as our new Landscaping Company
- Pass pool inspection
 - Received approval for Max Depth in FT and IN

Scheduled

- Repairing of the Bridge

Proposal

- Mini Bridge
- Pavers
- Fence
- Security- DC Integrations
- Pressure washing
- Fan
- Lighting
- Awning

Summary

Christmas Decorations



Summary – Solution Center Tickets

346 ▼ 3%
CREATED TICKETS ⓘ

391 ▲ 10%
RESOLVED TICKETS ⓘ

7 ▼ 87%
UNRESOLVED TICKETS ⓘ

123 ▲ 14%
REOPENED TICKETS ⓘ

2h 16m ▼ 67%
AVERAGE 1ST RESPONSE TIME ⓘ

5h 37m ▼ 29%
AVERAGE RESPONSE TIME ⓘ

46h 12m ▲ 17%
AVERAGE RESOLUTION TIME ⓘ

0m 1s ▼ 99%
AVERAGE 1ST ASSIGN TIME ⓘ

66% ▼ 8%
FIRST CONTACT RESOLUTION ⓘ

[How to read this report ?](#)

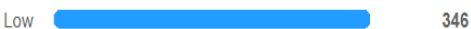
[View all tickets](#)

Created tickets split by source

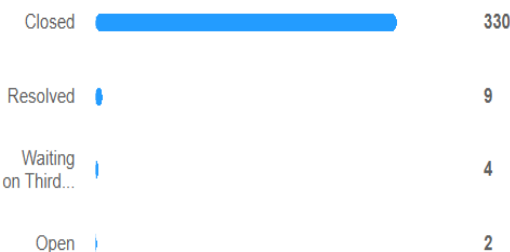


[View more...](#)

Created tickets split by priority



Created tickets split by status



[View more...](#)

Created tickets split by type



[View more...](#)

Summary – Happiness Guarantee...



□□□□□□ 6□

ESTIMATE

**Florida Brother's Maintenance
& Repair, LLC.**

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1011
Estimate date : 11/12/22
Expiration date : 12/9/22

Product or service		Amount
1.	Pressure Wash Pressure Washing Clubhouse Patio - Remove & Return any items on the patio in place to pressure wash. To pressure wash exterior patio walls, pavers and pillars. Approx. 816sqft of pavers, 804sqft of exterior patio walls & 480sqft of pillars. Total 2,100sqft. Patio size is 16' x 51' x 12'.	\$565.00
2.	Labor - Hazard Hazard Labor - Over 8ft. (12ft ceilings)	\$130.00
Sales tax		\$0.00
Note to customer Thank you for your business.		Total \$695.00
Expiry date		12/9/22

□□□□□□**7**□

JML Services LLC

1527 Gunsmith Drive
Lutz, FL 33559 US
jlservices083@gmail.com



Estimate

ADDRESS

Union Park East CDD
1540 International Parkway
Suit 200 Lake Mary, FL 32746

ESTIMATE

DATE 1073
11/14/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Washing	1	485.00	485.00
	Pressure wash patio are at the club house. Part of the front walk way as well needs to be cleaned.			
TOTAL				\$485.00

Accepted By

Accepted Date

□ □ □ □ □ 8.

ESTIMATE

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& Repair, LLC.**

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Union Park East CDD

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USA

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Estimate no. : 1011
Estimate date : 11/12/22
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Product or service		Amount
1.	Pressure Wash Pressure Washing Clubhouse Patio - Remove & Return any items on the patio in place to pressure wash. To pressure wash exterior patio walls, pavers and pillars. Approx. 816sqft of pavers, 804sqft of exterior patio walls & 480sqft of pillars. Total 2,100sqft. Patio size is 16' x 51' x 12'.	\$565.00
2.	Labor - Hazard Hazard Labor - Over 8ft. (12ft ceilings)	\$130.00
3.	Install Sealant Additional Option if wanted (included here for review) - Install clear waterproof sealant onto pavers following the pressure washing of the pavers. This protects the pavers with life expectancy and gloss finish. Product used is a mildew resistant, mold resistant sealer.	\$860.00
Sales tax		\$0.00
Note to customer Thank you for your business.		Total \$1,555.00
Expiry date		12/9/22

□□□□□□ 9.

ESTIMATE

**Florida Brother's Maintenance
& Repair, LLC.**

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floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1003
Estimate date : 11/11/22
Expiration date : 11/30/22

Product or service		Amount
1.	(6) New LED Low Profile Ceiling Lights Removal/Change of (6) existing LED lighting to new LED Low Profile Ceiling Lights.	\$380.00
2.	Labor Hazard Labor - Over 8ft. (12ft ceilings)	1 hr x \$130.00 \$130.00
		Subtotal \$510.00
		Sales tax \$24.70
		Total \$534.70
		Expiry date 11/30/22

Note to customer

Thank you for your business.

□ □ □ □ □ 10.

ESTIMATE

**Florida Brother's Maintenance
& Repair, LLC.**

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1001
Estimate date : 11/7/22
Expiration date : 11/30/22

Product or service		Amount
1. Paint Gym		\$480.00
Repaint the Union Park East gym, due to all the dirt and markings on the walls. Patch any areas prior to painting, if necessary. Customer to supply remaining paint from storage room. If any additional paint is needed, additional charges would apply once invoiced.		
Sales tax		\$0.00
Note to customer		
Thank you for your business.		
Total		\$480.00
Expiry date		11/30/22

□□□□□□ 11.

ESTIMATE

**Florida Brother's Maintenance
& Repair, LLC.**

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1007
Estimate date : 11/11/22
Expiration date : 12/9/22

Product or service		Amount
1.	Bridge Deck Wood Replacement	\$285.00
Replace all (19) missing bridge (over water) deck woods pickets. Paint/stain to match existing pickets/deck. If wanting the existing deck/pickets to match the new coating of paint/stain, additional charges would apply. To note, the lightning for bridge is needing repaired also.		
2.	Labor	4 hrs x \$35.00 \$140.00
Labor		
		Subtotal \$425.00
		Sales tax \$18.53
Note to customer		
Thank you for your business.		
		Total \$443.53
		Expiry date 12/9/22

□□□□□□ 12.

ESTIMATE

**Florida Brother's Maintenance
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floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1008
Estimate date : 11/11/22
Expiration date : 12/9/22

Product or service		Amount
1.	LED Fluorescent Lights Replacement	\$325.00
Replace (3) LED Fluorescent Light units (only bulbs). If ballast is bad, additional charge would apply for only the cost of the ballast replacement.		
2.	Labor - Hazard	\$230.00
Hazard Labor - Over 8ft. (12ft ceilings)		
Subtotal		\$555.00
Sales tax		\$21.13
Total		\$576.13
Expiry date		12/9/22

Note to customer

Thank you for your business.

□□□□□□ 13.

ESTIMATE

**Florida Brother's Maintenance
& Repair, LLC.**

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1009
Estimate date : 11/11/22
Expiration date : 12/9/22

Product or service		Amount
1.	Replace Ceiling Fan Replace (2) white outdoor ceiling fans with new white outdoor ceiling fans to match.	\$300.00
2.	Labor - Hazard Hazard Labor - Over 8ft. (12ft ceilings)	\$150.00
Subtotal		\$450.00
Sales tax		\$19.50
Total		\$469.50
Expiry date		12/9/22

Note to customer

Thank you for your business.

□□□□□□ 14.

Awning Works, Inc.

10820 US 19 N
CLEARWATER, FL 33764
727-524-1118
AWI@awningworksinc.com
www.awningworksinc.com



Estimate

ADDRESS

Breeze Community Management

SHIP TO

Breeze Community Management

ESTIMATE # 27108**DATE** 11/15/2022**CONTACT**

Gaby Arroyo

SALES REP

DP - Dan Perri

LEAD TIME

8-10 Weeks

DESCRIPTION**AMOUNT**

PROJECT NAME: 3 Freestanding Gable Vinyl Canopies
PROJECT LOCATION: 1549 Bering Rd. Wesley Chapel, FL 33543
Sales Rep: Dan Perri
Project Type: Level C
Product: 3 Freestanding Gable Vinyl Canopies
Contact: Gaby Arroyo
Ph: 813-812-9930
E: gaby@breezehome.com

COVID 19 Notice: Due to supply chain challenges affecting availability and pricing, our estimates are valid for 30 days. We are also providing our typical lead time, without any negative influence from anticipated delays as volatility is not predictable. Once we proceed into an approved estimate/contract to move forward, we will advise the current pricing (if more than 30 days) and lead time conditions. As always, we endeavor to proactively communicate with our customers, especially under these unique and ongoing circumstances.

Decorative Fabric Awnings

21,242.00T

Freestanding Gable Style Awning Design

Uprights Attaching To Existing Slab

Valance Style: Rigid

Valance Height: 6"

Ferrari Fabric (10-Year Manufacturer's Warranty)

Fabric Type: Vinyl (Water Resistant)

Color: Black

Gore® Tenara® Sewing Thread (Lifetime Limited Warranty)

Welded Structural Aluminum Frame: Mill Finish

Fabric Attachment Method: Staple in System

Spline Color: Black

Approximate Dimensions:

Quantity: One (1) at 24'(W) x 3'(H) x 8' Projection Mailbox #1 Union Park

Quantity: One (1) at 13'(W) x 3'(H) x 8' Projection Mailbox #2 Union Park

Quantity: One (1) at 12'(W) x 3'(H) x 7' Projection Mailbox #3 Liberty Square

Deduct \$2500.00 If Purchased With 7 Mirada Mailbox Canopies Project

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name _____ Date _____

DESCRIPTION

AMOUNT

Estimate Includes A Project Survey To Confirm Dimensions

Product Price Includes All Materials, Manufacturing Labor and Equipment.

Option:

To Remove And Dispose Of 1 Existing Small Mailbox Vinyl Canopy Add \$250 Tax Included To Total Initial To Add _____

For Powder Coated 3 Canopy Frames & Uprights Add \$2,750 With Tax To Total Initial To Add _____

Stock Color: Satin Jet Black

Installation Labor Price Non-Taxable 5,310.00

Florida Engineered Drawing 750.00

- All Pricing Pending Approved Engineering

Permit and Administrative Costs (Approximate) 850.00

County Sales Tax 1.0% on the First \$5000.00, MAX \$50.00 (County) 50.00

NOTES:

_Current Market Volatility of Materials With Respect to Price and Lead Times Could Affect Our Pricing Upon Contract.

_Our Pricing Should Be Considered Valid for 30 Days or Less, Beyond Which Time, Please Contact Your Sales Representative for Any Price or Schedule Impact.

_Aluminum Allowance \$3,308 Aluminum Costs - If Increase in Aluminum Cost, You Will Be Charged the True Cost No Profit

_Engineering Doesn't Include Shop Drawings. Shop Drawings Are In The Main Price And Account For 10%-15% Of The Project

_All Pricing Pending Engineering

Price Is Subject To Change If Dimensions Vary From Our Survey That Affect Increase Cost In Labor And Materials And/Or If "Easy" Access Or Conditions For The Installation Is Not As Estimated.

LEAD TIME: (8-10 Weeks) Lead Time Starts After Field Dimensions And/Or Approved Permit. Lead Time is Based On Availability Of Raw Materials And Could Change

TERMS: 50% down, 20% once manufacturing starts and 30% once installation is complete

Your Project Does Not Begin Until Both Your Deposit AND Signed Estimate with Terms & Conditions Have Been Received By Our Finance Department. By Signing, You Are Also Agreeing to the Terms & Conditions Provided. All Fabric And Valance Choices, Powder Coat Colors And Other Custom Selections Should Be Made Prior To Signing Your Estimate If At All Possible As These Variables Can Affect The Lead Time On Production And Manufacturing; Including Availability of Raw Materials. Lead Time Begins After Survey, Drawings, and/or Permitting Approved.

Contractor's Warranty

We hereby warrant that the Product(s) to be installed at the Project Location have been provided in accordance with the drawings and specifications and that the products installed will fulfill the requirements of those specifications. We agree to repair or replace, or cause to be repaired or replaced, any or all work which may prove to be defective in workmanship or materials, within a period of One (1) Year from the date of substantial completion of Project. Ordinary wear and tear, acts of God, building structural integrity, and unusual abuse or neglect are excluded. Warranties from the Product Manufacturer are made part of this warranty.

If we fail to commence to comply with the above paragraph within Ten (10) days after receipt of written notice

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name _____ Date _____

DESCRIPTION

AMOUNT

from the Owner to do so or fail to pursue such compliance with diligence, we, jointly, and severally, do hereby authorize the Owner to proceed to have the defects repaired and made good at reasonable industry cost at our sole expense and we will honor and pay the costs and charges. If we fail to fulfill the preceding obligations, and if the Owner brings an action to enforce this warranty, we agree to pay the Owner reasonable attorney's fees incurred in connection therewith.

Special Project: Additions and Exclusions: None

This estimate is valid for 30 days from the noted date. Due to the custom nature of the products offered herein, we have a "no refund" policy and all payments are due per the specified Terms & Conditions or as reflected above. Please be aware lead time can at times be beyond our control and affected by weather, availability of components and permitting processes. Lead times are expressed after receipt of deposit and after permits are issued. Unless noted otherwise we pass through all manufacturer warranties and offer a one year workmanship warranty from the date of installation. A 10% per year finance charge on the unpaid balance will be added for payments beyond the terms noted and all products provided herein remain the property of Awning Works Inc until paid in full.

SUBTOTAL	28,202.00
TAX	1,274.52
TOTAL	\$29,476.52

Accepted By

Accepted Date

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name_____ Date_____



SINCE 1985

CERTIFIED GENERAL CONTRACTOR - LICENSE CGC1511475

10820 U.S. Hwy. 19 N.

Clearwater, FL 33764

Local: (727) 524-1118

Toll Free: (866) 873-2941

Fax: (727) 524-3110

Conditions of Proposal & Contract (CP&C)

Terms & Conditions

Specific Exclusions from Scope of Work – unless otherwise specified

1. Repair, replacement, or any other modification of ANY **existing frames** not specified above.
2. Any material or services not specifically shown or noted above as being included.
3. Graphics | Egg-crate | Lighting | Heaters | Electrical hook-up/work
4. Night, early A.M., weekend, and/or special installation **hours**.
5. Liability for work performed **by others**
6. **Insurance** coverage and/or limits beyond or in excess of standard coverage.
7. **Protection** of equipment and/or merchandise within work area
8. **Design** Development | Engineering Calculations | Shop Drawings | Structural Engineering | Site Plan Approval | Gutters or water diversion system
9. **Permit** Acquisition/Fees/changes due to Government Authority requirements
10. **Special Inspection or testing** required by Governing Authority (possibly fabric or frame components)
11. Fire **sprinklers** or supports for sprinklers
12. **Clearance of Work Area**. Demolition and removal of existing structure(s) or columns
13. Concrete Cutting | Excavation through rock greater than four inches | Dirt Removal | Waterproofing | Field Welding | Steel Drilling | Curb Repair
14. **Reinforcement** to existing structure | Blocking | Backing | Footings | Trenching | Soil Tests
15. Certified Welding | | Prevailing Wages | Union Labor | Bid, Payment & Performance Bonds
16. **Equipment**: Scaffolding | Cranes | Lifts | Concrete Truck | Bobcat Access | Fencing
17. Seller isn't liable for **crane damage** to the property
18. **Multiple** installation mobilizations/trips per Seller | Freight Costs | Liquidated Damages
19. Changes due to **actual conditions** discovered at job site. Vendor related items are a budgeted price and could increase once vendor does a site survey including but not limited to Concrete and Electrical
20. **Crazing** is an acceptable natural process of acrylic fabric like Sunbrella and is kept to a minimum
21. **Oil Canning** occurs in metal roofing and is kept to a minimum

An Industry Leader building quality products and long-term relationships.

CP&C First Page through Page 1 of 3 Initial: _____ Date: _____



SINCE 1985

CERTIFIED GENERAL CONTRACTOR - LICENSE CGC1511475

10820 U.S. Hwy. 19 N.

Clearwater, FL 33764

Local: (727) 524-1118

Toll Free: (866) 873-2941

Fax: (727) 524-3110

Conditions of Proposal & Contract (CP&C)

Hereinafter, the term "Seller" shall refer to Awning Works Inc., a Florida corporation, and the term "Customer" shall refer to the person, party and/or entity executing the acceptance of the proposal / contract ("agreement") upon the face of this document. All sales are made on the following Terms and Conditions, which the Customer agrees to accept by initialing and dating the bottom of each page.

1. All **correspondence** relating to this order must show the **date and proposal number** (Estimate #/Job ID) of same.
2. **Price estimate** is based on non-structurally engineered costs; if structural engineering is required, re-evaluation of price will be necessary.
3. Seller reserves the right to **photograph** all of its products for documentation, training and marketing purposes.
4. **Estimated lead time** will also be extended if deposit required is not received with signed proposal/contract. Seller reserves the right to delay production and extend project completion and contract estimated lead time until all approvals (including all permits from governing authority, authorized stakeholders, and landlord approvals) have been finalized and received in writing by Seller.
5. **Onsite installation delays** generated by Customer will be subject to an additional charge.
6. If there are any areas at the job-site containing **EFIS**, which interfere with the awning installation, additional charges will be incurred, as well as any necessary changes due to actual conditions discovered at the jobsite not identified and quoted.
7. In the event of encounters with any **impediments** (i.e., rocks, utilities, etc.) during the excavation of footings, additional costs will be determined on a Time and Material (T&M) basis and added to the final invoice.
8. All **changes** to information contained within this document will become valid and binding only when initialed and dated by Customer and approved by Seller's authorized personnel.
9. Any **special insurance** requirements or certificates, i.e.: "waivers of subrogation" are not included in bid unless otherwise noted and will be billed separately upon completion of project. **OCIP/CCIP** are not included and will start at 1% of the contract cost.
10. Payment options such as **Textura** are not included and is .22% of contract up to \$3,750.00.
11. **Drawings** include two (2) Trivial 4-hour revisions, any revisions beyond will be billed at \$65/hr.
12. Seller will arrange installation date with Customer and dispatch an installation crew to the job site. When installer(s) arrive at the job site, if Customer **refuses installation** for any reason, then Seller will establish a new installation date with Customer and charge the Customer a discretionary fee for additional travel costs incurred.
13. If Customer **reschedules** the installation date without sufficient notice to Seller, then Seller reserves the right to charge a service fee.
14. No modification or waiver of this **agreement** shall be effective unless it is in writing and signed by the party against whom it is sought to be enforced, and Customer agrees that they shall not rely upon any oral representation or statement of Seller, or its representative, purporting to modify the terms of this agreement.
15. If, due to any government agency requirements, it becomes necessary that Seller rent any **additional equipment** to accomplish the installation of merchandise purchased hereunder, the expense of the same shall either be paid by Customer, in addition to the purchase price and other charges coming due hereunder or paid by Seller and reimbursed to it by Customer, at the election of Seller.
16. With the respect to the installation of merchandise, the Customer is responsible for obtaining all **permits and/or licenses** from the appropriate government agencies. Seller will, at Customer request, act as an agent to obtain permits/licenses from the appropriate government agencies.
17. If permits or licenses are **canceled or denied** for any reason, Customer is still responsible for all financial and other obligations payable to Seller under the agreement. All costs of permits and/or licenses and their retrieval shall be borne by Customer in addition to all financial and other obligations payable to Seller hereunder, such as cost for structural engineering and permit retrieval are immediately due and payable.
18. If the Customer instructs Seller to proceed with an order **without the acquisition of permits** by either Seller or Customer, the Customer is fully responsible for obtaining all necessary permits required by the local governing authority to allow the proper execution of the work proposed in this contract. In the event of a stop work order issued by local governing authority, Seller will be held harmless against all liability and claims including costs resulting directly from not acquiring permits.
19. Customer shall be responsible for obtaining all approvals required by **Authorizing Stakeholders** such as Customer's landlord, HOA, franchisor, licensor, parent entity, affiliate, non-governmental persons and/or entities. In the event Customer fails to do so, Seller shall be relieved of any further obligation to furnish any merchandise pursuant to this agreement and Customer shall, nevertheless be required to pay Seller all sums as are due hereunder. In the event Customer requests that Seller obtain any such non-governmental approval and Seller shall be unable to do so, same shall not relieve Customer of its obligation to pay Seller all sums as are due hereunder. Customer shall be responsible for obtaining normal **access** including a position to work on or over adjoining property. Customer agrees to the right of Seller to enter onto the property described in this agreement during the hours of 8:00 a.m. to the 4:00 p.m., Monday through Friday, in the performance of this agreement. In the event Seller cannot enter job site for any reason or is prevented from accomplishing work progress by any means or obstruction in the completion of this agreement, Customer shall be charged an extra charge over the sum mentioned in this agreement.
20. Customer agrees to the right of the Seller to perform whatever surface of **structural building modification** is necessary for awning installation including, but not limited to, cutting, sawing, hole drilling, hammering and paint removal.
21. Any alteration or deviation from the above specifications involving extra cost of material or labor will become an extra charge over the sum mentioned in this agreement. Customer shall be notified in writing of such changes. Any **change orders or additional work orders** shall be subject to all the terms and conditions set forth within.
22. Upon approval of **installed merchandise** by contractor, owner, or any responsible party, Seller is due payment regardless of whether Customer is paid or reimbursed by any third party.
23. Seller warrants that upon delivery merchandise shall be substantially as described in this agreement, or as described in any final plan, specifications, drawing or sketch submitted by Seller to Customer or Customer to Seller, but no other express warranty is made in respect to merchandise. If any **model or sample** is shown Customer, it is used merely to illustrate the general type and quality of merchandise and not to a representation of the finished product.
24. Merchandise sold under this agreement is manufactured to best of industry practice and is purchased by the Customer **"as manufactured"** and the Seller does **not warrant that it is of merchantable quality or that it can be used for any particular** purpose.

CP&C Page **2** of **3** Initial: _____ Date: _____



SINCE 1985

CERTIFIED GENERAL CONTRACTOR - LICENSE CGC1511475

10820 U.S. Hwy. 19 N.

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Fax: (727) 524-3110

Residential & Commercial • Contractors • Architects • Property Management • Specialties: Division 10 Products

25. Customer acknowledge that the **fabrication** of merchandise purchased hereunder is not an exact science and, therefore, such merchandise shall be subject to minor variations in size, shape, color and/or form from the plans and specifications agreed upon between the parties. In the event Customer claims Seller has breached this agreement by delivering merchandise that does not conform to the plans and specifications agreed upon between the parties, upon ten (10) calendar days written notice from Customer to Seller, Customer's exclusive remedy shall be at Seller's option, the return of any money paid on account of the purchase price or replacement and repair of the non-conforming merchandise. Further, in the aforesaid event, or if it is claimed that Seller has otherwise breached or repudiated this agreement, Sellers shall not be liable for loss of profits and/or loss of benefits and/or indirect, consequential, incidental or similar damages even if Seller has been advised of the possibility of such damages. In no event shall Seller's liability exceed the total purchase price hereunder for merchandise in question regardless of the form in which any legal or equitable action may be brought against Seller.
26. **Fabric Warranty** is as specified by manufacturer, warranty on both workmanship and fabric. Excludes shipment and installation costs.
27. The **above warranty** is in lieu of and excludes all other express or implied warranties including any warranty of merchant ability or fitness for a particular purpose. In no event shall Seller be liable for loss of profits and/or benefits and/or indirect, consequential, incidental or similar damages, even if Seller has been advised of the possibility of such damages. In no event shall Seller's liability exceed the total purchase price for merchandise in question regardless of the form in which any action may be brought against Seller. Any and all warranties, implied or expressed by Seller, and/or warranty claims made by a Customer in default of the terms of payment as stipulated on the front of this form will be held null and void until payment is made in full.
28. **Retention by Customer** of merchandise purchased hereunder for a period of three (3) business days without notice to Seller of a defect in merchandise or of breach of this agreement shall be deemed an acceptance of merchandise by Customer and thereafter Customer shall be deemed to have waived any rights or remedies available to Customer for breach of this agreement.
29. Any **non-fabricated item returns** must first be authorized by Seller in writing and returned according to Seller's instructions. Returns are subject to a 20% restocking charge unless they are determined and deemed to be defective by Seller.
30. Regarding merchandise that is **returned** to the Seller, Customer must pay all costs for packing, loading and/or shipping.
31. All sales are quoted **F.O.B.** to our company, unless otherwise agreed, and Customer agrees to pay all **freight**, transportation, or drayage.
32. If scope of work specifies **retractable awnings**, Seller is not responsible for any damage to awnings or retraction systems resulting from exposure to weather conditions (i.e. rain, winds, etc.)
33. **Retractable awnings** are meant to be used for shade and can't be out during inclement weather; they are not meant to be extended in any type of rainfall. Retractable awnings must be retracted during all inclement weather regardless of having a sensor or not. Sensors are not a fail safe for inclement weather.
34. Seller shall not be **liable** for injuries, damages, or delays to persons or property directly or indirectly.
35. All sums are **payable in advance** unless Seller expressly consents in writing to later payment. If payment is not made when due, service charges at the rate of 18% per annum (1.5% per month) will be added to Customer's account. This service charge will be added on all past due accounts until paid in full. If Seller, at Seller's sole discretion, believes Customer's financial responsibility is unsatisfactory, Seller may defer or decline to make shipments except upon receipt of security satisfactory to it, or Seller may terminate this agreement by written notice to Customer.
36. Customer shall pay to Seller all costs, expenses, and reasonable attorney's **fees** incurred by Seller to collect the purchase price and any other sums dues hereunder or to enforce any other provision of this agreement.
37. Customer shall indemnify, defend and hold Seller and its agents, employees, officers, directors, shareholders and representatives, harmless from and against any and all losses, claims, actions, damages, liabilities, penalties, costs and expenses, including reasonable attorney's fees, incurred or suffered by Seller pursuant to and/or in connection with the **acts, and/or omissions to act**, of Customer or their Customer, agents, representatives, officers or employees with respect to Customer's purchase, receipt and/or installation of merchandise hereunder.
38. Unless the express terms of this agreement provide otherwise, Customer agrees that Customer does not acquire any right to possess, sell, assign or dispose of merchandise until it is entirely paid for. **Title and security interest** to such merchandise shall remain with Seller until full payment is received.
39. Upon any **default in any payment** by Customer under this agreement, Seller at its sole option, may elect that the remaining payments due hereunder be accelerated and the entire amount of the purchase price be due and payable immediately and before delivery of merchandise to Customer. In addition, Customer hereby gives Seller permission to enter upon Customer's premises and, without any court order or other process of law, repossess and remove merchandise purchased by Customer, either with or without notice. In such event, there shall be due from Customer, and Customer shall immediately pay to Seller all costs and expenses of Seller in repossessing, transporting, repairing or otherwise handling merchandise subject to this agreement. Also, in such event all rights of Customer for trespass or other causes are waived. Correspondingly, Customer will be required to pay Seller's customary charges for reinstallation of the merchandise should the Customer request same. In addition, Seller shall be entitled to recover lost overhead profit.
40. Seller has the right to file a preliminary **lien** notice against any Customer to which materials have been supplied. Customer agrees to provide Seller with information required to be included in a preliminary lien. Failure by Customer to provide such information allows Seller to retain as its sole option the right to cease production, overriding any previously agreed upon terms, until the requested information is provided.
41. Seller has the right to withhold any merchandise or shipments if Customer's account is **past due** for any reason.
42. Customer agrees that the **terms** as set forth in this agreement shall act as the terms between Seller and Customer and cannot be altered unless mutually agreed upon in writing by authorized representatives of both Seller and Customer. Customer also understands that at no time will payment to Seller be contingent upon receipt of payment by Customer from its Customer. Additionally, the terms of this agreement supersede all past terms and any future terms of sale that conflict with the terms of this agreement including, but not limited to, terms of payment.

CP&C Agreement for total of 3 pages Print Name: _____ Signature: _____ Date: _____



U.S. MAIL
CAUTION!
FREQUENT STOPS

0337053







LIBERTY SQUARE

Colorful, Durable,
Waterproof Membrane



Applications

Awnings, canopies, pergolas, shade sails, light structures, fixed shading systems



Unfailing resistance
for colorful projects

■ Sparks creativity

- a unique satin finish to give a modern and high-end look to your projects
- a palette of 40 colors to give personality to your designs
- flexibility and strength provide freedom of shape and size.

■ Innovation and performance

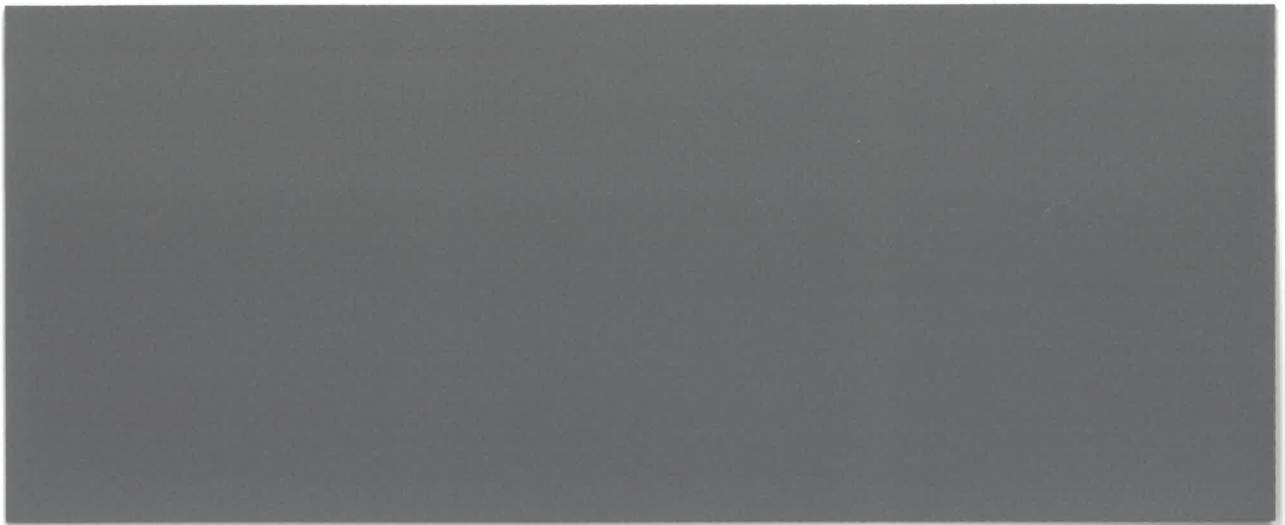
- a weldable PVDF surface treatment improves dirt resistance
- a very smooth finish ensures easy upkeep
- tried and tested protection against heat and bad weather for year-round comfort
- maximum UV protection: Soltis® Proof 502 blocks 100% UV rays (UPF 50+ for all colors).

■ Proven longevity

Thanks to its Précontraint® technology, Soltis Proof 502:

- does not tear or stretch, ensuring structures last over time
- durably resists UV damage due to rigorous pigment selection and thicker coating over the yarn crest than the competition





Concrete 70.8 in

502V2-2167C



White 70.8 in

502V2-8102C



Boulder 70.8 in

502V2-2171C



Concrete 70.8 in

502V2-2167C



Black 70.8 in

502V2-8450C

Metallic colors



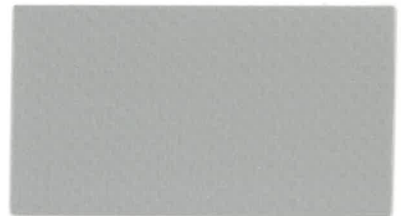
Velvet red 70.8 in

502V2-2152C



Autumn 70.8 in

502V2-2138C



Aluminium 70.8 in

502V2-2168C



Champagne 70.8 in 502V2-8341C



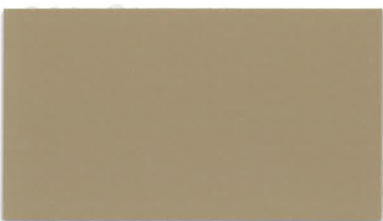
Vanilla 70.8 in 502V2-8861C



Hemp 70.8 in 502V2-50265C



Sandy beige 70.8 in 502V2-2135C



Pepper 70.8 in 502V2-2012C



Camel 70.8 in 502V2-2141C



Cocoa 70.8 in 502V2-2148C



Teak 70.8 in 502V2-50669C



Walnut stain 70.8 in 502V2-2137C



Lemon 70.8 in 502V2-50674C



Buttercup 70.8 in 502V2-2166C



Dijon 70.8 in 502V2-50671C



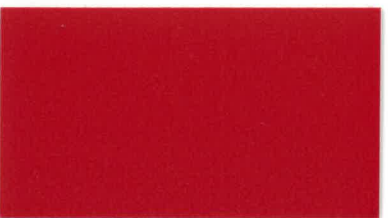
Orange 70.8 in 502V2-8204C



Carrot 70.8 in 502V2-2172C



Raspberry 70.8 in 502V2-2150C



Poppy 70.8 in 502V2-8255C



Terracotta 70.8 in 502V2-20185C



Burgundy 70.8 in 502V2-8284C



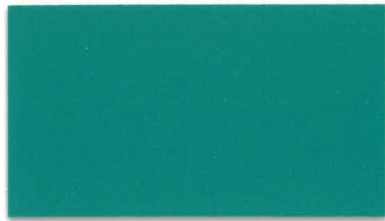
Aniseed 70.8 in 502V2-2157C



Olive 70.8 in 502V2-50668C



Moss green 70.8 in 502V2-2158C



Porcelain green 70.8 in 502V2-50670C



Tennis green 70.8 in 502V2-8056C



Spruce 70.8 in 502V2-2156C



Celadon 70.8 in 502V2-50675C



Steel blue 70.8 in 502V2-50676C



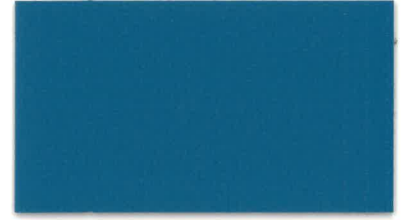
Lagoon 70.8 in 502V2-2160C



Dark blue 70.8 in 502V2-50673C



Thistle blue 70.8 in 502V2-50270C



Celestial blue 70.8 in 502V2-50672C



Victoria Blue 70.8 in 502V2-50677C



Midnight blue 70.8 in 502V2-2161C



Marine 70.8 in 502V2-1125C

■ Solar and light properties (EN 14501)

		TS	RS	AS
502V2-1125C		6	17	77
502V2-2012C		1	38	61
502V2-2135C		5	61	34
502V2-2137C		0	18	82
502V2-2138C		2	34	64
502V2-2141C		6	49	45
502V2-2148C		1	25	74
502V2-2150C		12	45	43
502V2-2152C		7	38	55
502V2-2156C		1	15	84
502V2-2157C		10	53	37
502V2-2158C		2	36	62
502V2-2160C		5	35	60
502V2-2161C		6	28	66
502V2-2166C		15	58	27
502V2-2167C		1	27	72
502V2-2168C		1	46	53
502V2-2171C		2	51	47
502V2-2172C		14	49	37
502V2-8056C		1	18	81
502V2-8102C		11	80	9
502V2-8204C		16	47	37
502V2-8255C		18	37	45
502V2-8284C		1	18	81
502V2-8341C		11	72	17
502V2-8450C		0	16	84
502V2-8861C		4	65	31
502V2-20185C		2	28	70
502V2-50265C		1	47	52
502V2-50270C		0	16	84
502V2-50668C		1	21	78
502V2-50669C		0	11	89
502V2-50670C		1	22	77
502V2-50671C		4	42	54
502V2-50672C		2	25	73
502V2-50673C		1	18	81
502V2-50674C		10	59	31
502V2-50675C		8	59	33
502V2-50676C		8	47	45
502V2-50677C		7	34	59

TS: Solar Transmission (%)

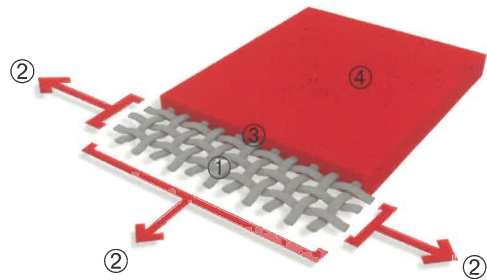
AS: Solar Absorption (%)

RS: Solar Reflection (%)

TS + RS + AS = 100% of incident energy

■ Exclusive Précontraint® technology

Patented worldwide, the Précontraint® technology by Serge Ferrari involves keeping the composite under tension throughout the manufacturing process. This gives our materials exceptional performance that enables them to surpass market standards in terms of dimensional stability, mechanical strength, coating thickness and flatness.



High-tenacity polyester micro-yarn base cloth	①	Superior elongation and tear resistance
A coating with fabrics under bi-axial constant tension in both warp and weft directions	②	No deformation during processing and use
Thicker coating at the top of the yarns and a dirt resistant surface treatment	③	Superior aesthetic and mechanical durability
Exceptional flatness and thinness	④	Smooth easy to clean finish, space saving, easy rolling

Soltis

Proof 502

	■ Technical properties	Standards
Weight	16.8 oz/yd ²	EN ISO 2286-2
Thickness	0.45 mm	
Width	70.8 in	
	■ Length of rolls	
Standard format length	43.7 yds	
	■ Physical properties	
Tensile strength (warp/weft)	200/200 daN/5 cm	EN ISO 1421
Tear strength (warp/weft)	20/20 daN	DIN 53.363
Adhesion	7/7 daN/5 cm	EN ISO 2411
	■ Surface treatment	
Finish	PVDF Varnish both sides	
	■ Flame retardancy	
Rating	Method 1 & 2/NFPA 701 — CSFMT19 — CLASS A/ASTM E84 — CAN/ULC-S109 — M2/NFP 92-507 B1/DIN 4102-1 — BS 7837 — 1530.2 et 3/AS/NZS — M2/UNE 23.727-90 — VKF 5.3/SN 198898 Schwerbrennbar Q1-Tr1/ONORM A 3800 — Group 1/AS NZS 3837 — Class 2/UNI 9177-87 G1/GOST 30244-94 — CPAI 84	
Euroclass	B-s2,d0	EN 13501-1
	■ Management systems	
Quality		ISO 9001
	■ Certifications, labels, warranties, recycling	
	<div>  <div> 10-year warranty </div> <div>  <div> With S+ Serge Ferrari goes further than the standards. (Consult us for further information.) </div> </div> </div>	
	■ Tools and services	
— Maintenance manual available on request		

The above technical data represent average values subject to a +/-5% tolerance.

The buyer of our products is fully responsible for their application or their transformation concerning any possible third party. The buyer of our products is responsible for their implementation and installation according to the standards, workmanship and safety regulations in force in destination countries. For information on our contractual warranty, please refer to the relevant terms and conditions.

The values quoted above represent results of tests performed in compliance with common design practices and are provided for information only to enable customers to make the best use of our products. Our products are subjects to evolutions due to technical progress, we remain entitled to modify the characteristics of our products at any time. The buyer of our products is responsible for checking the validity of the above data.

□□□□□□ 15.

ARINTON
9845 Pecan Hickory Way
FL
4076255380
Accounting@Arinton.com



Estimate

ADDRESS

Union Park East
PO# OM-UE-DPFG-215

SHIP TO

Union Park East
PO# OM-UE-DPFG-215

ESTIMATE #	DATE	
1553	11/22/2022	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Reset sunken pavers around pool deck	1	2,300.00	2,300.00

SUBTOTAL	2,300.00
TAX	0.00
TOTAL	\$2,300.00

Accepted By

Accepted Date

□ □ □ □ □ 16.

King Services

Quote

Invoice No.	KSQ1277
Date	11/23/2022
Terms	On receipt of invoice
Purchase Order #	

**Invoice To:**

Breeze Home
Gaby Arroyo
1549 Bering Rd
Wesley Chapel, FL 33543

813-363-3855; Gaby: 813-812-9930

Bill To:

Union Park East CDD
1540 International Parkway Suite# 2000
Lake Mary, FL 32746

Description	Qty	Each	Total
Diagnostic - Repair Services	1		\$95
Precor Lat Pulldown/Seated Row [Lat Cable]	1		\$225

Quote Details**Precor Lat Pulldown/Seated Row unit**

This quote is for the cost of a new Lat cable and the cost to install it.
The cable retails for \$240 (includes shipping and taxes) and we can get it for \$225

Subtotal: \$ 320

Total: **\$320**

King Services

Attn: Emanuel Pantiere
PO Box 291045
Temple Terrace, FL 33687

Tel: 813-458-7884
Email: service@kingservices.com
Website: www.kingservices.com

30 day warranty on all services provided, unless otherwise advised. If any repairs are performed on a diagnostic call an additional fee will be charged to the customer for the repair labor. Additional fees may apply for some parts.

King Services, a service industry leader.

□□□ □□□ **17.**

King Services

Invoice No.	KSQ1278
Date	11/23/2022
Terms	On receipt of invoice
Purchase Order #	

Quote

**Invoice To:**

Breeze Home
Gaby Arroyo
1549 Bering Rd
Wesley Chapel, FL 33543

813-363-3855; Gaby: 813-812-9930

Bill To:

Union Park East CDD
1540 International Parkway Suite# 2000
Lake Mary, FL 32746

Description	Qty	Each	Total
Diagnostic - Repair Services [Change Running Belt and Flip the Deck]	2	\$175	\$350
Precor TRM700 OEM Belt [Aftermarket \$170]	2	\$500	\$1000

Quote Details**Two Precor TRM700 Treadmills**

This quote is for the cost of new running belts and the cost to install them. The running belts retails for \$500 each (includes shipping and taxes) and we can get them for \$500 each. We can get aftermarket equivalent belts for \$170.

Subtotal: \$ 1350

Total: **\$1350**

King Services

Attn: Emanuel Pantiere
PO Box 291045
Temple Terrace, FL 33687

Tel: 813-458-7884
Email: service@kingservices.com
Website: www.kingservices.com

30 day warranty on all services provided, unless otherwise advised. If any repairs are performed on a diagnostic call an additional fee will be charged to the customer for the repair labor. Additional fees may apply for some parts.

□ □ □ □ □ 18.

King Services

Invoice No.	KSQ1279
Date	11/23/2022
Terms	On receipt of invoice
Purchase Order #	

Quote

**Invoice To:**

Breeze Home
Gaby Arroyo
1549 Bering Rd
Wesley Chapel, FL 33543

813-363-3855; Gaby: 813-812-9930

Bill To:

Union Park East CDD
1540 International Parkway Suite# 2000
Lake Mary, FL 32746

Description	Qty	Each	Total
Preventative Maintenance - Diagnostic - Services [Initial Visit]	1		\$500

Customer Message**Union Park East Gym**

This quote is for the cost of the initial preventative maintenance visit of all the gym equipment. After the initial visit, we can visit every 3-4 months for the for \$250 per maintenance visit. Please see the preventative maintenance contract information.

Subtotal: \$ 500

Total: \$ **500**

King Services

Attn: Emanuel Pantiere
PO Box 291045
Temple Terrace, FL 33687

Tel: 813-458-7884
Email: service@kingservices.com
Website: www.kingservices.com

30 day warranty on all services provided, unless otherwise advised. If any repairs are performed on a diagnostic call an additional fee will be charged to the customer for the repair labor. Additional fees may apply for some parts.

King Services
P.O. Box 291045
Temple Terrace, FL 33687
(813) 458-7884



www.kingervices.com

Preventative Maintenance Contract

Date: **11/23/2022**

Company website: www.breezehome.com

Property/Facility: **Abbott Park**

Contact: **Gaby Arroyo**

Address: **1549 Bering Rd**

City/State/Zip: **Wesley Chapel, FL 33543**

Email: **gaby@breezehome.com**

Phone(s): **Gaby: 813-812-9930 ; 813-363-3855**

THIS AGREEMENT MAY BE CANCELED BY EITHER
PARTY WITH A TEN (10) - DAY WRITTEN NOTICE.

Billing for the services will be due upon invoice, a delinquent account will
void this agreement.

Please remit payment to:

Emanuel Pantiere

King Services

P.O. Box 291045

Temple Terrace, FL 33687

Fee, Payment, and Terms

King Services's preventative maintenance shall be performed in accordance with a prepared program of standardized maintenance routines applied to your equipment and as listed in Schedule "A".

Preventative maintenance shall be performed by qualified licensed personnel, directly employed or supervised by King Services, to keep your equipment operating at maximum efficiency.

King Services requires that equipment be placed in good operating condition before covered under this agreement. On the initial preventative maintenance visit, any equipment requiring repair or diagnostic services, should be addressed with the technician. No repairs are done on a preventative maintenance visit, unless otherwise discussed. King Services reserves the right to accept or reject any equipment for this agreement. This is a Preventative Maintenance Agreement only under which repairs do not constitute maintenance. Repairs will be billed separately at normal rates less any applicable discounts.

The invoice will be sent to you and we will perform preventative maintenance service for your equipment at the cost of \$75.00 every three (3) to four (4) months or monthly for equipment less than three (3) months old.

You will receive service and repairs at the discounted rates below:

Preventative Maintenance: \$75.00 for the first equipment and \$60.00 for each additional equipment. Emergency visits will include a \$50 travel time fee. Discounts may be applied.

Repairs: For regular repairs, \$95 - \$125 for the first equipment and \$75.00 for each additional equipment. Repairs that are more technical or require an extended period of time will cost more. The cost will be discussed before purchasing any parts. Discounts may be applied to totals.

For any repair service performed over two (2) hours an additional \$65.00 may be charged to the total.

King Services accept checks, credit cards, PayPal, Venmo, Zelle, cash and more.

Service will be paid by: check credit card

☐ _____

This agreement is strictly preventive in nature, intended to keep your facility as operational as possible by drawing attention to its present status. This agreement does not cover abuse, vandalism, normal wear and tear, or any acts of God resulting in failure of equipment, nor does it include the cost of parts, shipping, or labor charges associated with a repair not specified by this agreement.

This agreement will go into effect starting _____, 20__ and ending _____, 20__ (one year).

Prices are subject to change with a thirty (30) day notice.

Facility Representative

_____Date

King Services

_____Date

Schedule A

Scope of Work

A preventative maintenance (PM) agreement provides your fitness facilities with a regular servicing schedule for preventative maintenance, along with a provision for making repairs. During each PM visit, King Services trained and certified technician will inspect, clean, lubricate, adjust, perform operational diagnostics, and troubleshoot potential problems with your equipment. Repairs considered to be minor will also be made.

Repair Labor:

If you determine that service is required because of a malfunction in the operation of a piece of equipment, you should contact King Services directly at the number provided to you or at service@kingEservices.com. If it is determined that a technician must be dispatched to your facility for problem diagnosis and/or repair, the cost for this service will be billed at the rates specified in the agreement. Of course, if the failing equipment is still under the manufacturer's labor warranty, you will not be billed for any charges. If the nature of a problem warrants you taking a unit out of service, King Services goal is to be on-site at your facility within 72 hours and to restore your equipment to full operation at the initial service visit. Customers with preventative maintenance contracts in place will be given priority response and service.

Parts:

Only original equipment manufacturers parts will be used for repairs. Although in many cases specific parts may be available through third-party suppliers, these may or may not be of equivalent quality and reliability. Typically, exceptions will be made only for repairs to older equipment, where the goal is to extend its operational life as cost-effectively as possible. King Services can obtain parts at a discounted price and discounts we receive will be passed along to you. If we purchase a part to repair your equipment and the part does not correct the problem, you will not be responsible for the cost of that part or the associated labor for installing it.

Preventive Maintenance Procedures

PREVENTATIVE MAINTENANCE PROCEDURES FOR TREADMILLS

Inspect display and housing for cracks and defects.
Inspect motor cover for cracks and defects.
Inspect running belt and deck for wear.
Adjust belt tracking.
Lubricate deck as needed.
Inspect DC motor brushes for excessive wear and proper seating.
Inspect motor armature.
Inspect alignment of drive pulleys.
Lubricate elevation mechanism.
Inspect drive and take up roller bearings.
Inspect E-Stop for proper operation.
Run a systems check.
Speed – 0 to Maximum
Elevation – 0 to Maximum
Heart Rate, if applicable
Calibrate treadmill.
Vacuum, in and around, MCB, motors, pan, running belt, and deck.
Test machine for proper overall functioning.
Record all problems and defects observed. Record all information necessary for repair or parts ordering such as manufacturer, model, and serial number.

PREVENTATIVE MAINTENANCE PROCEDURES FOR ELLIPTICALS/CROSSTRAINERS

Inspect ramps for excessive wear and scars.
Inspect wheels for bearing failure and proper spinning movement.
Inspect pedal arm for proper movement.
Inspect pedal arm to pivot arm connection for worn bushings and loose bolts.
Inspect crank arm to pivot arm for worn shafts and bushings.
Inspect crank arm to flywheel for worn shafts and bushings.
Inspect covers for mounting bolts and cracks.

PREVENTATIVE MAINTENANCE PROCEDURES FOR BIKES

Inspect frame covers for cracks, missing parts, and wear.

Inspect belts and adjust as needed.

Inspect chains and lubricate as needed.

Inspect and clean alternator brushes, as needed.

Inspect seat assembly and pads for excessive wear, defects, and tears.

Test seat adjustment for proper functioning.

Inspect display for proper functioning, excessive wear, and defects.

Inspect pedals for proper functioning, excessive wear, and defects.

Inspect crank assembly for tension, bearing play, and defects.

Test bike for proper resistance levels.

Inspect for missing wheels and levelers.

Test machine for proper overall functioning.

Record all problems and defects observed.

Record all information necessary for repair or parts ordering such as manufacturer, model, and serial number.

Inspect upper arms for loose mounting.

Inspect display for proper function and cracked or defective faceplates.

Lubricate picot points and bearings, as needed.

Test machine for proper overall functioning. Record all problems and defects observed.

PREVENTATIVE MAINTENANCE PROCEDURES FOR STEPPERS

Inspect frame covers for cracks, missing parts, and wear.

Inspect display for proper functioning, excessive wear, and defects.

Inspect pedal arms and pedals for proper functioning, excessive wear, worn bushings, and defects.

Lubricate chains, as needed.

Test machine for proper overall functioning.

Record all problems and defects observed.

Record all information necessary for repair or parts ordering such as manufacturer, model, and serial number.

PREVENTATIVE MAINTENANCE PROCEDURES FOR SELECTORIZED RESISTANCE MACHINES

Inspect pads and upholstery for excessive wear and defects.

Inspect and lubricate guide rods for smooth operation.

Inspect snap-hooks, weight stack selector pins, pull pins, swivels, and links for excessive wear and defects.

Inspect cables and/or belts for excessive wear and defects.

Inspect cable ends, if applicable, for excessive wear and defects

Inspect belt brackets, if applicable, and tighten, if necessary.

Test tension and alignment of cables and/or belts and adjust, if necessary,

Inspect accessory handles and bars for proper functioning and defects.

Inspect frame hardware for defects and tighten, if necessary.

Lubricate bushings. Test machine for proper overall functioning. Record all problems and defects observed. Record all information necessary for repair or parts ordering such as manufacturer, model, and serial number.

Four Yearly
Visits

[illegible]

[illegible]

□□□□□ 19.



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date 11/18/2022

Proposal #

655

Customer Information		Project Information Union Park East CDD Geotube 19	
Union Park East CDD c/o Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com	Contact Phone (813) 564-6422 E-mail breezeinvoices@payablesl... Account #	Pond 19 GeoTube	Proposal Prepared By: Lee Smith Type Of Work Erosion Rep.

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Repair approximately 50 linear feet of lake bank with 10-foot long Geotextile Tube on southeast corner of pond, behind 1010 Montgomery Bell Rd. in Wesley Chapel, FL Company will prep areas by removing debris and trash Materials for this job consist of the following: Geotextile Tubes, wooden stakes, rope, and fill material The Goetextile Tube will be staked and secured to shoreline with rope Utilization of a dredge to pump sediment from the lake bottom into the Geotextile tube Ground crew will mold the geotube and sediment to match existing grade of pond bank Plant bahia sod and secure it to the geotextile tube by using sod staples Estimated time of three days ***Geotube material is warrantied for five (5) years. *** Excludes natural disasaters (flood, hurricane, tornado or other "acts of God") Any manual adjustments as needed for a 1 year period after installation. Union Park CDD will be responsible for proper irrigation on newly laid sod.	1	10,150.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total

\$10,150.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

□ □ □ □ □ 20.

Estimate

Date	Estimate #
11/30/2022	30528

Name / Address

Arroyo, Gaby
31477 Mango Fade Way,
San Antonio, FL, 33576

Ship To

1549 Bering Rd.
Wesley Chapel, FL 33543

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	ER	Breeze Home		
Description		Qty	U/M	Rate	Total
Removal and disposal of existing fence to a certified recycling center. GO GREEN!		466	l/ft.	3.50	1,631.00
8'H x 6'W 4-Rail Spear top/Rake Bottom Commercial Aluminum 2" x 102" x .062 Post Color: BLK		449	l/ft.	55.55	24,941.95
5'W x 8'H Commercial Aluminum 4-Rail Walk Gate Color: BLK		3	ea	950.00	2,850.00
			</		

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

Estimate

Date 11/30/2022 Estimate # 30528

Name / Address

Arroyo, Gaby
31477 Mango Fade Way,
San Antonio, FL, 33576

Ship To

1549 Bering Rd.
Wesley Chapel, FL 33543

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	ER	Breeze Home		
Description		Qty	U/M	Rate	Total
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can help with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: One Main Financial. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. 1 Year Labor Warranty 11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project. 12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials.		1	ea	0.00	0.00
Due to increased demand on raw materials, proposal is good for 15 days. Price is good for Cash, Check, or ACH only. Convenience Electronic fee will apply.		Total			\$29,422.95

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

□ □ □ □ □ 21.

4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

Estimate

Date 11/30/2022 Estimate # 30529

Name / Address

Arroyo, Gaby
31477 Mango Fade Way,
San Antonio, FL, 33576

Ship To

1549 Bering Rd.
Wesley Chapel, FL 33543

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	ER	Breeze Home		
Description		Qty	U/M	Rate	Total
Repair 3-rail flat-top/rake bottom black aluminum - (10) 6'W panels - (1) 5'W walk gates		1	ea	5,100.00	5,100.00
5'W x 6'H Commercial Aluminum 3-Rail Walk Gate Color: BLK		1	ea	850.00	850.00
Due to increased demand on raw materials, proposal is good for 15 days. Price is good for Cash, Check, or ACH only. Convenience Electronic fee will apply.		Total			\$5,950.00

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

□ □ □ □ □ 22.

Tampa Bay Awning LLC.
 4608 N Hale Ave
 Tampa, FL 33614
 +1 8882964640
 tampabayawning@gmail.com
 www.TampaBayAwning.com

Estimate



ADDRESS

Gaby Arroyo
 Union Park
 1549 Bering Rd
 Wesley Chapel, FL 33543

SHIP TO

Gaby Arroyo
 Union Park
 1549 Bering Rd
 Wesley Chapel, FL 33543

ESTIMATE #	DATE	EXPIRATION DATE
936	11/30/2022	12/30/2022

TERMS

50%/50%

SALES REP

Corey Courtright

PHONE NUMBER

813-812-9930

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Awning	MANZANAR PLACE: Manufacture a new custom aluminum welded, Free standing Gable style frame awning, wide 10'-4" x 14'-4" projection in mill finish. Four 3" x 3' posts for support, powder coated in a standard RAL Black powder coat finish. Lace on application with Serge Ferrari Black vinyl awning material. Serge Ferrari carries a 10-year limited manufacturer's warranty.	1	7,068.00	7,068.00
	Installation	Installation with all stainless steel fasteners, posts mounted with base plate.	1	375.00	375.00
	Awning	COLT CREEK PLACE: MANZANAR PLACE: Manufacture a new custom aluminum welded, Free standing Gable style frame awning, 7' wide x 15' projection in mill finish. Four 3" x 3' posts for support, powder coated in a standard RAL Black powder coat finish. Lace on application with Serge Ferrari Black vinyl awning material. Serge Ferrari carries a 10-year limited manufacturer's warranty.	1	7,047.00	7,047.00
	Installation	Installation with all stainless steel fasteners, posts mounted with base plate.	1	375.00	375.00
	Awning	HUBBELL RD: Manufacture a new custom aluminum welded, Free standing Gable style frame awning, 7' wide x 25'-7 1/2 " projection in mill finish. Four 3" x 3' posts for support powder coated in a standard Black RAL powder coat finish Lace on application with Serge Ferrari Black vinyl awning material. Serge Ferrari carries a 10-year limited manufacturer's warranty.	1	8,630.00	8,630.00
	Installation	Installation with all stainless steel fasteners, posts mounted with base plate.	1	600.00	600.00

Buyer understands that they are purchasing a custom-made product and agrees that this order is not able to be cancelled or monies refunded. Any alterations involving an extra cost to Tampa Bay Awning, LLC. will become an additional charge over the amount stated in the above quote. Tampa Bay Awning, LLC. fully owns the product and materials used to manufacture the items described above, until the balance is paid in full and by signing this agreement the customer gives Tampa Bay Awning, LLC permission and the right to take back the product listed above. Any and all damage to the building or structure it was mounted to will be the customers financial responsibility to have repaired or bring back to its original condition. Any and all cost and collection including attorney fees will be responsible from buyer if the payment in full is not made to the terms listed above. All sales tax, permits and engineering will be at an additional cost if not listed in the above description.

TOTAL

\$24,095.00

Accepted By

Accepted Date

□ □ □ □ □ 23.



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +
MONITORING + IT + SAFES + LOCKS+GATES

DCINTEGRATIONS.NET



Union Park East CDD / Handle / Doorcloser / Relocate

Date:	11/30/2022	PROPOSAL	Proposal No:	TH22670
Submitted to:	Union Park East CDD	Job Location:	Union Park East CDD / Handle / Doorcloser / Relocate	
Attention:	Gaby Arroyo Title: LCAM	Attention:	Gaby Arroyo Title:	
Email:	gaby@breezehome.com	Email:	gaby@breezehome.com	
Phone:	813-564-7847 Fax:	Phone:	813-564-7847 Fax:	
Address:	1540 International Parkway # 2000	Address:	1549 Bering Rd	
City / ST	Lake Mary / FL Zip: 34744	City / ST	Wesley Chapel / FL Zip: 33543	

SCOPE OF WORK:

REPLACE DOOR HANDLE / ADJUST / TEST . ADJUST DOOR CLOSER ARM .

INCLUDED MATERIALS:

COMMERCIAL GRADE DOOR HANDLE - 45.00 . 3 HOURS LABOR@ 75.00 PER HOUR = 225.00 . TOTAL - 270.00

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians will result in additional labor charges of \$85/man hour.
- DCI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$270.00
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This proposal is valid through 2/28/2023

DCI Sales Rep: _____
(Sales Representative)

DCI Officer: _____
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes DCI to perform the work specified herein.

Customer Name: _____
DC INTEGRATIONS- rev 2021-02-01

Signature: _____
Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon DCI until signed by an officer of DCI. In the event this Contract is not approved by said officer of DCI, DCI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. DCI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon DCI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by DCI performs work on any item installed by DCI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by DCI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify DCI immediately. When DCI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform DCI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform DCI, in writing, of any change in the list of people that DCI is to call in the event of alarm activation. DCI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. DCI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, DCI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay DCI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and/or Extended Service Plan fees, plus any other damages to which DCI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM DCI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the DCI assume responsibility for any loss or damage sustained through burglary,

8. DCI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT DCI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

B. Interruption of Service. DCI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including MSG's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. DCI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that DCI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

DCI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth DCI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against DCI for any reason relating to DCI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against DCI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: DCI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. DCI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by DCI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to DCI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for DCI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

□ □ □ □ □ 24.



QUOTE

DATE: 11/30/2022

EXP. DATE: 12/30/2022

QUOTE # 5427

Fitness Machine Technicians

Payment address:

PO Box 40768

Nashville, TN 37204

Phone: (615) 398-3050

Email: fnt@techs.team

BILL TO:

Breeze - Union Park
Gaby Arroyo
1549 Bering Road
Wesley Chapel, FL 33543, United States

SERVICE TO:

Breeze - Union Park
Gaby Arroyo
1549 Bering Road
Wesley Chapel, FL 33543, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
-	Parts and Service Suggested from our Service Visit on 11/28/22, Work Order 8645-1	1.00	\$0.00	Item	\$0.00	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Treadmill TRM 700-18 sn: AAPBC1819D037	1.00	\$0.00	Item	\$0.00	N
2BBJLD - Commercial - Walking Belt Parts 0A		1.00	\$827.55	Item	\$827.55	N
2BBJKD - Commercial Drive Belt - Parts 01		1.00	\$102.00	Item	\$102.00	N
2BBJLD - Commercial - Walking Deck Parts 0A		1.00	\$766.38	Item	\$766.38	N
2BBJLD - Commercial - Front Roller Parts 0A		1.00	\$525.57	Item	\$525.57	N
2BBJLD - Commercial - Rear Roller Parts 0A		1.00	\$705.38	Item	\$705.38	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Treadmill TRM 700-18 sn: AAPBC2819D006	1.00	\$0.00	Item	\$0.00	N
2BBJLD - Commercial - Walking Belt Parts 0A		1.00	\$827.55	Item	\$827.55	N
2BBJKD - Commercial Drive Belt - Parts 01		1.00	\$102.00	Item	\$102.00	N
2BBJLD - Commercial - Walking Deck Parts 0A		1.00	\$766.38	Item	\$766.38	N
2BBJLD - Commercial - Front Roller Parts 0A		1.00	\$525.57	Item	\$525.57	N
2BBJLD - Commercial - Rear Roller Parts 0A		1.00	\$705.38	Item	\$705.38	N
-		1.00	\$0.00	Item	\$0.00	N



QUOTE

DATE: 11/30/2022

EXP. DATE: 12/30/2022

QUOTE # 5427

-	Precor Strength FTS Glide sn: ANCDE23190035	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial - Parts 01	Weight Stack Pin	2.00	\$71.06	Item	\$142.12	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Elliptical EFX 700 sn: ADLLF2619D006	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial - Parts 01	Wheel - Aftermarket	2.00	\$71.25	Item	\$142.50	N
2BBJJD - Commercial - Parts 00	Bolt	2.00	\$6.25	Item	\$12.50	N
2BBJJD - Commercial - Parts 00	Wheel Spacer	4.00	\$4.75	Item	\$19.00	N
2BBJJD - Commercial - Parts 00	Wheel Axle	2.00	\$12.75	Item	\$25.50	N
2BBJJD - Commercial - Parts 00	Wheel Retainer	2.00	\$29.00	Item	\$58.00	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Elliptical EFX 700 sn: ADLLF2619D011	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial - Parts 01	Wheel - Aftermarket	2.00	\$71.25	Item	\$142.50	N
2BBJJD - Commercial - Parts 00	Bolt	2.00	\$6.25	Item	\$12.50	N
2BBJJD - Commercial - Parts 00	Wheel Spacer	4.00	\$4.75	Item	\$19.00	N
2BBJJD - Commercial - Parts 00	Wheel Axle	2.00	\$12.75	Item	\$25.50	N
2BBJJD - Commercial - Parts 00	Wheel Retainer	2.00	\$29.00	Item	\$58.00	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Strength Pulldown / Seated Row sn: BDS3C05190004	1.00	\$0.00	Item	\$0.00	N
2BBJLD - Commercial - Parts 0A	Top Cable Assembly	1.00	\$331.09	Item	\$331.09	N
2BBJLD - Commercial - Parts 0A	Bottom Cable Assembly	1.00	\$245.36	Item	\$245.36	N
2BBJKD - Commercial - Parts 01	Small Roller Pad - Black	2.00	\$115.31	Item	\$230.62	N
2BBJJD - Commercial - Parts 00	Stop Ring	4.00	\$67.25	Item	\$269.00	N
2BBJJD - Commercial - Parts 00	End Cap	2.00	\$41.00	Item	\$82.00	N
2BBJJD - Commercial - Parts 00	Pad Screw	2.00	\$5.00	Item	\$10.00	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Strength	1.00	\$0.00	Item	\$0.00	N



QUOTE

DATE: 11/30/2022

EXP. DATE: 12/30/2022

QUOTE # 5427

2BBJKD - Commercial Weight Stack Pin - Parts 01	1.00	\$84.19	Item	\$84.19	N
-	1.00	\$0.00	Item	\$0.00	N
- Precor Strength	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial Weight Stack Pin - Parts 01	1.00	\$84.19	Item	\$84.19	N
-	1.00	\$0.00	Item	\$0.00	N
- Precor Strength	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial Weight Stack Pin - Parts 01	1.00	\$84.19	Item	\$84.19	N
-	1.00	\$0.00	Item	\$0.00	N
2BBKAD - Commercial TBD on Purchase - Parts Shipping	1.00	\$0.00	Item	\$0.00	N
-	1.00	\$0.00	Item	\$0.00	N
2BAINB - Commercial - Estimated Labor Service - Parts Replacement - Installation - Hourly	6.50	\$100.00	Item	\$650.00	N
2BAHDA - Commercial - Service - Trip Fee - Less than 30 miles	1.00	\$50.00	Item	\$50.00	N

SUBTOTAL **\$8,631.52**
TAX RATE* **0.0000%**
TAX **\$0.00**
OTHER **-**
TOTAL \$8,631.52

MEMO

Replace Parts Treadmill - Precor TRM 700-18 sn: AAPBC1819D037
Replace Parts Treadmill - Precor TRM 700-18 sn: AAPBC2819D006
Replace Parts Strength - Precor FTS Glide sn: ANCDE23190035
Replace Parts Elliptical - Precor EFX 700 sn: ADLLF2619D006
Replace Parts Elliptical - Precor EFX 700 sn: ADLLF26190011
Replace Parts Strength - Precor Pulldown / Seated Row sn:
BDS3C05190004
Replace Parts Strength - Precor
Replace Parts Strength - Precor
Replace Parts Strength - Precor

TERMS & CONDITIONS

□ □ □ □ □ 25.

1 **MINUTES OF MEETING**

2 **UNION PARK EAST**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park East Community Development
5 District was held on Thursday, November 3, 2022 at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple
6 Parkway, Wesley Chapel, Florida 33544.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson	Board Supervisor, Chairman
11 Lori Price	Board Supervisor, Assistant Secretary
12 Christie Ray	Board Supervisor, Assistant Secretary

13 Also Present:

14 Tom O Grady	Breeze, Assistant District Manager
15 Gabby Arroyo	Breeze, Assistant Community Director
16 Michael Sakellarides	Breeze, Community Director

17 *The following is a summary of the discussions and actions taken at the November 3, 2022 Union Park East*
18 *CDD Board of Supervisors Regular Meeting.*

19 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
20 **agenda items)**

21 - There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS – Business Items**

23 A. Exhibit 1: Breeze Field Report

- 24 - Verbal proposals were presented.
25 - Bridge repair \$2,950.00

26 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
27 the **Bridge repair \$2,950.00** for the Union Park East Community Development District.

28 B. Exhibit 2: Consideration for Adoption of Resolution 2023-01 Canvassing & Certifying the
29 Landowner's Election Results

- 30 - 460 votes - Gerard Bianchi

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted
32 the **Resolution 2023-01 Canvassing & Certifying the Landowner's Election Results** for the Union Park
33 East Community Development District.

34 C. Exhibit 3: Acceptance of the 2021 Audited Financial Statements

35 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Accepted
36 the **2021 Audited Financial Statements** for the Union Park East Community Development District.

37 **FOURTH ORDER OF BUSINESS – Consent Agenda**

38 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Approved
39 the **Consent Agenda** for the Union Park East Community Development District.

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 6, 2022

B. Exhibit 5: Ratifications of Contracts

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

– There being none, the next item followed.

B. District Attorney

– There being none, the next item followed.

C. District Engineer

– There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business

- Requested that the District Engineer be present at the December meeting, in reference to the collapsed ponds on Winnfield.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

– There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Union Park East Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman