

***ISLES OF BARTRAM PARK***  
***Community Development District***

*February 20, 2019*

# *Isles of Bartram*

## *Community Development District*

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*475 West Town Place, Suite 114, St. Augustine, Florida 32092*

*Phone: 904-940-5850 - Fax: 904-940-5899*

November 27, 2018

Board of Supervisors  
Isles of Bartram Park  
Community Development District

Dear Board Members:

The audit committee meeting followed by the regular meeting of the Isles of Bartram Park Community Development District will be held **Wednesday, December 05, 2018 at 1:30 p.m.** at the **offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Immediately following will be the Board of Supervisors Meeting.

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the December 5, 2018 Meeting
- IV. Acceptance of Minutes of the December 5, 2018 Audit Committee Meeting
- V. Ratification of Engagement Letter for Fiscal Year 2018 Financial Audit Services with Grau & Associates
- VI. Ratification of First Amendment to the Lake Maintenance Agreement with Lake Doctors, Inc.
- VII. Ratification of First Amendment to the Fountain Maintenance Agreement with Lake Doctors, Inc.
- VIII. Consideration of Action to Change Services for Lake Maintenance
  - A. Consideration of Water Management Agreement to Stock Ponds by Lake Doctors, Inc.
  - B. Consideration of Lake Services Proposal from Aquatic Systems
- IX. Other Business
- X. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- XI. Supervisors' Requests and Audience Comments
- XII. Financial Reports
  - A. Balance Sheet as of January 31, 2019 and Statement of Revenues & Expenditures
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register

- XIII. Next Scheduled Meeting – May 15, 2019 at 11:00 a.m. at the offices of GMS
- XIV. Adjournment

Minutes from the December 5, 2018 regular meeting and the December 5, 2018 audit committee meeting are enclosed for your review.

The fifth order of business is the ratification of engagement letter for fiscal year 2018 financial audit services with Grau & Associates. A copy of the letter is enclosed for your review.

The sixth order of business is the ratification of the first amendment to the lake maintenance agreement with Lake Doctors, Inc. A copy of the agreement is enclosed for your review.

The seventh order of business is the ratification of the first amendment to the fountain maintenance agreement with Lake Doctors, Inc. A copy of the agreement is enclosed for your review.

The eighth order of business is consideration of action to change services for Lake Maintenance Services. The Board will consider a proposal to stock the ponds submitted by Lake Doctors, Inc. Also enclosed is a proposal for services submitted by aquatic systems as a change in vendor.

Copies of the balance sheet and statement of revenue & expenditures, assessment receipt schedule, check register and funding request are enclosed for your review.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

*James Oliver*

James Oliver  
District Manager  
cc: Wes Haber  
Darrin Mossing  
Jennifer Gillis

## *AGENDA*

# *Isles of Bartram Park Community Development District Agenda*

Tuesday  
February 20, 2019  
11:00 a.m.

Office of GMS  
475 West Town Place, Suite 114  
St. Augustine, FL 32092  
islesofbartramparkcdd.com  
**Call In # 800-264-8432 Code 9694032**

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- XIV. Adjournment

## *MINUTES*

MINUTES OF MEETING  
ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Tuesday, December 5, 2018 at 1:30 p.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Supervisor
Joe Panchula	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel (by phone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 1:30 p.m.

*Mr. Oliver administered an oath of office to Mr. Chris Mayo prior to the Audit Committee Meeting held prior to the regular meeting on December 5, 2018.*

**SECOND ORDER OF BUSINESS**

**Audience Comment**

There were no members of the public in attendance.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes from the September 11, 2018 Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes of the September 11, 2018 meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor the Minutes of the September 11, 2018 Meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of Minutes of the September 11, 2018 Audit Committee Meeting**



Mr. Oliver stated included in your agenda package is a copy of the minutes of the September 11, 2018 Audit Committee Meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor the Minutes of the September 11, 2018 Audit Committee Meeting were accepted.

#### **FIFTH ORDER OF BUSINESS**

#### **Acceptance of Audit Committee Recommendations**

Mr. Oliver stated earlier today the audit committee met and they ranked the proposals received from Grau & Associates and Berger, Toombs, Elam, Gaines & Frank. The audit committee ranked Grau & Associates as the top ranked audit firm and Berger, Toombs was second ranked.

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor to Rank Grau & Associates as the #1 Ranked Audit Firm & Direct Staff to Obtain an Engagement Letter was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Organizational Matters**

- A. Oaths of Office for Newly Elected Supervisors**
- B. Resolution 2019-01, Canvassing & Certifying the Results of the Landowners Election**
- C. General Information for Supervisors**
- D. Consideration of Resolution 2019-02, Election of Officer**

Mr. Oliver stated a landowner's election was held in November. Mr. Mayo and Ms. Feiner both received 100 votes and Mr. Della Penta received 50 votes. Mr. Mayo and Ms. Feiner will serve four-year terms and Mr. Della Penta will serve a two year term.

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor Resolution 2019-01 Canvassing & Certifying the Results of the Landowners Election was approved.

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor Resolution 2019-02 Election of Officers Ms. Rogers as Chairperson & Mr. Mayo as Vice Chairman was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Proposal from VGlobalTech for ADA Website**

Mr. Oliver stated included in your agenda package is a proposal from VGlobalTech to bring the CDD website up to be compliant with ADA requirements. The proposal to bring the website into compliance is at a one time fee of \$1,750.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor the Proposal from VGlobalTech for ADA Website Accessibility was approved.

**EIGHTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS****Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS****Financial Reports****A. Balance Sheet as of October 31, 2018 and Statement of Revenues & Expenditures**

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement.

**B. Assessment Receipt Schedule**

Mr. Oliver stated included in your agenda package is an assessment receipt schedule.

**C. Approval of Check Register**

Mr. Oliver stated included in your agenda package is a check register.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor the Check Register was approved.

**D. Approval of Funding Request No. 33 & 34**

Mr. Oliver stated included in your agenda package is Funding Request No. 32.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor Funding Request Nos. 33 & 34 were approved.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 20, 2019  
at 11:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is February 20, 2019 at 11:00 a.m. at this office.

**THIRTEENTH**

**Adjournment**

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor the Meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

*FOURTH ORDER OF BUSINESS*

MINUTES OF MEETING  
ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Tuesday, December 5, 2018 at 1:30 p.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Supervisor
Joe Panchula	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel (by phone)

**FIRST ORDER OF BUSINESS**                      **Roll Call**

Mr. Oliver called the meeting to order at 1:30 p.m.

*Mr. Oliver administered an oath of office to Mr. Chris Mayo.*

**SECOND ORDER OF BUSINESS**                      **Review and Ranking of FY2018 Audit Proposals**

Mr. Oliver stated at your last meeting, you had authorized staff to issue an RFP for audit proposals for the FY 2018 audit with the approved evaluation criteria. We received two proposals from Grau & Associates and Berger, Toombs, Elam, Gaines & Frank. The most evaluation criteria points went to Grau & Associates. Grau & Associates had a price of \$3,900. Berger, Toombs had a price of \$6,000.

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor the Proposal from Grau & Associates was the #1 Ranked Audit Firm was approved.
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**THIRD ORDER OF BUSINESS**                      **Other Business**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**                      **Adjournment**

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor the Meeting was adjourned.
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*FIFTH ORDER OF BUSINESS*



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

January 4, 2019

Board of Supervisors  
Isles of Bartram Park Community Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Isles of Bartram Park Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2018, with two annual options. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Isles of Bartram Park Community Development District as of and for the fiscal year ended September 30, 2018, with 2 annual options. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2018 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedule for the general fund

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under Government Auditing Standards and such services will not be conducted in accordance with Government Auditing Standards. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and the timing and format for providing that information.



With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Controls**

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants, if applicable. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Audit Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the

parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,900 for the September 30, 2018 audit. The fees for fiscal years 2019 and 2020 will not exceed \$4,000 and \$4,100 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

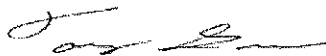
This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Isles of Bartram Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Isles of Bartram Park Community Development District.

By: 

Title: Secretary

Date: 11/7/2018 11/7/2019



## PEER REVIEW PROGRAM

is proud to present this

### Certificate of Recognition

to

# Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in black ink, appearing to read "Anita Ford".

Anita Ford, Chair  
AICPA Peer Review Board  
2016

*SIXTH ORDER OF BUSINESS*

Account No.: 721658 Account Name: CELESTINA MASTER POA

**FIRST AMENDMENT TO THE LAKE MAINTENANCE AGREEMENT BY AND  
BETWEEN ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
AND THE LAKE DOCTORS, INC.**

This First Amendment ("First Amendment") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between:

**Isles of Bartram Park Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

**The Lake Doctors, Inc.**, a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 (hereinafter "Contractor", together with District the "Parties").

**RECITALS**

**WHEREAS**, on January 15, 2018, the District and the Contractor entered into an agreement for lake maintenance services (the "Services Agreement"), which is attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Section 18 of the Services Agreement, the parties desire to amend the Services Agreement as set forth in more detail below and in the Contractor's proposal attached hereto as **Exhibit B**; and

**WHEREAS**, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1.** The Services Agreement is hereby affirmed and the parties hereto agree that it continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 2.** The Services Agreement is hereby amended as follows:

The term of the Services Agreement is hereby extended such that the Services Agreement shall expire on December 31, 2019, unless terminated earlier in

accordance with Section 11 of the Services Agreement. Notwithstanding the date on which this First Amendment is executed, the First Amendment shall be effective as of January 1, 2019, such that the complete term of the Services Agreement shall be a single, continuous, term, and the provisions of the Services Agreement shall remain in force during the full term of the Services Agreement.

**SECTION 3.** To the extent that the terms of the Services Agreement or this First Amendment conflict with the terms set forth in Exhibit B, the terms of the Services Agreement and this First Amendment shall control.

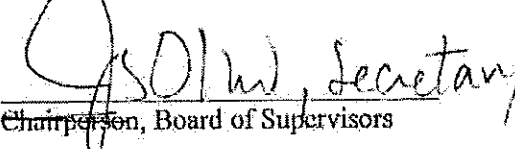
**SECTION 4.** All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF,** the parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

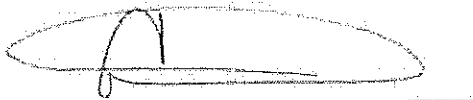
ATTEST:

  
Secretary/Assistant Secretary

**ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

  
Chairperson, Board of Supervisors

**THE LAKE DOCTORS, INC.,** a Florida  
corporation



Witness

By: Caitlin Barrett Senior A/R Assistant

By:  02/05/2019  
Debra Cintron

Its: Vice President

Exhibit A: Lake Maintenance Agreement  
Exhibit B: Renewal Proposal

Account No.: 721658 Account Name: CELESTINA MASTER POA

## Exhibit A

### **AGREEMENT BETWEEN ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC. FOR LAKE MAINTENANCE SERVICES**

This Agreement ("Agreement") is made and entered into this 15<sup>th</sup> day of January, 2018 by and between:

Isles of Bartram Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

The Lake Doctors, Inc., a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 (hereinafter "Contractor", together with District the "Parties").

#### RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains 8 ponds within the boundaries of the District ("Ponds"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide lake maintenance services for the Ponds; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide lake maintenance services and has agreed to provide to the District those services identified in Exhibit A, attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION I. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

## **SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

A. The District desires that the Contractor provide professional lake maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in Exhibit A.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. SCOPE OF LAKE MAINTENANCE SERVICES.** The Contractor will provide lake maintenance services for the Ponds within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as Exhibit A. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.

**SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in Section 3 unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,



interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

#### SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand One Hundred Seventy Dollars (\$1,170.00) per month. The term of this Agreement shall be from January 1, 2018 through December 31, 2018 unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due

hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

#### SECTION 4. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
  - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
    - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 5. INDEMNIFICATION.**

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- C. In no event, however, shall Contractor be liable for incidental, special, punitive or exemplary damages in connection with this Agreement, even if notice was given of the possibility of such damages and even if such damages were reasonably foreseeable.

**SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 7. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or

mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 9. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 10. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 11. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

**SECTION 12. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without

such approval shall be void.

**SECTION 14. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 15. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 16. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 17. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent there is any conflict between the terms of this Agreement and the terms set forth in Exhibit A, the terms of this Agreement shall control.

**SECTION 18. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 20. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

<b>A. If to District:</b>	Isles of Bartram Park Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092
---------------------------	---

Attn: District Manager

With a copy to:

Hopping Green & Sams, P.A.  
119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

B. If to the Contractor:

The Lake Doctors, Inc.  
3543 State Road 419  
Winter Springs, Florida 32708  
Attn: Mark Seymour

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 21. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

**SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested

public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that the designated Public Records Custodian for the District is Jim Oliver.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850, JOLIVER@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

**SECTION 24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 25. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.


**SECTION 26. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:


ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Secretary/Assistant Secretary  
Board of Supervisors

  
By: MAURICE RUDOLPH  
Its: CHAIRMAN  
Board of Supervisors

Print Name: \_\_\_\_\_

THE LAKE DOCTORS, INC.

  
Witness

  
By: \_\_\_\_\_  
Print: STACY E. STEWART  
Its: VICE PRESIDENT

LINDA SCOTT

\_\_\_\_\_  
Print Name of Witness

Exhibit A: Proposal



# EXHIBIT A

PROFESSIONAL BUSINESS FORM NO. 100



**The Lake Doctors, Inc.**  
Aquatic Management Services

Contract No. 041070  
1984 State Contract  
Water Supply Act 121700  
1-000-000-1217  
Lake County Public Health  
County of Lake County, Oregon

## Water Management Agreement

MAS

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between The Lake Doctors, Inc., a  
Corporation organized under the laws of the State of Oregon, and

NAME: Columbia Market POA

BILLING ADDRESS: 6077 Lakeview Blvd

CITY: Clatskanie STATE: OR ZIP: 97005 PHONE: (437) 381-5540

EMAIL ADDRESS:

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE:

Check this label "CHECKED"

REQUESTED START DATE:

PURCHASE ORDER #:

The parties herein agree to follow:

A. THE LAKE DOCTORS agrees to manage water supply and/or distribution for a period of month-to-month from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following locations:

Eight (8) ponds located on Columbia Market Property Owners Association, Rt. 1, Box 111

Includes monthly inspections and maintenance, as well as daily, bi-weekly and provided for emergency water and algae

B. CUSTOMER agrees to pay THE LAKE DOCTORS, INC. a fee of \$1,170.00 per month for the services to be provided as set forth in the following schedule:

1. Water supply and distribution services	\$ 1,170.00 monthly
2. Emergency water and distribution services	\$ 1,170.00 monthly
3. Monthly Water Service Report	\$ 1,170.00 monthly
Total of Services Agreement	\$ 1,170.00 monthly

\$1,170.00 of the above sum-total shall be due and payable upon execution of this Agreement. The balance shall be payable in advance on a monthly basis, of \$1,170.00, plus any additional costs such as water, fuel, electricity, etc., not included in the above schedule. The balance shall be payable on or before the 15th day of each month. The balance shall be payable on or before the 15th day of each month. The balance shall be payable on or before the 15th day of each month.

C. THE LAKE DOCTORS, INC. shall be responsible for the maintenance of the water supply and distribution system.

D. THE LAKE DOCTORS, INC. shall be responsible for the maintenance of the water supply and distribution system.

E. THE LAKE DOCTORS, INC. shall be responsible for the maintenance of the water supply and distribution system.

F. THE LAKE DOCTORS, INC. shall be responsible for the maintenance of the water supply and distribution system.

THE LAKE DOCTORS, INC.

CUSTOMER

Agent: *[Signature]*  
Name: WILSON, JAMES HARRISON

OFFICE/CUSTOMER

10/20/04

THE LAKE DOCTORS, INC.

## Exhibit B

11/18/2016 10:00



**The Lake Doctors, Inc.**  
Aquatic Management Services

Corporate Offices  
4543 State Road 419  
Winter Springs, FL 32784  
Phone: 407-631-1111  
Fax: 407-631-1112  
www.lakedoctors.com

### Water Management Agreement

**MAS/721658 R**

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME \_\_\_\_\_

BILLING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: \_\_\_\_\_

Hereinafter called "CUSTOMER"

REQUESTED START DATE: \_\_\_\_\_

PURCHASE ORDER #: \_\_\_\_\_

The parties hereto agree to the following:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

**Eight (8) waterways associated with Celestina Master Property Owners Association, St. Johns, Florida.**

Includes a minimum of twelve (12) inspections and treatments, as necessary, for control and prevention of nuisance aquatic weeds and algae. **Service will cease effective January 1, 2019 if the signed Agreement is not returned. Note - #11 on Terms & Conditions does not apply.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<u>1,170.00 monthly</u>
2. Shoreline Grass and Brush Control Program	\$	<u>INCLUDED</u>
3. Free Callback Service	\$	<u>INCLUDED</u>
4. Monthly Written Service Reports	\$	<u>INCLUDED</u>
5. Additional Treatments, if required	\$	<u>INCLUDED</u>
Total of Services Accepted	\$	<u>1,170.00 monthly</u>

10.00 of the above sum-total shall be due and payable upon execution of this Agreement. The balance shall be payable in advance in monthly installments of \$1,170.00, including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **thirteen (13) business days**, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before December 15, 2018.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed \_\_\_\_\_

**MARK A. SEYMOUR, SALES MANAGER**

Signed \_\_\_\_\_

Name \_\_\_\_\_

Dated \_\_\_\_\_

11/20/16

THE LAKE DOCTORS, INC.

## TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a) Periodic treatments to maintain control of nuisance submerged, floating and emergent aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
  - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
  - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any wild or non-native fish or vegetation.
  - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than manufacturer's recommendations.
  - e) Triple-d grass carp stocking, if included, will be performed at stocking rates determined by the Florida Fish and Wildlife Conservation Commission permit guidelines.
  - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-vegetation or termination of this Agreement.
  - g) Emergent weed control may not be performed within mitigated areas, now or future, unless specifically stated by separate contract or modification of this Agreement.
  - h) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
  - i) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or re-planting of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to, topography, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, now or future, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the lake's date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water flow rate restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER's responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of this Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, containment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution; if necessary, CUSTOMER may terminate the Agreement according to the procedure outlined in #4 above.
- 12) THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of this Agreement shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) Agreements that include debris removal shall consist of: casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. will be removed during regularly scheduled service visits. Large or dangerous items such as blow-ups and landscape debris are not included.

03/2016

THE LAKE DOCTORS, INC.

03/2016

© THE LAKE DOCTORS, INC.

*SEVENTH ORDER OF BUSINESS*

Account No.: 723920 Account Name: CELESTINA MASTER POA/FTNCLN  
**FIRST AMENDMENT TO THE FOUNTAIN MAINTENANCE AGREEMENT BY AND  
BETWEEN ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
AND THE LAKE DOCTORS, INC.**

This First Amendment ("First Amendment") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between:

**Isles of Bartram Park Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

**The Lake Doctors, Inc.**, a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 (hereinafter "Contractor", together with District the "Parties").

**RECITALS**

**WHEREAS**, on January 15, 2018, the District and the Contractor entered into an agreement for fountain maintenance services (the "Services Agreement"), which is attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Section 18 of the Services Agreement, the parties desire to amend the Services Agreement as set forth in more detail below and in the Contractor's proposal attached hereto as **Exhibit B**; and

**WHEREAS**, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1.** The Services Agreement is hereby affirmed and the parties hereto agree that it continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 2.** The Services Agreement is hereby amended as follows:

The term of the Services Agreement is hereby extended such that the Services Agreement shall expire on December 31, 2019, unless terminated earlier in

accordance with Section 11 of the Services Agreement. Notwithstanding the date on which this First Amendment is executed, the First Amendment shall be effective as of January 1, 2019, such that the complete term of the Services Agreement shall be a single, continuous, term, and the provisions of the Services Agreement shall remain in force during the full term of the Services Agreement.


**SECTION 3.** To the extent that the terms of the Services Agreement or this First Amendment conflict with the terms set forth in Exhibit B, the terms of the Services Agreement and this First Amendment shall control.

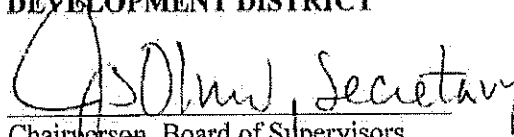
**SECTION 4.** All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF,** the parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.


ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

  
Secretary/Assistant Secretary

  
Chairperson, Board of Supervisors

**THE LAKE DOCTORS, INC.,** a Florida  
corporation

  
Witness  
By: Caitlin Barrett Senior A/R Assistant


By:  02/05/2019  
Debra Cintron  
Its: Vice President

Exhibit A: Fountain Maintenance Agreement  
Exhibit B: Renewal Proposal

Account No.: 723920

Account Name: CELESTINA MASTER POA/FTNCLN

## Exhibit A

### AGREEMENT BETWEEN ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC. FOR FOUNTAIN MAINTENANCE SERVICES

This Agreement ("Agreement") is made and entered into this 15 day of January, 2018  
by and between:

Isles of Bartram Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

The Lake Doctors, Inc., a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 (hereinafter "Contractor", together with District the "Parties").

#### RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains 4 fountains within the boundaries of the District ("Fountains"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide fountain maintenance services for the Fountains; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide fountain maintenance services and has agreed to provide to the District those services identified in Exhibit A, attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

## SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional fountain maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in Exhibit A.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF FOUNTAIN MAINTENANCE SERVICES. The Contractor will provide fountain maintenance services for the Fountains within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as Exhibit A. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in Section 3 unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,



interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

#### SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Three Hundred Forty Dollars (\$340.00) per quarter. The term of this Agreement shall be from January 1, 2018 through December 31, 2018 unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable, the Contractor shall invoice the District for all services performed in the prior quarter and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty

**SECTION 5. INDEMNIFICATION.**

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- C. In no event, however, shall Contractor be liable for incidental, special, punitive or exemplary damages in connection with this Agreement, even if notice was given of the possibility of such damages and even if such damages were reasonably foreseeable.

**SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 7. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason

of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 9. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 10. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 11. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

**SECTION 12. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 14. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 15. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 16. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 17. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent there is any conflict between the terms of this Agreement and the terms set forth in Exhibit A, the terms of this Agreement shall control.

**SECTION 18. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 20. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

<b>A. If to District:</b>	Isles of Bartram Park Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092
---------------------------	---

Attn: District Manager

With a copy to:

Hopping Green & Sams, P.A.  
119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

B. If to the Contractor:

The Lake Doctors, Inc.  
3543 State Road 419  
Winter Springs, Florida 32708  
Attn: Mark Seymour

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address in which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 21. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

**SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a

cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that the designated Public Records Custodian for the District is Jim Oliver.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850, JOLIVER@CMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

**SECTION 24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 25. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

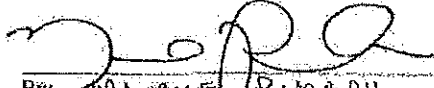
**SECTION 26. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

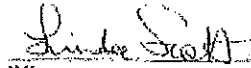
ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary  
Board of Supervisors

  
By: MAURICE RUDOLPH  
Its: CHAIRMAN  
Board of Supervisors

Print Name: \_\_\_\_\_

THE LAKE DOCTORS, INC.

  
Witness

Linda Scott

Print Name of Witness

By:   
Print: STACY E. STEWART  
Its: VICE PRESIDENT

Exhibit A: Proposal

# EXHIBIT A

ATTACH PAYMENT HERE



**The Lake Doctors, Inc.**  
Aquatic Management Services

Corporate Office:  
10000 N. US Highway 1  
Suite 100, Ft. Myers, FL 33903  
Phone: (813) 939-1111  
Fax: (813) 939-1112  
www.thelakedoctors.com

## Sales Agreement Quarterly Equipment Cleaning

MAS721658

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, is between The Lake Doctors, Inc. a Florida Corporation hereinafter called "THE LAKE DOCTORS" and \_\_\_\_\_

NAME \_\_\_\_\_

BILLING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: \_\_\_\_\_

Member/Member named "CUSTOMER"

REQUESTED START DATE \_\_\_\_\_

PURCHASE ORDER # \_\_\_\_\_

The parties hereto agree to follow:

A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following conditions:

Quarterly boat cleaning and adjustment of four (4) four-point apparatus with CELESTINA MASTER POA, St. Johns FL

The Lake Doctors, Inc., does not assume responsibility for parts failure or repair costs. Expenses for repairs and/or parts can be waived upon customer request.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, as agent or assign, the following rate for specified equipment:

1	Cleaning exterior of pump-out/like device	\$	Included
2	Cleaning of inside surfaces of fountain basin	\$	Included
3	Cleaning and adjustment of rudders and jets as necessary	\$	Included
4	Cleaning of log/lens	\$	Included
5	Check anchor lines	\$	Included
6	Adjust trim cloth as necessary	\$	Included
7	Lamp replacement labor during regularly scheduled visit	\$	Included
	Total of Services Requested	\$	\$60.00 Quarterly

\*\*Lamps and additional parts will be invoiced separately

A deposit of \$340.00 shall be payable upon execution of this Agreement, the balance shall be payable per quarterly invoices of \$340.00 plus any taxes, including sales tax, fees or charges that are required by any governmental body relating to the service provided under this Agreement. THE LAKE DOCTORS warrant this rate as valid in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.

D. The state contained herein is complete and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before \_\_\_\_\_

E. The terms and conditions herein are an integral part of this Agreement and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Name/Title \_\_\_\_\_

Name \_\_\_\_\_

OFFICE/CUSTOMER

06/20/11

- THE LAKE DOCTORS, INC.



### Foreign Cleaning/Storage

1. Equipment covered by LARS INSTRUCTIONS is warranted to be free of material and workmanship defects for the duration of the specified warranty period. The LARS INSTRUCTIONS do not cover the responsibility of anyone using them. The warranty is limited to the repair or replacement of such items covered by MANUFACTURER'S to the defective and/or to make machine items supplied by its manufacturer. Sandblasting, fire, oil and/or other causes of damage are not covered. The LARS INSTRUCTIONS do not cover the LARS ACTION, where the LARS is used to remove any general wear and/or other defects from the LARS DOCTORS or MANUFACTURER'S and have all the necessary LARS INSTRUCTIONS. Any repairs, alterations, or modifications made by anyone other than an authorized representative of the LARS DOCTORS or MANUFACTURER'S will void the warranty. The LARS INSTRUCTIONS do not cover the LARS ACTION, where the LARS is used to remove any general wear and/or other defects from the LARS DOCTORS or MANUFACTURER'S and have all the necessary LARS INSTRUCTIONS. Any repairs, alterations, or modifications made by anyone other than an authorized representative of the LARS DOCTORS or MANUFACTURER'S will void the warranty. The LARS INSTRUCTIONS do not cover the LARS ACTION, where the LARS is used to remove any general wear and/or other defects from the LARS DOCTORS or MANUFACTURER'S and have all the necessary LARS INSTRUCTIONS. Any repairs, alterations, or modifications made by anyone other than an authorized representative of the LARS DOCTORS or MANUFACTURER'S will void the warranty.

I am not concerned about the security of the data as long as the data is not used for anything other than the purpose for which it was collected. I am not concerned about the security of the data as long as the data is not used for anything other than the purpose for which it was collected.

[illegible]

4. Stop to provide the physician under discussion with the proper functioning of extensive personnel. HAVE DOCTORS ADVISORY BOARD  
CUSTODIAN and other important parties to form a committee and a group of people in order to provide a system in which physical and mental health  
medical professionals are advised.

9. LANE DOCTORS does not receive any liability whatsoever by, through, means or in connection with the foregoing, and the use of the information contained in LANE DOCTORS or LANEACTIVER for either LANE DOCTORS and LANEACTIVER activities (including, without limitation, the use of LANEACTIVER for the purposes of soliciting or obtaining business from any person or entity) is not authorized by LANE DOCTORS and is expressly prohibited by LANE DOCTORS and is expressly prohibited by LANEACTIVER.

[illegible]

7. The fact that the respondents encourage publication is evidence for any failure to carry out preferences of any of its obligations mentioned in the 1992-1993 and 1994-1995, and other government orders and regulations, pursuant to failure to carry out such obligations of other relevant sections. However, for the same reasons, the respondents have not been able to carry out their obligations to carry out such obligations of the respondents in a timely and efficient manner.

[illegible]

9. The following are hypotheses by GUSTAFSSON about changes in the economy of LARZ FACTORS:

10. The execution of Agreement entered by CUSTOMER with BATHING of Agreement will be subject to a 10% risk of loss of the value of the property and the value of the property will be subject to a 10% risk of loss of the value of the property.

11. Conditions are made and made acceptable on a firm price basis provided satisfactory documents are submitted and the very nature of the work is to be done after execution of Sales Agreement. Terms, conditions and prices are subject to change without notice of the company. All documents F.O.B. 1962/1963.

12. Users acknowledge that the terms of this Agreement, or any notices on hereof, this Agreement shall be automatically extended for a period equal to the original term unless written notice is properly required. The LAKE DISTRICT may terminate this Agreement for any reason, at any time, without notice to the user. The LAKE DISTRICT may, in its sole and absolute discretion, suspend or terminate its agreement with the user for any reason, at any time, without notice to the user. The LAKE DISTRICT shall be deemed necessary in order to reach a conclusion if necessary. LAKE DISTRICT may terminate this Agreement, according to the provisions.

[illegible]

H. The Association represents the entire ownership of the estate, neither, nor shall any of them, be bound by THE LANE DOCTORS Corporation, or its subsidiaries or agents or representatives, in any way, and the Association shall not be bound by any contract made or accepted by any subsidiary or agent or representative of THE LANE DOCTORS and CUSTOMER.

15. THE LARGEST OF THESE INTERESTS WOULD BE ASSIGNED A NEGATIVE VALUE OR CHANGE IN GAP AND BALANCES.

16. In re: "document" referred to in L.A. 62-1049 is being retained in custody of the Los Angeles County Sheriff's Department and is not being released to the Los Angeles County Sheriff's Department. The document is being retained in custody of the Los Angeles County Sheriff's Department and is not being released to the Los Angeles County Sheriff's Department.

17. Agreements that require direct removal and disposal of waste with limits on their plastic bags are other removed materials up to 100 lbs. and be included during regularly scheduled waste collection. Large or irregular items such as furniture and large appliances are not included.

## Exhibit B



**The Lake Doctors, Inc.**  
Aquatic Management Services

Corporate Offices  
3343 State Road 419  
Winter Springs, FL 32798  
1-800-466-3233  
lake@lakedoctors.com  
www.lakedoctors.com

### Sales Agreement Fountain Cleaning

**MAS/723920 R**

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME \_\_\_\_\_

BILLING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

IF YOU WOULD LIKE YOUR INVOICED EMAILED, CHECK HERE: \_\_\_\_\_

Hereinafter called "CUSTOMER"

REQUESTED START DATE: \_\_\_\_\_  
PURCHASE ORDER: \_\_\_\_\_

The parties hereto agree to the following:

- A. The Lake Doctors agrees to clean and adjust the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

Quarterly cleaning and adjustment of the four (4) fountains associated with Celestina Master Property Owners Association, St. Johns, Florida.

The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be supplied upon Customer request. Contract does not include removing the fountain from the waterway for maintenance. Service will cease effective January 1, 2019 if the signed Agreement is not returned. Note - #11 on Terms & Conditions does not apply.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	Cleaning exterior of pump intake screens.	\$	340.00/Quarterly
2.	Cleaning of visible surfaces of fountain floats	\$	INCLUDED
3.	Cleaning and adjustment of nozzles and jets as necessary.	\$	INCLUDED
4.	Cleaning of light lens.	\$	INCLUDED
5.	Check anchor lines.	\$	INCLUDED
6.	Adjust time clocks as necessary.	\$	INCLUDED
7.	Lamp replacement labor during regularly scheduled visits.	\$	INCLUDED
Total of Services Accepted		\$	340.00/Quarterly

\*Lamps and additional parts will be invoiced separately.

\$0.00 shall be payable upon execution of this Agreement. The balance shall be payable per quarterly invoices of \$340.00 plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. The Lake Doctors considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.

- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before December 15, 2018.

- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Mark A. Seymour, Sales Manager

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Name \_\_\_\_\_

09/2018

THE LAKE DOCTORS, INC.

**TERMS AND CONDITIONS**  
Fountain Cleaning

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain fountains, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

*EIGHTH ORDER OF BUSINESS*

A.

ATTACH PAYMENT HERE



**The Lake Doctors, Inc.**  
Aquatic Management Services

Corporate Offices  
3543 State Road 419  
Winter Springs, FL 32708  
1-800-666-5253  
lakes@lakedoctors.com  
www.lakedoctors.com

## Water Management Agreement Triploid Grass Carp

**MAS/721658**

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME \_\_\_\_\_

BILLING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: \_\_\_\_\_

Hereinafter called "CUSTOMER"

REQUESTED START DATE: \_\_\_\_\_

PURCHASE ORDER #: \_\_\_\_\_

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to stock fish in accordance with the terms and conditions of this Agreement in the following location(s):

Stocking of six hundred (600) triploid grass carp in **the ponds** associated with **Celestina Master CDD**, St. Johns, FL

The Lake Doctors, Inc. guarantees 90% survival of fish for 24 hours excluding predation, pollution, escape and other factors beyond the control of The Lake Doctors, Inc. Triploid Grass Carp to be stocked during cooler months November to April.

**The Lake Doctors, Inc. will notify CUSTOMER regarding the delivery date of fish.**

**Note: Stocking will commence upon receipt of full payment and completed Triploid Grass Carp application & FWC approval.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Six hundred (600) Triploid Grass Carp @ \$8.00 each	\$	4,800.00
2. Required TGC Barrier	\$	INCLUDED
3. Delivery & Stocking	\$	INCLUDED
6.5% Florida Sales Tax	\$	EXEMPT
Total of Services Accepted	\$	4,800.00

**\$4,800.00 of the above sum-total shall be due and payable upon execution of this Agreement**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS agrees to deliver and stock, per availability from fishery and weather permitting, with receipt of this executed Agreement plus required deposit and/or required government permits.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before December 2, 2018.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

  
MARK A. SEYMOUR, SALES MANAGER

Signed \_\_\_\_\_

Dated \_\_\_\_\_

Name \_\_\_\_\_

OFFICE/CUSTOMER

## **Terms & Conditions**

### **Triploid Grass Carp/Gamefish**

1. The Fish Stocking Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a. THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish.
  - b. Triploid grass carp stocking will be performed at rates determined by THE LAKE DOCTORS, within Florida Fish & Wildlife Conservation Commission permit guidelines.
  - c. CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
2. CUSTOMER understands that loss of stocked fish can be caused by many factors beyond the control of THE LAKE DOCTORS such as low oxygen, pollution, predation, escape, starvation and fishing. THE LAKE DOCTORS is not responsible for such losses.
3. CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
4. If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
5. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment of failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
7. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
8. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others for indirect, special or consequential damages resulting from any cause whatsoever.
9. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
10. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
11. This Agreement is assignable by CUSTOMER upon prior written consent by THE LAKE DOCTORS.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. Agreements that include debris removal shall consist of: casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. will be removed during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris are not included.

*B.*



# Lake Services Proposal for Celestina Master Association



Partnership for Beautiful and Healthy Waterways



2100 NW 33rd Street • Pompano Beach, FL 33069  
800-432-4302 • [www.aquaticsystems.com](http://www.aquaticsystems.com)

November 21, 2018

Ms. Taylor Tennison  
**Celestina Master Association**  
c/o Vesta Property Services  
411 South Central Avenue, Suite B  
Flagler Beach, Florida 32136

VIA EMAIL: [ftennison@vestapropertyservices.com](mailto:ftennison@vestapropertyservices.com)

Dear Ms. Tennison:

At your request, on November 16, 2018, we surveyed the waterways at **Celestina Master Association**. We recommend that this integrated **Aquatic Systems, Inc.** program of waterway management be initiated as soon as possible:

Algae Management. Please recognize that some algae is of benefit to the water quality and food chain, enhancing the total ecosystem.

Management of all existing noxious aquatic weeds growing in the waterway.

Scheduled inspections, with treatment as necessary, to prevent growth of new aquatic weed species through introduction by drainage or other natural processes.

Management of the shoreline grasses growing in the water to the water's edge.

Triploid Grass Carp may be utilized by **Aquatic Systems, Inc.** for control of certain submerged aquatic weeds. These fish will be stocked, pending regulatory approval, if **Aquatic Systems, Inc.** determines them to be beneficial. No additional charges for permitting, barrier installation or stocking will be invoiced to customer, unless specified on the face of the enclosed contract.

This program requires steel fish containment barrier(s) that meet or exceed Florida Fish and Wildlife Conservation Commission permit requirements to possess and stock sterile triploid grass carp for aquatic weed control.

Establishment of a professional reporting system for property management administration.

Kindly sign the contract and return to us as soon as possible, so we may schedule your program.

Ms. Tennison, a waterway system thrives on the oxygen-producing and nutrient up-taking properties of its plant life. It is the intent of **Aquatic Systems, Inc.** to provide an ecological balance so that both the waterway ecosystem, including fish, animal life, and neighboring community can benefit.

If you have any questions, please do not hesitate to contact me at 1-800-432-4302.

We look forward to serving **Celestina Master Association**!

Sincerely,



Katie Cabanillas  
Sales Manager/Biologist

KEC/sd

Enclosures

 **Vertex Water Features Authorized Lake Aeration & Fountain Dealer**

**2100 NW 33rd Street • Pompano Beach, FL 33069 • 1-800-432-4302 • [www.aquaticsystems.com](http://www.aquaticsystems.com)**  
**Ft. Myers • Ft. Pierce • Jacksonville • Miami • Pompano Beach • Sanford • Sarasota • St. Petersburg • Sun City • Wesley Chapel • Winter Garden**

# Aquatic Systems, Inc.

Lake & Wetland Management Services

*Everything a Lake Should Be*

2100 NW 33<sup>rd</sup> Street, Pompano Beach, FL 33069

Telephone: 1-800-432-4302

www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Ms. Taylor Tennison  
Celestina Master Association  
c/o Vesta Property Services  
411 South Central Avenue, Suite B  
Flagler Beach, Florida 32136  
(904) 429-7159  
ttennison@vestapropertyservices.com

## Aquatic Services Agreement

**One-Year Agreement** - Automatic Renewal

Month Service is to Commence: \_\_\_\_\_

**Date of this proposal:** November 21, 2018 KEC-I-60

hereinafter called "Customer". The parties hereto agree as follows:

1. ASI agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Eight waterways (26,088 total linear foot perimeter) located at **Celestina Master Association** in Saint Johns, Florida.

2. Minimum of **TWENTY-FOUR (24)** inspections with treatment as required (twice monthly).
3. CUSTOMER agrees to pay ASI, its agents or assigns, the following sum for specified water management service:

<b>Annual Maintenance Program:</b>	<b>\$1,591.00</b>	<b>Monthly</b>
Algae & Aquatic Weed Management	Included	
Shoreline Grass Management to the Water's Edge	Included	
Debris Removal <sup>1</sup>	<b>\$188.00</b>	<b>Monthly</b>
Triploid Grass Carp Stocking & Permitting	As Required by ASI*	
<i>Sites #1 through #8</i>		
Management Reporting	Included	
<b>Total Program Investment</b>	<b>\$1,779.00</b>	<b>Monthly</b>

*The above price is effective for 90 days from the date of this proposal.*

### Additional Services:

Five (5) Carp Barriers Installation/Fabrication	<b>\$250.00</b>	<b>Per Barrier</b>
<i>Sites #2, #5, #6, #7 &amp; #8</i>		

<sup>1</sup> Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

\*Services performed at ASI's sole discretion for the success of the Waterway Management Program

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### ***Terms & Conditions of Aquatic Services Agreement***

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1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.

3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the CUSTOMER.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve-month periods, unless notice of non-renewal has been received by either party, in writing, at least thirty (30) days prior to the anniversary date. ASI may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

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Customer or Authorized Agent Signature

---

Date

---

Print Name and Title of Signer

---

Print Company Name of Signer

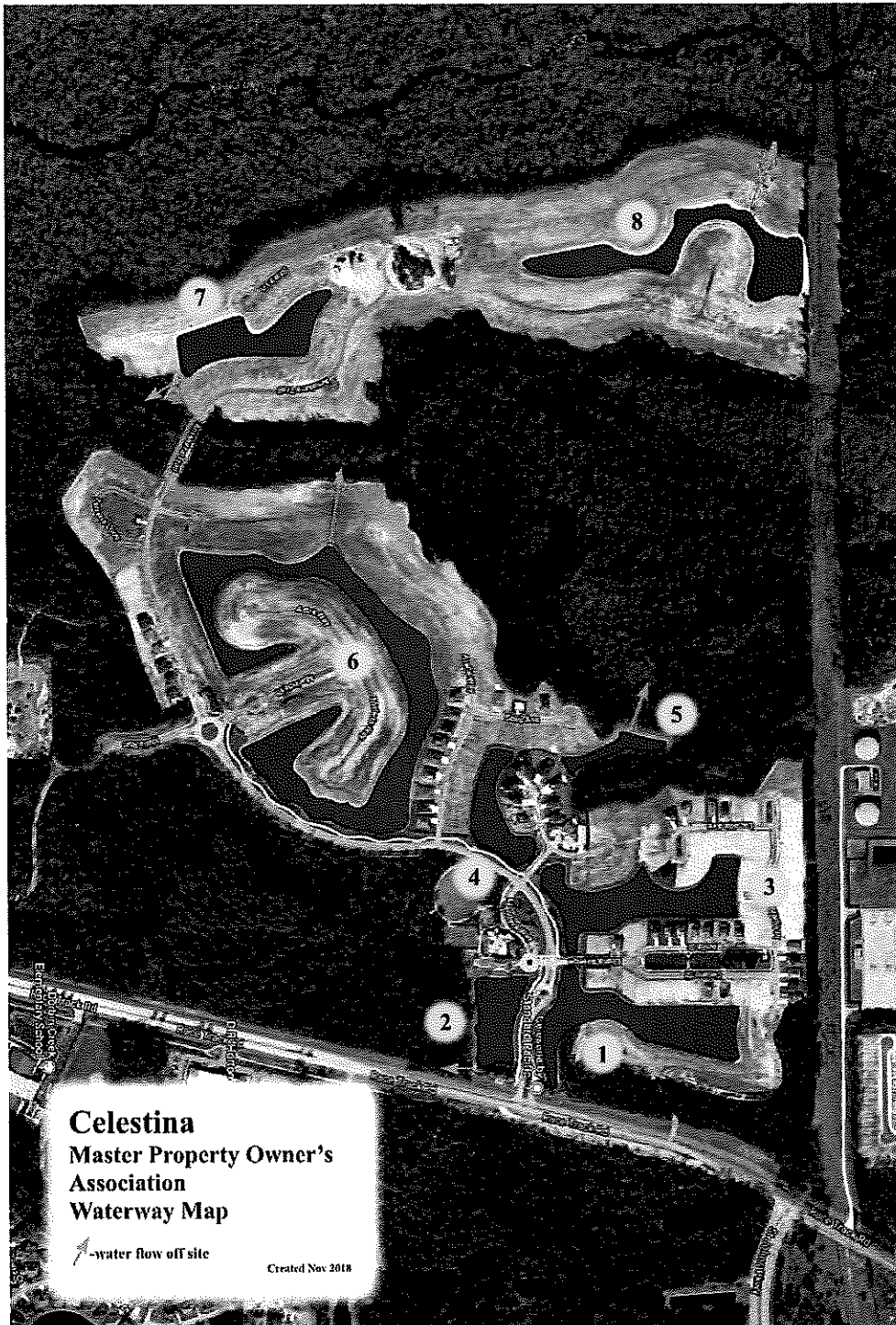
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Aquatic Systems, Inc. Signature

---

Date

## Site Map



# Our Commitment to Responsible Lake Management

---

Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

## Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

### You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

## Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to learn why existing treatments are not always effective. Our goal is to find environmentally sound treatments that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

## Your Personal Lake & Wetland Management Team

---



**Gary Ribbink**  
General Manager

A.A. in Engineering,  
Seminole State  
College of Florida.  
35 years' experience.



**David Cottrell**  
District Manager

B.S. in Botany and Plant  
Biology, University of  
Florida.  
20 years' experience.



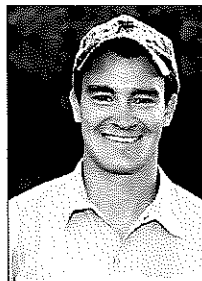
**Sam Sardes**  
Weed Science  
Director, Certified  
Lake Professional

M.S. in Agronomy,  
University of Florida.  
Five years experience.



**Katie Cabanillas**  
Sales Manager

B.S. in Environmental  
Science and Biology,  
Berry College.  
Four years'  
experience.



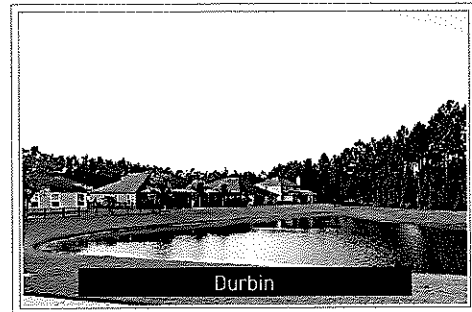
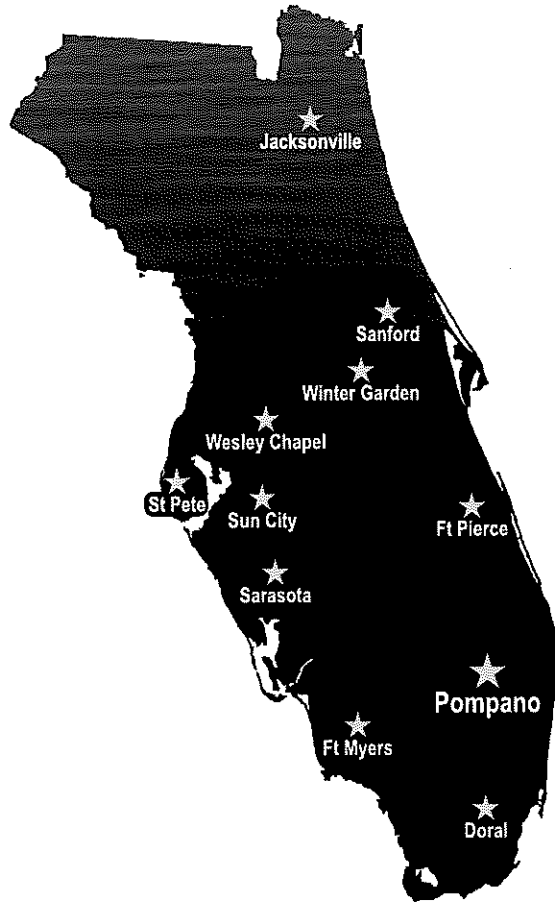
**Derek Byrnes**  
Service Manager &  
Regional Biologist

B.A. in Biology,  
University of Northern  
Iowa.  
Four years' experience.

# Your Local Area Satisfied ASI Customers

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11 field offices throughout the state to service our customers

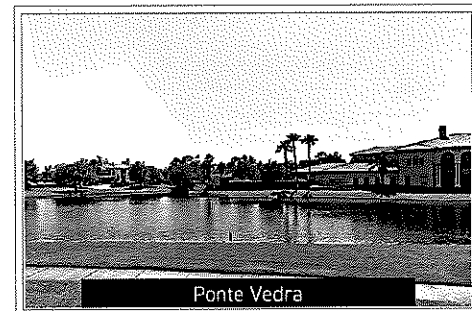


## Community Development District

Durbin CDD

Town Center at Palm Coast CDD

Fleming Island Plantation CDD

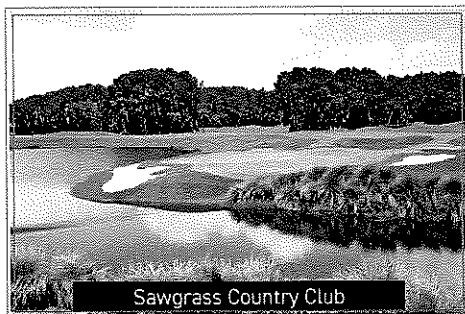


## Home Owners Association

Ponte Vedra Lakes Master

Seaside at the Crossroads

Samara Lakes



## Golf Course

Plantation at Ponte Vedra

Ponte Vedra Inn & Club

Sawgrass Country Club



## Government

City of St Augustine

City of Jacksonville

# *Aquatic Management Programs*

## **Working in Florida Waterways Since 1977**

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



### **Algae and Aquatic Weed Control**

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



### **Wetland and Upland Mitigation Services**

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



### **Midge Fly and Mosquito Control**

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



### **Aquatic Lab and Field Testing and Research**

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



### **Vertex Lake Aeration and Floating Fountains**

- Sales, installation, service and repair by well-trained technicians of:
  - Bottom diffused aeration systems to improve overall water quality
  - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



### **Fisheries Management**

- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill

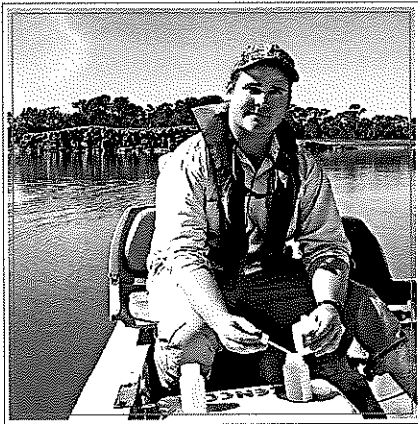


# Assessment Services

## Lake Water Quality Testing and Research Services

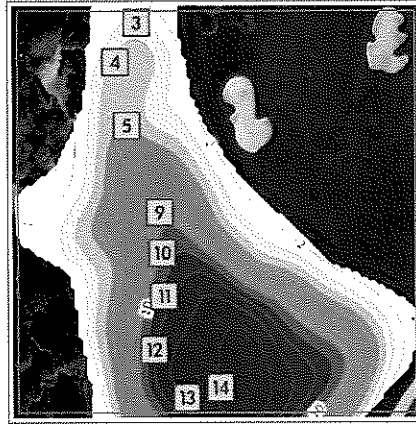
Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



### FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



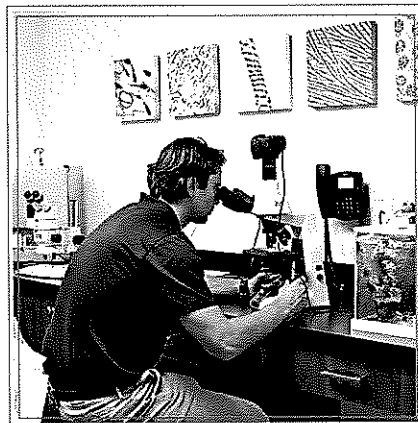
### BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



### WATER QUALITY LAB

Water is more than H<sub>2</sub>O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



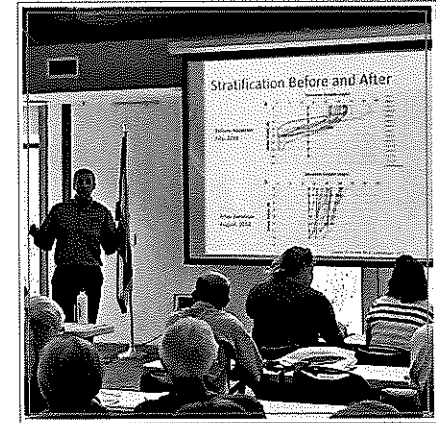
### ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic



### AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



### CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.

## ***TWELFTH ORDER OF BUSINESS***

A.

*Isles of Bartram Park*  
*Community Development District*

*Unaudited Financial Statements*

*as of*

*January 31, 2019*

*Isles of Bartram Park*  
Community Development District  
 Combined Balance Sheet  
 January 31, 2019

*Governmental Fund Types*

	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>(Memorandum Only) 2019</i>
<u>Assets:</u>				
Cash	\$479,248	---	---	\$479,248
Investments:				
Series 2015:				
Reserve	---	\$221,041	---	\$221,041
Interest	---	\$0	---	\$0
Revenue	---	\$28,776	---	\$28,776
Sinking Fund	---	\$3	---	\$3
Prepayment	---	\$131	---	\$131
Construction	---	---	\$5,613	\$5,613
Series 2017:				
Reserve	---	\$172,593	---	\$172,593
Interest	---	\$11,894	---	\$11,894
Revenue	---	\$1,094	---	\$1,094
Prepayment	---	\$16,865	---	\$16,865
Construction	---	---	\$5	\$5
Cost of Issuance	---	---	\$46	\$46
Due from General Fund	---	\$394,028	---	\$394,028
<b>Total Assets</b>	<b>\$479,248</b>	<b>\$846,426</b>	<b>\$5,664</b>	<b>\$1,331,338</b>
<u>Liabilities:</u>				
Accounts Payable	\$8,716	---	---	\$8,716
Accrued Expenses	---	---	---	\$0
Due to Other	---	---	---	\$0
Due to General Fund	---	---	---	\$0
Due to Debt Service 2015	\$273,817	---	---	\$273,817
Due to Debt Service 2017	\$120,211	---	---	\$120,211
Accrued Interest Payable	---	---	---	\$0
Accrued Principal Payable	---	---	---	\$0
Deferred Revenue	---	---	---	\$0
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$846,426	---	\$846,426
Restricted for Capital Projects	---	---	\$5,664	\$5,664
Nonspendable	---	---	---	\$0
Unassigned	\$76,504	---	---	\$76,504
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$479,248</b>	<b>\$846,426</b>	<b>\$5,664</b>	<b>\$1,331,338</b>

**Isles of Bartram Park**  
**Community Development District**  
**GENERAL FUND**  
**Statement of Revenues & Expenditures**  
**For The Period Ending January 31, 2019**

	<i>Adopted Budget</i>	<i>Prorated Thru 1/31/19</i>	<i>Actual Thru 1/31/19</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
Developer Contributions	\$58,859	\$11,635	\$11,635	\$0
Assessment - Tax Roll	\$106,827	\$100,101	\$100,101	\$0
Assessment - Direct	\$36,355	\$18,177	\$9,089	(\$9,089)
<b>TOTAL REVENUES</b>	<b>\$202,040</b>	<b>\$129,913</b>	<b>\$120,825</b>	<b>(\$9,089)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisors	\$0	\$0	\$785	(\$785)
FICA Expense	\$0	\$0	\$46	(\$46)
Engineering	\$6,000	\$1,500	\$0	\$1,500
Dissemination	\$3,500	\$1,167	\$2,333	(\$1,167)
Arbitrage	\$600	\$0	\$0	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$20,000	\$5,000	\$106	\$4,894
Annual Audit	\$2,300	\$0	\$0	\$0
Trustee Fees	\$6,500	\$4,000	\$4,000	\$0
Management Fees	\$45,000	\$15,000	\$15,000	\$0
Information Technology	\$1,600	\$533	\$533	\$0
Telephone	\$150	\$50	\$18	\$32
Postage	\$500	\$167	\$22	\$145
Insurance	\$5,665	\$5,665	\$7,642	(\$1,977)
Printing and Binding	\$1,300	\$433	\$502	(\$68)
Legal Advertising	\$2,000	\$667	\$323	\$344
Other Current Charges	\$250	\$83	\$0	\$83
Office Supplies	\$200	\$67	\$16	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$100,740</b>	<b>\$39,507</b>	<b>\$36,501</b>	<b>\$3,006</b>
<b><u>FIELD:</u></b>				
Landscape Maintenance	\$52,000	\$17,333	\$11,271	\$6,063
Lake Maintenance	\$14,000	\$4,667	\$4,680	(\$13)
Waterfall/Entry Pond Maintenance	\$5,400	\$1,800	\$0	\$1,800
Lake Fountains Maintenance	\$1,400	\$467	\$1,690	(\$1,223)
Management	\$6,000	\$2,000	\$2,000	\$0
Utilities	\$20,000	\$6,667	\$3,743	\$2,923
General Maintenance	\$2,500	\$833	\$0	\$833
<b>TOTAL FIELD</b>	<b>\$101,300</b>	<b>\$33,767</b>	<b>\$23,384</b>	<b>\$10,383</b>
<b>TOTAL EXPENDITURES</b>	<b>\$202,040</b>	<b>\$73,273</b>	<b>\$59,885</b>	<b>\$13,389</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$0)</b>		<b>\$60,940</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$15,564</b>	
<b>FUND BALANCE - Ending</b>	<b>(\$0)</b>		<b>\$76,504</b>	

**Isles of Barttram Park**  
Community Development District  
General Fund  
Month By Month Income Statement  
Fiscal Year 2018

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Developer Contributions/Assessments	\$20,724	\$12,438	\$50,879	\$36,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,825
<b>Total Revenues</b>	<b>\$20,724</b>	<b>\$12,438</b>	<b>\$50,879</b>	<b>\$36,783</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$120,825</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors	\$0	\$0	\$785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$785
JICA Expense	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,333
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Information Technology	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533
Telephone	\$0	\$12	\$0	\$6	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
Postage	\$1	\$1	\$6	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
Insurance	\$7,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,642
Printing and Binding	\$320	\$10	\$37	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$502
Legal Advertising	\$323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$15	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$18,048</b>	<b>\$8,480</b>	<b>\$5,341</b>	<b>\$4,622</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,501</b>
<b>Field</b>													
Landscape Maintenance	\$2,328	\$2,328	\$2,328	\$4,286	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,271
Lake Maintenance	\$1,170	\$1,170	\$1,170	\$1,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,680
Waterfall/Entry Pond Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Fountains Maintenance	\$790	\$450	\$450	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,690.00
Management	\$500	\$500	\$500	\$903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Utilities	\$933	\$933	\$974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,743.33
General Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$5,721</b>	<b>\$5,381</b>	<b>\$5,422</b>	<b>\$6,859</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,364</b>
<b>Total Expenses</b>	<b>\$23,770</b>	<b>\$13,871</b>	<b>\$10,762</b>	<b>\$11,481</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$59,885</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$3,046)</b>	<b>(\$1,433)</b>	<b>\$40,117</b>	<b>\$25,302</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,940</b>

*Isles of Bartram Park*  
Community Development District  
DEBT SERVICE FUND SERIES 2015  
Statement of Revenues & Expenditures  
For The Period Ending January 31, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 1/31/19</i>	<i>Actual Thru 1/31/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
Interest Income	\$100	\$33	\$2,508	\$2,475
Assessment - Direct	\$141,083	\$0	\$0	\$0
Assessment - Tax Roll	\$300,186	\$273,817	\$273,817	\$0
<b>TOTAL REVENUES</b>	<b>\$441,369</b>	<b>\$273,851</b>	<b>\$276,326</b>	<b>\$2,475</b>
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
Interest Expense - 11/01	\$160,916	\$160,916	\$158,728	\$2,188
Principal Expense - 11/01	\$115,000	\$115,000	\$100,000	\$15,000
Interest Expense - 05/01	\$158,400	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$434,316</b>	<b>\$275,916</b>	<b>\$258,728</b>	<b>\$17,188</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$7,053</b>		<b>\$17,597</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$280,240</b>		<b>\$506,172</b>	
<b>FUND BALANCE - Ending</b>	<b>\$287,293</b>		<b>\$523,769</b>	



*Isles of Bartram Park*  
Community Development District  
*DEBT SERVICE FUND SERIES 2017*  
*Statement of Revenues & Expenditures*  
*For The Period Ending January 31, 2019*

<i>Adopted Budget</i>	<i>Prorated Thru 1/31/19</i>	<i>Actual Thru 1/31/19</i>	<i>Variance</i>
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REVENUES:

<i>Interest Income</i>	\$1,000	\$333	\$1,300	\$967
<i>Assessment - Direct</i>	\$216,501	\$0	\$0	\$0
<i>Assessment - Tax Roll</i>	\$124,043	\$120,211	\$120,211	\$0
<i>Prepayments</i>	\$0	\$0	\$16,458	\$16,458

<b>TOTAL REVENUES</b>	<b>\$341,544</b>	<b>\$120,544</b>	<b>\$137,969</b>	<b>\$17,425</b>
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EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$124,147	\$124,147	\$124,147	\$0
<i>Principal Expense - 11/01</i>	\$50,000	\$50,000	\$50,000	\$0
<i>Interest Expense - 05/01</i>	\$123,272	\$0	\$0	\$0

<b>TOTAL EXPENDITURES</b>	<b>\$297,419</b>	<b>\$174,147</b>	<b>\$174,147</b>	<b>\$0</b>
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OTHER SOURCES/(USES)

<i>Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
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<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$44,125</b>	<b>(\$36,178)</b>		
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<i>FUND BALANCE - Beginning</i>	\$174,147	\$358,835		
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<i>FUND BALANCE - Ending</i>	<u>\$218,272</u>	<u>\$322,657</u>		
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*Isles of Bartram Park*  
Community Development District  
**CAPITAL PROJECTS FUND**  
Statement of Revenues & Expenditures  
For The Period Ending January 31, 2019

	Series 2015	Series 2017
<u>REVENUES:</u>		
Interest Income	\$38	\$0
<b>TOTAL REVENUES</b>	<b>\$38</b>	<b>\$0</b>
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer	\$0	\$0
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$38</b>	<b>\$0</b>
<b>FUND BALANCE - Beginning</b>	<b>\$5,575</b>	<b>\$50</b>
<b>FUND BALANCE - Ending</b>	<b>\$5,613</b>	<b>\$51</b>

*Isles of Bartram Park*  
*Community Development District*  
*Long Term Debt Report*

Series 2015 Special Assessment Bonds	
Interest Rate:	4.375%-5.125%
Maturity Date:	11/1/45
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$220,634.38
Reserve Balance:	\$221,041.45
Bonds outstanding - 11/30/2015	\$6,725,000
Less: November 1, 2015	\$0
Less: November 1, 2016	(\$110,000)
Less: November 1, 2017	(\$130,000)
Less: May 31, 2018 (Prepayment)	(\$100,000)
Less: November 1, 2018	(\$100,000)
Current Bonds Outstanding	\$6,285,000

Series 2017 Special Assessment Bonds	
Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/47
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$172,275.00
Reserve Balance:	\$172,592.89
Bonds outstanding - 11/30/2017	\$5,345,000
Less: November 1, 2018	(\$50,000)
Current Bonds Outstanding	\$5,295,000

*Isles of Bartram Park Community Development District  
Funding Requests FY19*

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2017</i>	<i>Requested Funding Amount FY 2018</i>	<i>Requested Funding Amount FY 2019</i>	<i>Balance Due From Developer FY 2018</i>	<i>Balance Due From Developer FY 2019</i>
27	9/13/17	11/15/17	\$13,371.88	\$13,371.88	\$0.00	\$0.00	\$0.00	\$0.00
28	10/10/17	12/8/17	\$14,675.33	\$2,270.85	\$12,404.48	\$0.00	\$0.00	\$0.00
29	11/6/17	2/23/18	\$11,280.14	\$3,836.13	\$7,444.01	\$0.00	\$0.00	\$0.00
30	11/22/17	2/23/18	\$4,041.03	\$1,621.33	\$2,419.70	\$0.00	\$0.00	\$0.00
31	2/12/18	5/24/18	\$926.02	\$463.01	\$463.01	\$0.00	\$0.00	\$0.00
32	8/8/18	11/6/18	\$31,941.72	\$0.00	\$31,941.72	\$0.00	\$0.00	\$0.00
33	9/11/18	11/6/18	\$18,959.24	\$0.00	\$18,959.24	\$0.00	\$0.00	\$0.00
34	10/28/18	12/17/19	\$16,406.45	\$0.00	\$4,771.18	\$11,635.27	\$11,635.27	\$0.00
<b>TOTAL</b>			<b>\$111,601.81</b>	<b>\$113,369.27</b>	<b>\$78,403.34</b>	<b>\$11,635.27</b>	<b>\$11,635.27</b>	<b>\$0.00</b>

*B.*

Isles of Bartram Park Community Development District  
475 West Town Place, Suite 114  
St. Augustine, FL 32092  
FV18 Assessment Receipts

ASSESSED TO	LOTS	SERIES 2015 DEBT SERVICE ASMNT	SERIES 2017 DEBT SERVICE ASMNT	FY 19 O&M ASMNT	TOTAL ASMTS
LENNAR	281	141,082.96	216,501.34	36,354.60	393,938.90
TOTAL DIRECT INVOICES NET	281	141,082.96	344,792.77	36,354.60	393,938.90
TAX ROLL NET	335	292,215.75	128,287.99	106,826.68	527,330.42
TOTAL DISTRICT NET	616	433,298.71	473,080.76	143,181.28	921,269.32

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE ASMNT	SERIES 2017 DEBT SERVICE ASMNT	FY 18 O&M ASMNT	TOTAL RECEIVED
LENNAR	384,850.25	-	-	9,088.65	9,088.65
TOTAL DIRECT INVOICES	384,850.25	-	-	9,088.65	9,088.65
TAX ROLL RECEIVED / DUE	153,412.21	273,817.47	-	100,100.74	373,918.21
TOTAL RECEIPTS / DUE	538,262.46	273,817.47	-	109,189.39	383,006.86

## TAX ROLL RECEIPTS

[illegible]

PERCENT COLLECTED DIRECT	0%	0%	25%	2%
PERCENT COLLECTED TAX ROLL	94%	0%	94%	94%
PERCENT COLLECTED TOTAL	63%	0%	76%	42%

C.

# *Isles of Bartram Park*

## *Community Development District*

### *Check Run Summary*

11/21/2018 - 01/31/2019

Fund	Date	Check No.	Amount
<i>Payroll</i>	12/19/18	50002-50004	\$ 554.10
<u><i>Sub-Total</i></u>			<u>\$ 554.10</u>
 <i>General Fund</i>			
<i>Accounts Payable</i>	11/21/18	338-359	\$ 34,499.23
	12/13/18	360-367	\$ 21,798.12
	12/21/18	368-372	\$ 7,788.97
	1/10/19	373-374	\$ 5,122.25
<u><i>Sub-Total</i></u>			<u>\$ 69,208.57</u>
 <u><i>Total</i></u>			<u>\$ 69,762.67</u>



CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050002	R	PR	12/19/2018	184.70	3	CHRIS MAYO
050003	R	PR	12/19/2018	184.70	2	JOSEPH PANCULA
050004	R	PR	12/19/2018	184.70	1	ZENZI M ROGERS
BANK TOTAL				554.10		
COMPANY TOTAL				554.10		

IBTR ISLES OF BRTRM BPEREGRINO

# Attendance Sheet

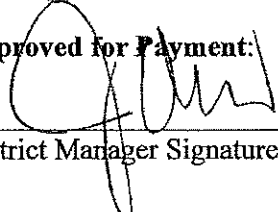
District Name: Isles of Bartram Park, CDD

Board Meeting Date: December 05, 2018

	Name	In Attendance	Fee
1	Zenzi Rogers	<input checked="" type="checkbox"/>	YES-\$200
2	Ginny Feiner	<input type="checkbox"/>	YES - \$200
3	Joseph Pancula	<input checked="" type="checkbox"/>	YES - \$200
4	Chris Mayo	<input checked="" type="checkbox"/>	YES - \$200
5	Mike Della Penta	<input type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:

  
District Manager Signature

12/5/2018  
Date

**PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO**

\*\*\* CHECK DATES 11/15/2018 - 01/31/2019 \*\*\* ISLES OF BARTRAM - GENERAL BANK A ISLES OF BARTRAM

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/21/18	00025	10/20/18	102018	201810	320-57200-46300		OCT IRRIGATION REIMBURSE	*	933.20	933.20 000338
11/21/18	00021	11/12/18	M20261	201810	320-57200-46300		OCT FOUNTAIN SERVICE	*	450.00	450.00 000339
11/21/18	00021	9/11/18	M19663	201808	320-57200-46300		AUG FOUNTAIN SERVICE	*	450.00	450.00 000340
11/21/18	00021	10/12/18	M19954	201809	320-57200-46300		SEP FOUNTAIN SERVICES	*	450.00	450.00 000341
11/21/18	00007	10/01/18	72651	201810	310-51300-54000		FY19 SPECIAL DISTRICT FEE	*	175.00	175.00 000342
11/21/18	00001	10/01/18	53	201810	310-51300-34000		OCT MANAGEMENT FEES	*	3,750.00	3,750.00
10/01/18	53	201810	310-51300-35100				OCT INFORMATION TECH	*	133.33	133.33
10/01/18	53	201810	310-51300-31200				OCT DISSEMINATION SERVICE	*	583.33	583.33
10/01/18	53	201810	310-51300-51000				OFFICE SUPPLIES	*	15.03	15.03
10/01/18	53	201810	310-51300-42000				POSTAGE	*	.68	.68
10/01/18	53	201810	310-51300-42500				COPIES	*	319.80	319.80
11/21/18	00001	11/01/18	54	201811	310-51300-34000		NOV MANAGEMENT FEES	*	3,750.00	3,750.00
11/01/18	54	201811	310-51300-35100				NOV INFORMATION TECH	*	133.33	133.33
11/01/18	54	201811	310-51300-31200				NOV DISSEMINATION SERVICE	*	583.33	583.33
11/01/18	54	201811	310-51300-51000				OFFICE SUPPLIES	*	.09	.09
11/01/18	54	201811	310-51300-42000				POSTAGE	*	1.41	1.41
11/01/18	54	201811	310-51300-42500				COPIES	*	9.90	9.90
11/21/18	00001	11/01/18	54	201811	310-51300-34000		NOV MANAGEMENT FEES	*	3,750.00	3,750.00
11/01/18	54	201811	310-51300-35100				NOV INFORMATION TECH	*	133.33	133.33
11/01/18	54	201811	310-51300-31200				NOV DISSEMINATION SERVICE	*	583.33	583.33
11/01/18	54	201811	310-51300-51000				OFFICE SUPPLIES	*	.09	.09
11/01/18	54	201811	310-51300-42000				POSTAGE	*	1.41	1.41
11/01/18	54	201811	310-51300-42500				COPIES	*	9.90	9.90

DEPARTMENT OF ECONOMIC OPPORTUNITY

GOVERNMENTAL MANAGEMENT SERVICES

IBTR ISLES OF BARTRM BPREGRINO

4,802.17 000343

\*\*\* CHECK DATES 11/15/2018 - 01/31/2019 \*\*\* ISLES OF BARTRAM - GENERAL BANK A ISLES OF BARTRAM

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/18	54	201811	310-51300-41000		TELEPHONE	*	11.58	
11/21/18	00001	9/20/18	52	201810 310-51300-31000	FY19 ASSESS ROLL ADMIN			4,489.64 000344
11/21/18	00004	8/31/18	102575	201807 310-51300-31500	JUL GENERAL COUNSEL	*	605.00	5,000.00 000345
11/21/18	00004	9/30/18	103160	201808 310-51300-31500	AUG GENERAL COUNSEL	*	730.50	605.00 000346
11/21/18	00004	10/31/18	103743	201809 310-51300-31500	SEP GENERAL COUNSEL	*	470.00	730.50 000347
11/21/18	00020	10/01/18	390657	201810 320-57200-46100	OCT LAKE MAINTENANCE	*	1,170.00	470.00 000348
11/21/18	00020	10/01/18	391585	201810 320-57200-46100	QUARTERLY FOUNTAIN SRVC	*	340.00	1,170.00 000349
11/21/18	00020	11/01/18	396346	201811 320-57200-46100	NOV LAKE MAINTENANCE	*	1,170.00	340.00 000350
11/21/18	00020	9/01/18	384662	201809 320-57200-46100	SEP LAKE MAINTENANCE	*	1,170.00	1,170.00 000351
11/21/18	00002	10/15/18	3101717-	201810 310-51300-48000	NOTICE LO MEETING 11/6	*	323.10	1,170.00 000352
11/21/18	00018	11/01/18	349040	201811 320-53800-45501	NOV MANAGEMENT FEES	*	500.00	323.10 000353
11/21/18	00022	11/15/18	INV-2379	201811 320-57200-46200	NOV LANDSCAPE MAINTENANCE	*	2,328.28	500.00 000354
					YELLOWSTONE LANDSCAPE			2,328.28 000355

IBTR ISLES OF BARTRAM BPEREGRINO

\*\*\* CHECK DATES 11/15/2018 - 01/31/2019 \*\*\* ISLES OF BARTRAM - GENERAL BANK A ISLES OF BARTRAM

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	SUB ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
11/21/18	00022	6/30/18	INV-2211	201806	320-57200-46200			SUMMER ANNUAL FLOWERS	*	1,957.50	1,957.50	000356
								YELLOWSTONE LANDSCAPE				
11/21/18	00022	7/01/18	INV-2196	201807	320-57200-46200			JUL LANDSCAPE MAINTENANCE	*	2,328.28	2,328.28	000357
								YELLOWSTONE LANDSCAPE				
11/21/18	00022	8/01/18	INV-2232	201808	320-57200-46200			AUG LANDSCAPE MAINTENANCE	*	2,328.28	2,328.28	000358
								YELLOWSTONE LANDSCAPE				
11/21/18	00022	9/01/18	INV-2273	201809	320-57200-46200			SEP LANDSCAPE MAINTENANCE	*	2,328.28	2,328.28	000359
								YELLOWSTONE LANDSCAPE				
12/13/18	00016	9/17/18	252-2136	201809	310-51300-33000			FY19 TRUSTEE FEES	*	4,000.00	4,000.00	000360
								THE BANK OF NEW YORK MELLON				
12/13/18	00021	12/10/18	M20534	201811	320-57200-46300			NOV FOUNTAIN SERVICE	*	450.00	450.00	000361
								CRYSTAL CLEAN POOL SERVICE, INC				
12/13/18	00001	12/01/18	55	201812	310-51300-34000			DEC MANAGEMENT FEES	*	3,750.00	3,750.00	
		12/01/18	55	201812	310-51300-35100			DEC INFORMATION TECH	*	133.33	133.33	
		12/01/18	55	201812	310-51300-31200			DEC DISSEMINATION SERVICE	*	583.33	583.33	
		12/01/18	55	201812	310-51300-51000			OFFICE SUPPLIES	*	.39	.39	
		12/01/18	55	201812	310-51300-42000			POSTAGE	*	6.11	6.11	
		12/01/18	55	201812	310-51300-42500			COPIES	*	36.90	36.90	
								GOVERNMENTAL MANAGEMENT SERVICES				
12/13/18	00018	12/01/18	349918	201812	320-53800-45501			DEC MANAGEMENT SERVICES	*	500.00	500.00	000362
								VESTA PROPERTY SERVICES, INC.				
12/13/18	00022	10/01/18	INV-2334	201810	320-57200-46200			OCT LANDSCAPE MAINTENANCE	*	2,328.28	2,328.28	000363
								YELLOWSTONE LANDSCAPE				
								IBTR ISLES OF BTRM BPREGRINO				

\*\*\* CHECK DATES 11/15/2018 - 01/31/2019 \*\*\* ISLES OF BARTRAM - GENERAL BANK A ISLES OF BARTRAM

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
12/13/18	00022	6/01/18	INV-2155	201806	320-57200-46200		JUN LANDSCAPE MAINTENANCE	*	2,328.28	2,328.28	000365
12/13/18	00022	9/30/18	INV-2335	201809	320-57200-46200		MULCH APPLICATION	*	5,724.00	5,724.00	-
12/13/18	00022	9/30/18	INV-2335	201809	320-57200-46200		FALL ANNUALS ROTATION	*	1,957.50	1,957.50	-
12/21/18	00016	11/29/18	252-2156	201811	310-51300-33000		THE BANK OF NEW YORK MELLON	*	4,000.00	4,000.00	000368
12/21/18	00004	11/30/18	104293	201810	310-51300-31500		OCT GENERAL COUNSEL	*	106.00	106.00	-
12/21/18	00020	12/01/18	401855	201812	320-57200-46100		HOPPING GREEN AND SAMS	*	1,170.00	1,170.00	-
12/21/18	00022	12/15/18	JAX411	201812	320-57200-46200		LAKE DOCTORS, INC.	*	2,328.27	2,328.27	-
12/21/18	00026	12/21/18	12212018	201812	310-51300-11000		REISSUE DEC PAYROLL CHECK	*	184.70	184.70	-
1/10/19	00001	1/01/19	56	201901	310-51300-34000		JAN MANAGEMENT FEES	*	3,750.00	3,750.00	-
		1/01/19	56	201901	310-51300-35100		JAN INFORMATION TECH	*	133.33	133.33	-
		1/01/19	56	201901	310-51300-31200		JAN DISSEMINATION SERVICE	*	583.33	583.33	-
		1/01/19	56	201901	310-51300-51000		OFFICE SUPPLIES	*	.84	.84	-
		1/01/19	56	201901	310-51300-42000		POSTAGE	*	13.37	13.37	-
		1/01/19	56	201901	310-51300-42500		COPIES	*	135.00	135.00	-
		1/01/19	56	201901	310-51300-41000		TELEPHONE	*	6.38	6.38	-
							GOVERNMENTAL MANAGEMENT SERVICES			4,622.25	000373

IBTR ISLES OF BRTM BPBERGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/10/19	00018	1/01/19 351091	201901 320-53800-45501		JAN MANAGEMENT FEES	*	500.00	
					VESTA PROPERTY SERVICES, INC.			500.00 000374

TOTAL FOR BANK A 69,208.57  
 TOTAL FOR REGISTER 69,208.57

IBTR ISLES OF BRTRM BPEREGRINO

**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: OCT 2018

To: Daniel Laughlin  
Isles of Bartram CDD  
475 West Town Place, Suite 114  
St Augustine, FL 32092

1-32-572-463  
25

DESCRIPTION		AMOUNT
Reimbursement for Irrigation Billing (10%)		\$933.20
<div>RECEIVED NOV 06 2018 BY: _____</div>		
Any questions please call Jennifer Hill 386-439-0134		
TOTAL AMOUNT DUE		\$933.20

Make all checks payable to: Celestina Master Homeowners Association Please mail or deliver to  
Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.



Crystal Clean Pool Service, Inc  
9020-1 Berry Ave.  
Jacksonville, Florida 32211  
904-855-8884  
crystalcleanpools@comcast.net

# Invoice

BILL TO  
Celestina Fountain  
Isles of Bartram Park C.D.D.  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

RECEIVED  
NOV 13 2018

PY: \*\*\*\*\*

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M20261	11/12/2018	\$450.00	12/12/2018	Net 30	

P.O. NUMBER  
October

1-32-572-463  
21

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service	1	450.00	450.00
Monthly Fountain Service			
BALANCE DUE			\$450.00

**Crystal Clean Pool Service, Inc**

9020-1 Berry Ave.

Jacksonville, Florida 32211

904-855-8884

crystalcleanpools@comcast.net

**Invoice****RECEIVED**  
NOV 15 2018**BY:** .....

<b>BILL TO</b> Celestina Fountain Isles of Bartram Park C.D.D. 475 West Town Place Suite 114 St. Augustine, FL 32092
---

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M19663	09/11/2018	\$450.00	10/11/2018	Net 30	

**P.O. NUMBER**

August

1.32.572.463

21

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service	1	450.00	450.00
Monthly Fountain Service			

**BALANCE DUE****\$450.00**

Crystal Clean Pool Service, Inc  
9020-1 Berry Ave.  
Jacksonville, Florida 32211  
904-855-8884  
crystalcleanpools@comcast.net

## Invoice

BILL TO
Celestina Fountain Isles of Bartram Park C.D.D. 475 West Town Place Suite 114 St. Augustine, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M19954	10/12/2018	\$450.00	11/11/2018	Net 30	

**P.O. NUMBER**  
September

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service Monthly Fountain Service	1	450.00	450.00

BALANCE DUE

**\$450.00**

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2018/2019 Special District Fee Invoice and Update Form**  
Required by Sections 189.064 and 189.018, Florida Statutes; and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72651			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Isles of Bartram Park Community Development District**  
Mr. Wesley Haber  
119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

2. Telephone: (850) 222-7500  
3. Fax: (850) 224-8551  
4. Email: wesh@hgslaw.com  
5. Status: Independent  
6. Governing Body: Elected  
7. Website Address: www.islebartramparkcdd.com  
8. County(ies): St. Johns  
9. Function(s): Community Development  
10. Boundary Map on File: 07/24/2007  
11. Creation Document on File: 05/14/2007  
12. Date Established: 12/18/2006  
13. Creation Method: Local Ordinance  
14. Local Governing Authority: St. Johns County  
15. Creation Document(s): County Ordinance 2006-157  
16. Statutory Authority: Chapter 190, Florida Statutes  
17. Authority to Issue Bonds: Yes  
18. Revenue Source(s): Assessments  
19. Most Recent Update: 10/10/2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Wesley Haber Date: 11/2/18

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 53  
Invoice Date: 10/1/18  
Due Date: 10/1/18  
Case:  
P.O. Number:

**RECEIVED**  
OCT 04 2018

Bill To:  
Isles of Bartram Park CDD  
475 West Town Place  
Suite 114  
At. Augustine, FL 32092

BY: .....

Description	Hours/Qty	Rate	Amount
Management Fees - October 2018 1.31.513.34		3,750.00	3,750.00
Information Technology - October 2018 1.31.513.351		133.33	133.33
Dissemination Agent Services - October 2018 1.31.513.312		583.33	583.33
Office Supplies 1.31.513.51		15.03	15.03
Postage 1.31.513.42		0.68	0.68
Copies 1.31.513.425		319.80	319.80
Total			\$4,802.17
Payments/Credits			\$0.00
Balance Due			\$4,802.17

**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 54  
Invoice Date: 11/1/18  
Due Date: 11/1/18  
Case:  
P.O. Number:

**Bill To:**  
Isles of Bartram Park CDD  
475 West Town Place  
Suite 114  
At. Augustine, FL 32092

REC'D NOV 05 2018

Description	Hours/Qty	Rate	Amount
Management Fees - November 2018 1-31-513-34		3,750.00	3,750.00
Information Technology - November 2018 1-31-513-351		133.33	133.33
Dissemination Agent Services - November 2018 1-31-513-312		583.33	583.33
Office Supplies 1-31-513-51		0.09	0.09
Postage 1-31-513-42		1.41	1.41
Copies 1-31-513-425		9.90	9.90
Telephone 1-31-513-41		11.58	11.58
<b>Total</b>			<b>\$4,489.64</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,489.64</b>

**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 52  
Invoice Date: 9/20/18  
Due Date: 9/20/18  
Case:  
P.O. Number:

**Bill To:**

Isles of Bartram Park CDD  
475 West Town Place  
Suite 114  
At. Augustine, FL 32092

PAID  
27 2018

1.31.513.31

1

Description	Hours/Qty	Rate	Amount
Assessment Roll Administration FY 2019		5,000.00	5,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

August 31, 2018

Isles of Bartram Park Community Development Dist  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 102575  
Billed through 07/31/2018

General Counsel  
IBPCDD 00001 WSH

RECEIVED  
SEP 14 2018

131-513-315  
4

### FOR PROFESSIONAL SERVICES RENDERED

07/06/18	WSH	Confer with Oliver and prepare notices for budget hearing.	0.80 hrs
07/11/18	WSH	Confer with Oliver regarding notices for O&M assessment and budget and revise same.	0.80 hrs
07/12/18	WSH	Confer with Oliver regarding O&M assessment notices.	0.30 hrs
07/12/18	JBC	Research law regarding agency, employee and independent contractor classifications; prepare memorandum regarding same.	0.10 hrs
07/20/18	WSH	Review assessment notices; confer with Fulks and Oliver regarding same.	0.60 hrs
Total fees for this matter			\$605.00

### MATTER SUMMARY

Cooksey, Jennings B.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	2.50 hrs	235 /hr	\$587.50

TOTAL FEES \$605.00

TOTAL CHARGES FOR THIS MATTER \$605.00

### BILLING SUMMARY

Cooksey, Jennings B.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	2.50 hrs	235 /hr	\$587.50

TOTAL FEES \$605.00

TOTAL CHARGES FOR THIS BILL \$605.00

Please include the bill number on your check.



# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

September 30, 2018

Isles of Bartram Park Community Development Dist  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 103160  
Billed through 08/31/2018

General Counsel

IBPCDD 00001 WSH

OCT 22 2018

1.31.513.315  
4

### FOR PROFESSIONAL SERVICES RENDERED

08/08/18	WSH	Prepare budget and assessment resolution; prepare correspondence to Oliver regarding assessment status.	0.80 hrs
08/08/18	KFJ	Prepare budget hearing documents; confer with Haber.	0.30 hrs
08/10/18	WSH	Review correspondence from Oliver regarding assessments; revise assessment resolution and prepare funding agreement.	0.50 hrs
08/17/18	WSH	Prepare notices for rescheduled budget and assessment hearings; prepare resolution ratifying new date; confer with Stephens.	0.60 hrs
08/17/18	KFJ	Prepare amended budget hearing notices and ratification resolution; confer with Haber.	0.50 hrs
08/29/18	WSH	Review correspondence from trustee regarding status of completion certificate; review bond documents and confer with Maggiore and trustee representative regarding same.	0.80 hrs
Total fees for this matter			\$730.50

### MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.80 hrs	120 /hr	\$96.00
Haber, Wesley S.	2.70 hrs	235 /hr	\$634.50

TOTAL FEES \$730.50

### TOTAL CHARGES FOR THIS MATTER

**\$730.50**

### BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.80 hrs	120 /hr	\$96.00
Haber, Wesley S.	2.70 hrs	235 /hr	\$634.50

TOTAL FEES \$730.50

=====

**TOTAL CHARGES FOR THIS BILL**

**\$730.50**

**Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

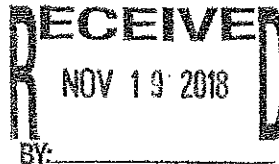
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

October 31, 2018

Isles of Bartram Park Community Development Dist  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 103743  
Billed through 09/30/2018



General Counsel  
IBPCDD 00001 WSH

1-31-513-315  
4

### FOR PROFESSIONAL SERVICES RENDERED

09/04/18	WSH	Review and revise budget funding agreement; confer with Stephens regarding same.	0.40 hrs
09/10/18	WSH	Prepare for board meeting.	0.40 hrs
09/11/18	WSH	Prepare for and participate in board meeting.	0.50 hrs
09/12/18	WSH	Review and revise funding agreement; confer with Oliver regarding assessment cap and property description.	0.40 hrs
09/14/18	WSH	Confer with Oliver regarding funding agreement.	0.30 hrs
Total fees for this matter			\$470.00

### MATTER SUMMARY

Haber, Wesley S.	2.00 hrs	235 /hr	\$470.00
------------------	----------	---------	----------

TOTAL FEES			\$470.00
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TOTAL CHARGES FOR THIS MATTER			<u>\$470.00</u>
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### BILLING SUMMARY

Haber, Wesley S.	2.00 hrs	235 /hr	\$470.00
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TOTAL FEES			\$470.00
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TOTAL CHARGES FOR THIS BILL			<u>\$470.00</u>
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Please include the bill number on your check.



3543 State Road 419, Winter Springs, FL 32708

# INVOICE

Invoice #	390657
Account #	721658
Invoice Date	10/1/2018
Due Date	10/11/2018

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions:  
Please call us at  
1-800-666-5253 or  
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service  1-32-572-461 20  OCT 05 2018  Customer Total Balance \$2,340.00	1,170.00

**INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.**

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.  
Please do not send any correspondence with your payment as it may delay our response to your inquiry.  
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
<b>Total Invoice</b>	<b>\$1,170.00</b>

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed
-----------------

Invoice #	390657
Account #	721658
Date	10/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!  
Email address: \_\_\_\_\_

☐ Please Check Box if New Address and Make Changes Above

**The Lake Doctors, Inc.**  
3543 State Road 419  
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW					
Mastercard	___	Visa	___	American Express	___
Card #	_____				
Card Verification #	_____				
Exp. Date #	_____				
Print Name	_____				
Billing Address:	___ Check box if same as above				
Signature	_____				



3543 State Road 419, Winter Springs, FL 32708

# INVOICE

Invoice #	391585
Account #	723920
Invoice Date	10/1/2018
Due Date	10/31/2018

<b>Bill To</b>
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Invoice Questions:  
Please call us at  
1-800-666-5253 or  
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 30 DAYS	MAS
Item Number	Description	Amount
	Fountain Service-Quarterly	340.00
<b>Customer Total Balance</b>		<b>\$399.80</b>

1,321,572.461  
20

**INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.**

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.  
Please do not send any correspondence with your payment as it may delay our response to your inquiry.  
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
<b>Total Invoice</b>	<b>\$340.00</b>

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Amount Enclosed
-----------------

Invoice #	391585
Account #	723920
Date	10/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!  
Email address: \_\_\_\_\_

☐ Please Check Box if New Address and Make Changes Above

**The Lake Doctors, Inc.**  
3543 State Road 419  
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	____ Check box if same as above	
Signature	_____	



3543 State Road 419, Winter Springs, FL 32708  
PH: 800-666-5253

# INVOICE

Invoice #	396346
Account #	721658
Invoice Date	11/1/2018
Due Date	11/11/2018
Rep	MAS

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions: <a href="mailto:Lakes@lakedoctors.com">Lakes@lakedoctors.com</a> Payment Questions: <a href="mailto:Payments@lakedoctors.com">Payments@lakedoctors.com</a>
--

P.O. No.		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description		Amount
	Monthly Water Management Service  <div>1-32-572-461 20</div> <div>RECEIVED NOV 06 2018</div> <div>Customer Total Balance <del>\$3,510.00</del></div>		1,170.00
Total Invoice			\$1,170.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit [www.lakedoctors.com](http://www.lakedoctors.com) for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed
-----------------

Invoice #	396346
Account #	721658
Date	11/1/2018

Go Green! Contact us at [Payments@lakedoctors.com](mailto:Payments@lakedoctors.com) to have your invoices emailed.

For address and contact updates, please email us at [Frontdesk@lakedoctors.com](mailto:Frontdesk@lakedoctors.com).

**The Lake Doctors, Inc.**  
3543 State Road 419  
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #		
Card Verification #		
Exp. Date #		
Print Name		
Billing Address:	Check box if same as above	
Signature		

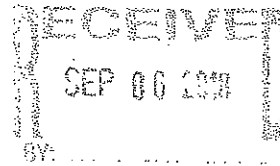


3543 State Road 419, Winter Springs, FL 32708

# INVOICE

Invoice #	384662
Account #	721658
Invoice Date	9/1/2018
Due Date	9/11/2018

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092



Invoice Questions:  
Please call us at  
1-800-666-5253 or  
lakes@lakedoctors.com

1.32.572.461  
20

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
<b>Customer Total Balance</b>		<b>\$1,170.00</b>

**INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.**

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.  
Please do not send any correspondence with your payment as it may delay our response to your inquiry.  
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
<b>Total Invoice</b>	<b>\$1,170.00</b>

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed
-----------------

Invoice #	384662
Account #	721658
Date	9/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!  
Email address: \_\_\_\_\_

☐ Please Check Box if New Address and Make Changes Above

**The Lake Doctors, Inc.**  
3543 State Road 419  
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW	
Mastercard	____ Visa ____ American Express
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	____ Check box if same as above
Signature	_____

Mon, Oct 22, 2018  
7:50:09AM

Legal Ad Invoice

# The St. Augustine Record

**Acct:** 15657  
**Phone:** 9042889130  
**E-Mail:**  
**Client:**

**Name:** GMS/ISLES OF BARTRAM PARK CCD  
**Address:** 475 WEST TOWN PLACE, STE 114

1-31-513-48

**City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003101717-01  
**Start:** 10/15/2018

**Caller:** SHELBY STEPHENS  
**Issues:** 2

**Paytype:** BILL  
**Stop:** 10/22/2018

**Placement:** SA Legals

**Rep:** Melissa Rhinehart

**Copy Line:** NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE IS

OCT 23 2018



Mon, Oct 22, 2018  
7:50:09AM

## Legal Ad Invoice

# The St. Augustine Record

Lines	106
Depth	9.00
Columns	1
Price	\$323.10

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTHAM PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Isles of Bartram Park Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 382 acres; generally located west of Interstate 88, south and west of Darby Creek, and north of Racetrack Road, located entirely within St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board"), and individually, "Supervisor", immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 6, 2018  
TIME: 11:00 a.m.  
PLACE: Office of Governmental  
Management Services  
476 West Town Place,  
Suite 114  
St. Augustine, FL 32092

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 476 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 910-6850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up in the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Oliver  
District Manager  
0003101717 October 16, 22, 2018

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD  
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657  
AD# 0003101717-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

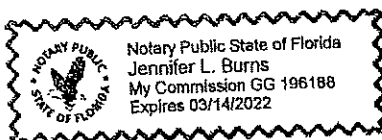
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of LO MEETING AND ELECTION was published in said newspaper on 10/15/2018, 10/22/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this \_\_\_\_\_ day of OCT 22 2018

by Jamie Williams who is personally known to me  
or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)



NOTICE OF LANDOWNERS'  
MEETING AND ELECTION AND  
MEETING OF THE BOARD OF  
SUPERVISORS OF THE ISLES OF  
BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Isles of Bartram Park Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 682 acres, generally located west of Interstate 95, south and west of Durbin Creek, and north of Racetrack Road, located entirely within St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board"), and individually, "Supervisor". Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 6, 2018  
TIME: 11:00 a.m.  
PLACE: Offices of Governmental Management Services  
476 West Town Place,  
Suite 114  
St. Augustine, FL 32092

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 476 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-8850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requesting special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8777 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Oliver  
District Manager  
0003101717 October 15, 22, 2018



## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 250  
Jacksonville FL 32202

Invoice # 349040  
Date 11/1/2018  
Terms Due on receipt  
Due Date 11/1/2018  
Memo MANAGEMENT SERV...

### Bill To

Isles of Bartram Park CDD  
475 West Town Place  
Suite 250  
Jacksonville FL 32092

RECEIVED  
NOV 01 2018

BY: .....

1.32.538.45501  
18

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00



**YELLOWSTONE**  
LANDSCAPE

**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

### Invoice

**Invoice:** INV-0000237974  
**Invoice Date:** November 15, 2018

**Account:** 26982  
**PO Number:**

**Bill To:**

Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10JX1248.102  
**Property Name:** Isles of Bartram CDD  
**Terms:** NET 30

**Invoice Due Date:** December 15, 2018  
**Invoice Amount:** \$2,328.28  
**Month of Service:** November 2018

Description	Quantity	Unit Price	Amount
Monthly Landscape Maintenance			1,545.43
Fert/Pest Control			593.26
Palm Pruning			70.21
Irrigation			119.38

**RECEIVED**  
NOV 19 2018

BY: \_\_\_\_\_

**Invoice Total** 2,328.28

Should you have any questions or inquiries please call (386) 437-6211.



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

Invoice: INV-0000221127  
Invoice Date: June 30, 2018

Account: 26982  
PO Number:

**Bill To:**

Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114

Saint Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

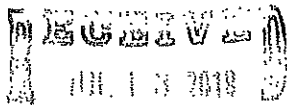
1-32-572-462  
22

Terms: NET 30  
Project Number: 10JX1248.202.00003  
Project Name: Celesti Isle-Summer Annua  
Isles of Bartram CDD

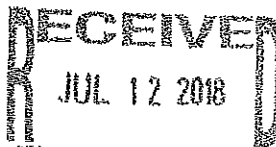
Invoice Due Date: July 30, 2018  
Invoice Amount: \$1,957.50

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
Summer Annual Flower Rotation Per Proposal	1.00	1,957.50	\$1,957.50

**Invoice Total \$1,957.50**



BY: .....



BY: .....

Should you have any questions or inquiries please call (386) 437-6211.



## YELLOWSTONE LANDSCAPE

### Enhancement Proposal

Job Name:	Summer Annual Flower Rotation	Proposal #	
Property Name:	Celestina CDD Isle of Bartram	Date:	March 15, 2018
Client:	Isle of Bartram		
Address:			
City/State/Zip:			
Phone:			

Yellowstone Landscape will complete the work described below:

#### Description

Summer annual flower rotation

#### Project Pricing Summary

Materials & Labor	1,957.50
Equipment	-
Site & Additional Services	-
Total Price	\$ 1,957.50

#### ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Contracted Pre-Approval

Prepared by:

Bradley Poor

Date:

Date: March 15, 2018

Internal Use Only	
Project Number: 10Jx 1248. 202. 00003	District: Jacksonville
PO Reference:	Date Work Completed: 6/26/18

## EXHIBIT C - Proposal Pricing Worksheet



## PROPOSAL PRICING WORKSHEET

Community Name: CelestinaProposal Pricing Date: Yellowstone Landscape 10/16/2017

A. REGULAR MONTHLY SERVICES - These services are described in the Scope of Services in Exhibit A.				
	Service Area	Monthly Price	Units	Scope
A.1	Isle of Bartram CDD	\$ 2,928.28	Lump Sum	Exhibit A: Section 1, 2 & 3
A.2	Celestina Master	\$ 4,504.36	Lump Sum	Exhibit A: Section 1, 2 & 3
A.3	Celestina North Neighborhood	\$ 1,617.23	Lump Sum	Exhibit A: Section 1, 2 & 3

B. PROGRAMMED SERVICES - These services will be pre-approved and scheduled to maximize community appearance.				
	Service & Area	Season	Price	
B.1	Isle of Bartram CDD			Circle One
B1.1	Mulching	Spring (March-June)	\$ 5,724.00	Full
	Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial:	Summer (July-Sept)		Full / Partial / None
		Fall (October-Dec)	\$ 5,724.00	Full
		Winter (Jan-Feb)		Full / Partial / None
				Type of Annual
B1.2	Annuals	Spring (March-June)	\$ 1,957.50	standard
	Please select the seasons proposed for annual rotation in this service area and proposed type of annuals.	Summer (July-Sept)	\$ 1,957.50	standard
		Fall (October-Dec)	\$ 1,957.50	standard
		Winter (Jan-Feb)	\$ 1,957.50	standard

**Poor, Bradley**

---

**From:** Donna Quindlen <dquindlen@vestapropertyservices.com>  
**Sent:** Wednesday, June 6, 2018 11:30 AM  
**To:** Poor, Bradley  
**Subject:** RE: Flowers

Yes, that's fine

Donna Quindlen, LCAM  
Portfolio Manager



200 Business Park Circle  
Suite 109  
St. Augustine, FL 32095  
386-439-0134  
866-864-3488 toll free  
386-439-4256 fax  
<http://www.VestaPropertyServices.com/Northeast/>  
<https://www.facebook.com/VestaPropertyServicesNortheast/>

---

**From:** Poor, Bradley <bpoor@yellowstonelandscape.com>  
**Sent:** Wednesday, June 6, 2018 11:28 AM  
**To:** Donna Quindlen <dquindlen@vestapropertyservices.com>  
**Subject:** Flowers

The pre-approved amount for the flowers is for July but they need to be replaced sooner if we can. Can I go ahead and schedule them?





**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

## Invoice

**Invoice:** INV-0000219606  
**Invoice Date:** July 1, 2018

**Account:** 26982  
**PO Number:**

**Bill To:**

Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092

**Remit To:**

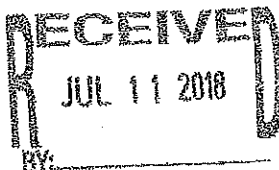
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10JX1248.102  
**Property Name:** Isles of Bartram CDD  
**Terms:** NET 30

**Invoice Due Date:** July 31, 2018  
**Invoice Amount:** \$2,328.28  
**Month of Service:** July 2018

1,32,572.462  
22

Description	
Monthly Landscape Maintenance	1,545.43
Fert/Pest Control	593.26
Palm Pruning	70.21
Irrigation	119.38



**Invoice Total** 2,328.28

Should you have any questions or inquiries please call (386) 437-6211.



**YELLOWSTONE**  
LANDSCAPE

**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

Invoice: INV-0000223285  
Invoice Date: August 1, 2018

Account: 26982  
PO Number:

**Bill To:**

Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092

**Remit To:**

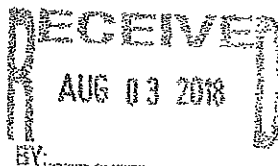
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

Project Number: 10JX1248.102  
Property Name: Isles of Bartram CDD  
Terms: NET 30

Invoice Due Date: August 31, 2018  
Invoice Amount: \$2,328.28  
Month of Service: August 2018

1.32.572.462  
27

Description		Amount
Monthly Landscape Maintenance		1,545.43
Fert/Pest Control		593.26
Palm Pruning		70.21
Irrigation		119.38



Invoice Total 2,328.28

Should you have any questions or inquiries please call (386) 437-6211.



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

## Invoice

**Invoice:** INV-0000227356  
**Invoice Date:** September 1, 2018

**Account:** 26982  
**PO Number:**

**Bill To:**

Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092

**Remit To:**

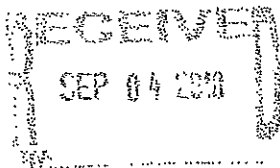
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10JX1248.102  
**Property Name:** Isles of Bartram CDD  
**Terms:** NET 30

**Invoice Due Date:** October 1, 2018  
**Invoice Amount:** \$2,328.28  
**Month of Service:** September 2018

1-32-572-462  
22

Description	Amount
Monthly Landscape Maintenance	1,545.43
Fert/Pest Control	593.26
Palm Pruning	70.21
Irrigation	119.38



**Invoice Total** 2,328.28

Should you have any questions or inquiries please call (386) 437-6211.



BNY MELLON

The Bank of New York Mellon  
Trust Company, N.A.

## Second Notice

000067 XBFRSD01 000000

Governmental Management Services, LLC  
Attn: Jim Oliver  
475 West Town Place, Suite 114  
World Golf Village  
St Augustine, FL 32092

Invoice Number: 252-2136581  
 Account Number: ISLES2017  
 Invoice Date: 17-Sep-18  
 Cycle Date: 01-Aug-18  
 Administrator: Thomas Radicioni  
 Phone Number: (904) 645-1985  
 Currency: USD

Isles of Bartram Park Community Development District Special Assessment Bonds, Series 2017

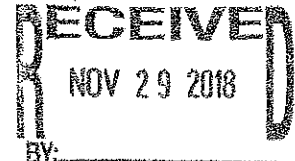
	Quantity	Rate	Proration	Subtotal	Total
<b>Flat</b>					
Administration Fee		1,315.13	33		4,000.00
For the period: August 01, 2018 to July 31, 2019		16			
Invoice Total:				4,000.00	
Satisfied To Date:				0.00	
Balance Due:				4,000.00	

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.  
 Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.  
 The Bank of New York Mellon Trust Company, N.A is located at 400 South Hope Street - Suite 400,  
 Los Angeles, CA 90071

Check Payment Instructions:  
 The Bank of New York Mellon  
 Corporate Trust Department  
 P.O. Box 392013  
 Pittsburgh, PA 15251-9013  
 Please enclose billing stub.

Wire and ACH Payment Instructions:  
 The Bank of New York Mellon  
 ABA Number 021000018  
 Account Number 8901245259

Please reference Invoice Number: 252-2136581



## Billing Stub

Isles of Bartram Park Community Development District Special Assessment  
Bonds, Series 2017

Invoice Number: 252-2136581  
 Account Number: ISLES2017  
 Invoice Date: 17-Sep-18  
 Cycle Date: 01-Aug-18  
 Administrator: Thomas Radicioni  
 Phone Number: (904) 645-1985  
 Amount: 4,000.00 USD

000000634488252021365810000000000004000001

**Crystal Clean Pool Service, Inc**

9020-1 Berry Ave.

Jacksonville, Florida 32211

904-855-8884

crystalcleanpools@comcast.net

**Invoice****BILL TO**

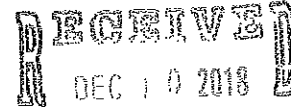
Celestina Fountain

Isles of Bartram Park C.D.D.

475 West Town Place

Suite 114

St. Augustine, FL 32092

**BY:** .....

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M20534	12/10/2018	\$450.00	01/09/2019	Net 30	

**P.O. NUMBER**

November

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service	1	450.00	450.00
Monthly Fountain Service			

**BALANCE DUE****\$450.00**

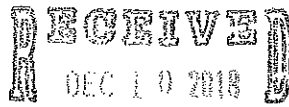
1-32-572-463

21

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 55  
Invoice Date: 12/1/18  
Due Date: 12/1/18  
Case:  
P.O. Number:



**Bill To:**

Isles of Bartram Park CDD  
475 West Town Place  
Suite 114  
At. Augustine, FL 32092

BY: .....

Description	Hours/Qty	Rate	Amount
Management Fees - December 2018 1.31.513.34		3,750.00	3,750.00
Information Technology - December 2018 1.31.513.351		133.33	133.33
Dissemination Agent Services - December 2018 1.31.513.312		583.33	583.33
Office Supplies 1.31.513.51		0.39	0.39
Postage 1.31.513.42	1	6.11	6.11
Copies 1.31.513.425		36.90	36.90
Total			\$4,510.06
Payments/Credits			\$0.00
Balance Due			\$4,510.06



## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 250  
Jacksonville FL 32202

Invoice #  
Date

349918  
12/1/2018

Terms  
Due Date  
Memo

Due on receipt  
12/1/2018  
MANAGEMENT SERV...

RECEIVED  
DEC 10 2018

**Bill To**

Isles of Bartram Park CDD  
475 West Town Place  
Suite 250  
Jacksonville FL 32092

BY: .....

132.538.45501  
18

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00



**YELLOWSTONE**  
LANDSCAPE

**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000233484  
**Invoice Date:** October 1, 2018

**Account:** 26982  
**PO Number:**

**Bill To:**

Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

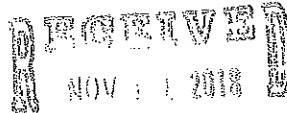
Saint Augustine, FL 32092

**Project Number:** 10JX1248.102  
**Property Name:** Isles of Bartram CDD  
**Terms:** NET 30

**Invoice Due Date:** October 31, 2018  
**Invoice Amount:** \$2,328.28  
**Month of Service:** October 2018

1-32-572-462  
22

Description	Current Amount
Monthly Landscape Maintenance	1,545.43
Fert/Pest Control	593.26
Palm Pruning	70.21
Irrigation	119.38



BY: .....

**Invoice Total** 2,328.28

Should you have any questions or inquiries please call (386) 437-6211.





**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

## Invoice

**Invoice:** INV-0000215564  
**Invoice Date:** June 1, 2018

**Account:** 26982  
**PO Number:**

**Bill To:**  
Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114

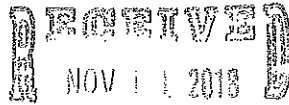
**Remit To:**  
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017  
1-32-572-462  
22

Saint Augustine, FL 32092

**Project Number:** 10TX1248.102  
**Property Name:** Isles of Bartram CDD  
**Terms:** NET 30

**Invoice Due Date:** July 1, 2018  
**Invoice Amount:** \$2,328.28  
**Month of Service:** June 2018

Description	Current Amount
Monthly Landscape Maintenance	1,545.43
Fert/Pest Control	593.26
Palm Pruning	70.21
Irrigation	119.38



BY: .....

**Invoice Total** 2,328.28

Should you have any questions or inquiries please call (386) 437-6211.



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

Invoice: INV-0000233566  
Invoice Date: September 30, 2018

Account: 26982  
PO Number:

**Bill To:**  
Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114  
  
Saint Augustine, FL 32092

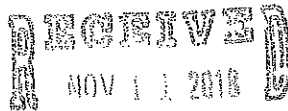
**Remit To:**  
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-32-572-462  
ZZ

Terms: NBT 30  
Project Number: 10JX1248.202.00004  
Project Name: Celest Isle-Mulch Applica

Invoice Due Date: October 30, 2018  
Invoice Amount: \$5,724.00

Description	Quantity	Price	Total Price
Mulch Application @ Isle of Bartram Per Proposal	1.00	5,724.00	\$5,724.00



Invoice Total \$5,724.00

BY: .....

Should you have any questions or inquiries please call (386) 437-6211.



# YELLOWSTONE

LANDSCAPE

## Enhancement Proposal

Job Name: Mulch Application  
Property Name: Celestina - Isle of Bartram 10JX1248  
Client: Patti Brown  
Address:  
City/State/Zip:  
Phone:

Proposal #  
Date: September 21, 2018

Yellowstone Landscape will complete the work described below:

Description  
Mulch Application

Materials & Services	Quantity	Unit Price	Total
Mulch	1	\$ 5,724.00	\$ 5,724.00

**TOTAL PRICE** \$ 5,724.00

### ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.  
Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:  
See attached

Prepared by:  
Bradley Poor

Date:

Date: September 21, 2018

Internal Use Only	
Project Number: 10JX1248-202-00004	District: Jacksonville
PO Reference:	Date Work Completed:

# EXHIBIT C - Proposal Pricing Worksheet



## PROPOSAL PRICING WORKSHEET

Community Name: Celestina

Proposal Pricing Date: Yellowstone Landscape 10/16/2017

A. REGULAR MONTHLY SERVICES - These services are described in the Scope of Services in Exhibit A.				
	Service Area	Monthly Price	Units	Scope
A.1	Isle of Bartram CDD	\$ 2,328.28	Lump Sum	Exhibit A: Section 1, 2 & 3
A.2	Celestina Master	\$ 4,504.36	Lump Sum	Exhibit A: Section 1, 2 & 3
A.3	Celestina North Neighborhood	\$ 1,617.23	Lump Sum	Exhibit A: Section 1, 2 & 3

B. PROGRAMMED SERVICES - These services will be pre-approved and scheduled to maximize community appearance.				
	Service & Area	Season	Price	
B.1	Isle of Bartram CDD			Circle One
B1.1	Mulching	Spring (March-June)	\$ 5,724.00	Full
	Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial.	Summer (July-Sept)		Full / Partial / None
		Fall (October-Dec)	\$ 5,724.00	Full
		Winter (Jan-Feb)		Full / Partial / None
				Type of Annual
B1.2	Annuals	Spring (March-June)	\$ 1,957.50	standard
	Please select the seasons proposed for annual rotation in this service area and proposed type of annuals.	Summer (July-Sept)	\$ 1,957.50	standard
		Fall (October-Dec)	\$ 1,957.50	standard
		Winter (Jan-Feb)	\$ 1,957.50	standard

<b>B.2</b>	<b>Celestina Master</b>				<u>Circle One</u>
<b>B2.1</b>	<b>Mulching</b>	Spring (March-June)	\$ 9,987.00		Full
	<i>Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial.</i>	Summer (July-Sept)			Full / Partial / None
		Fall (October-Dec)	\$ 9,987.00		Full
		Winter (Jan-Feb)			Full / Partial / None
					<u>Type of Annual</u>
<b>B2.2</b>	<b>Annals</b>	Spring (March-June)	\$ 841.05		standard
	<i>Please select the seasons proposed for annual rotation in this service area and proposed type of annuals.</i>	Summer (July-Sept)	\$ 841.05		standard
		Fall (October-Dec)	\$ 841.05		standard
		Winter (Jan-Feb)	\$ 841.05		standard
<b>B.3</b>	<b>Celestina North Neighborhood</b>				<u>Circle One</u>
<b>B3.1</b>	<b>Mulching</b>	Spring (March-June)	\$ 2,550.00		Full
	<i>Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial.</i>	Summer (July-Sept)			Full / Partial / None
		Fall (October-Dec)	\$ 2,550.00		Full
		Winter (Jan-Feb)			Full / Partial / None
					<u>Type of Annual</u>
<b>B3.2</b>	<b>Annals</b>	Spring (March-June)			
	<i>Please select the seasons proposed for annual rotation in this service area and proposed type of annuals.</i>	Summer (July-Sept)			
		Fall (October-Dec)			
		Winter (Jan-Feb)			

PROPOSAL CLARIFICATIONS	
EXCLUSIONS	
Playground Mulch replenishment excluded from mulch pricing.	
Top Choice Insecticide applications for amenity center is excluded and priced at \$1,400 for a blanket app.	
Large tree area at cul de sac on Amallura is excluded from mulch replenishment	
Pine Straw replenishment is excluded, Natural Pine straw beds were observed in COD and HOA Sections	
CLARIFICATIONS	
Palm Pruning is included in regular monthly service pricing and at 2(x) occurrences	
Bermuda turf fertilization was estimated at 6(x) versus 4(x) in scope	
Pricing is based on 52 services	
SUFFICIENT MAN POWER IS SUPPORTED BY OUR PRICING TO PROVIDE A HIGH LEVEL OF SERVICE	



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

Invoice: INV-0000233567  
Invoice Date: September 30, 2018

Account: 26982  
PO Number:

**Bill To:**

Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114

Saint Augustine, FL 32092

**Remit To:**

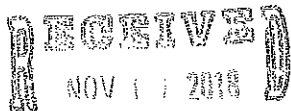
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-32-572-462  
22

Terms: NET 30  
Project Number: 10JX1248.202.00005  
Project Name: Celest Isle-Fall Annual

Invoice Due Date: October 30, 2018  
Invoice Amount: \$1,957.50

Description	Quantity	Price	Total Price
Fall Annual Flower Rotation Per Proposal	1.00	1,957.50	\$1,957.50



Invoice Total \$1,957.50

BY: .....

Should you have any questions or inquiries please call (386) 437-6211.



## YELLOWSTONE LANDSCAPE

### Enhancement Proposal

Job Name: Fall Annual Flower Rotation  
Property Name: Celestina - Isle of Bartram  
Client: Patti Brown  
Address:  
City/State/Zip:  
Phone:

Proposal #  
Date: September 21, 2018

Yellowstone Landscape will complete the work described below:

**Description**  
Fall Annual Flower Rotation

Materials & Services	Quantity	Unit Price	Total
Annuals	1	\$ 1,957.50	\$ 1,957.50

**TOTAL PRICE** \$ 1,957.50

### ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:  
See attached

Prepared by:  
*Bradley Poor*

Date:

Date: September 21, 2018

Internal Use Only	
Project Number: 10JX/241.202.00005	District: Jacksonville
PO Reference:	Date Work Completed:

# EXHIBIT C - Proposal Pricing Worksheet



## PROPOSAL PRICING WORKSHEET

Community Name: Celestina

Proposal Pricing Date: Yellowstone Landscape 10/16/2017

A. REGULAR MONTHLY SERVICES - These services are described in the Scope of Services in Exhibit A.				
	Service Area	Monthly Price	Units	Scope
A.1	Isle of Bartram CDD	\$ 2,328.28	Lump Sum	Exhibit A: Section 1, 2 & 3
A.2	Celestina Master	\$ 4,504.36	Lump Sum	Exhibit A: Section 1, 2 & 3
A.3	Celestina North Neighborhood	\$ 1,617.23	Lump Sum	Exhibit A: Section 1, 2 & 3

B. PROGRAMMED SERVICES - These services will be pre-approved and scheduled to maximize community appearance.				
	Service & Area	Season	Price	
B.1	Isle of Bartram CDD			<u>Circle One</u>
B1.1	Mulching	Spring (March-June)	\$ 5,724.00	Full
	Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial.	Summer (July-Sept)		Full / Partial / None
		Fall (October-Dec)	\$ 5,724.00	Full
		Winter (Jan-Feb)		Full / Partial / None
				<u>Type of Annual</u>
B1.2	Annuals	Spring (March-June)	\$ 1,957.50	standard
	Please select the seasons proposed for annual rotation in this service area and proposed type of annuals.	Summer (July-Sept)	\$ 1,957.50	standard
		Fall (October-Dec)	\$ 1,957.50	standard
		Winter (Jan-Feb)	\$ 1,957.50	standard



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BNY MELLON

The Bank of New York Mellon  
Trust Company, N.A.

000043 XBFRSD1 000000

Governmental Management Services, LLC  
Attn: Jim Oliver  
475 West Town Place, Suite 114  
World Golf Village  
St Augustine, FL 32092



Invoice Number: 252-2156563  
Account Number: ISLES2015A  
Invoice Date: 29-Nov-18  
Cycle Date: 05-Nov-18  
Administrator: Thomas Radicioni  
Phone Number: (904) 645-1985  
Currency: USD

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2015

Quantity	Rate	Proportion	Subtotal	Total
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Administration Fee 4,000.00

For the period: November 05, 2017 to November 04, 2018

Invoice Total:	4,000.00
Satisfied To Date:	0.00
Balance Due:	4,000.00

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.  
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.  
The Bank of New York Mellon Trust Company, N.A. is located at 400 South Hope Street - Suite 400,  
Los Angeles, CA 90071

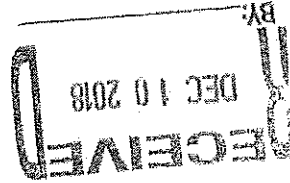
Check Payment Instructions:  
The Bank of New York Mellon  
Corporate Trust Department  
P.O. Box 392013  
Pittsburgh, PA 15251-9013  
Please enclose billing stub.

Wire and ACH Payment Instructions:  
The Bank of New York Mellon  
ABA Number 021000018  
Account Number 8901245259  
Please reference Invoice Number: 252-2156563

1-3-513-33  
LC

## Billing Stub

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2015



Invoice Number:  
Account Number:  
Invoice Date:  
Cycle Date:  
Administrator:  
Phone Number:  
Amount:

252-2156563  
ISLES2015A  
29-Nov-18  
05-Nov-18  
Thomas Radicioni  
(904) 645-1985  
4,000.00 USD

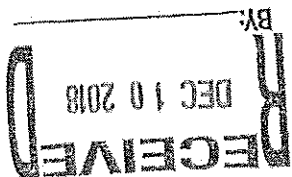
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Page 000001 of 000001

INVOICE

DOR 514





Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

STATEMENT

November 30, 2018

Isles of Barttram Park Community Development Dist

Bill Number 104293  
Billed through 10/31/2018

c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

General Counsel  
IBPCDD 00001 WSH  
1,315.315  
4

FOR PROFESSIONAL SERVICES RENDERED

10/18/18	WSH	Review audit committee minutes; confer with Stephens.	0.20 hrs
10/19/18	WSH	Review and revise minutes; confer with Stephens.	0.20 hrs
10/30/18	KFJ	Review annual invoice fee and update form; confer with Haber.	0.10 hrs
Total fees for this matter			\$106.00

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.10 hrs	\$12.00
Haber, Wesley S.	0.40 hrs	\$94.00
TOTAL FEES		\$106.00

TOTAL CHARGES FOR THIS MATTER

\$106.00

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.10 hrs	\$12.00
Haber, Wesley S.	0.40 hrs	\$94.00
TOTAL FEES		\$106.00

TOTAL CHARGES FOR THIS BILL

\$106.00

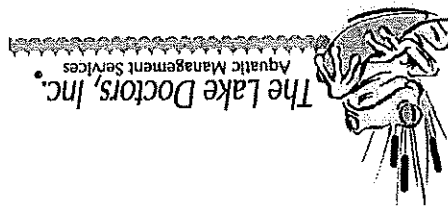
Please include the bill number on your check.

# INVOICE

Invoice #	401855
Account #	721658
Invoice Date	12/1/2018
Due Date	12/1/2018
Rep	MAS

Invoice Questions:  
Lakes@lakedoctors.com  
Payment Questions:  
Payments@lakedoctors.com

3543 State Road 419, Winter Springs, FL 32708  
PH: 800-666-5253



Bill To	CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092
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P.O. No.	
Terms	NET 10 DAYS
Invoice Date Reflects Month of	Service Provided

Item	Description	Amount
	Monthly Water Management Service	1,170.00
		1-32-572-461 20
		RECEIVED DEC 14 2018
		Customer Total Balance \$4,680.00
		Total Invoice \$1,170.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit [www.lakedoctors.com](http://www.lakedoctors.com) for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Amount Enclosed	
Invoice #	401855
Account #	721658
Date	12/1/2018

Go Green! Contact us at [Payments@lakedoctors.com](mailto:Payments@lakedoctors.com) to have your invoices emailed.

Bill To	CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092
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For address and contact updates, please email us at [Frontdesk@lakedoctors.com](mailto:Frontdesk@lakedoctors.com).

The Lake Doctors, Inc.  
3543 State Road 419  
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW
Card # _____
Mastercard _____ Visa _____ American Express _____
Card Verification # _____
Exp. Date # _____
Print Name _____
Billing Address: _____ Check box if same as above
Signature _____



Landscapes Professionals  
Post Office Box 849 || Bunnell FL 32110  
Tel 386.437.6211 || Fax 386.586.1286

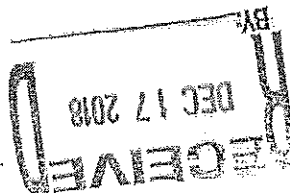
# Invoice

Invoice: JAX 411  
Invoice Date: December 15, 2018  
Remit To: Yellowstone Landscapes  
PO Box 101017  
Atlanta, GA 30392-1017  
Remit To: 22  
1,32,572.462

Bartram Park Owners Association  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092  
Property Name: Celestina-Isles of Bartram CDD  
Terms: Net 30  
Month of Service: December 2018  
Invoice Due Date: January 14, 2019  
Invoice Amount: \$2,328.27

Description	Amount
Monthly Landscape Maintenance	\$2,328.27

Invoice Total \$2,328.27



Should you have any questions or inquiries please call (386) 437-6211.

**Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
December 21, 2018	\$184.70	Jim Oliver

Payable to:

Joseph Panchula (#26)
-----------------------

Date Check Needed:

Budget Category:

ASAP	1-31-513-11000
------	----------------

Intended Use of Funds Requested:

Reissue Payroll Check
(Attach supporting documentation for request.)

# Invoice

Governmental Management Services, LLC

1001 Bradford Way  
Kingsston, TN 37763

**RECEIVED**  
JAN 08 2019

BY: .....

Bill To:  
Isles of Bartram Park CDD  
475 West Town Place  
Suite 114  
At. Augustine, FL 32092

Invoice #: 56  
Invoice Date: 1/1/19  
Due Date: 1/1/19  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - January 2019 1.31.513.34 Information Technology - January 2019 1.31.513.351 Dissemination Agent Services - January 2019 1.31.513.312 Office Supplies 1.31.513.51 Postage 1.31.513.42 Copies 1.31.513.425 Telephone 1.31.513.411		3,750.00 133.33 583.33 0.84 13.37 135.00 6.38	3,750.00 133.33 583.33 0.84 13.37 135.00 6.38
Total			\$4,622.25
Payments/Credits			\$0.00
Balance Due			\$4,622.25

Vesta

Invoice

Vesta Property Services, Inc.  
 245 Riverside Avenue  
 Suite 250  
 Jacksonville FL 32202

Bill To  
 Isles of Bartram Park CDD  
 475 West Town Place  
 Suite 250  
 Jacksonville FL 32092

PAID  
 JAN 12 2019

Invoice #  
 Date  
 Terms  
 Due Date  
 Memo

351091  
 1/1/2019  
 Due on receipt  
 1/1/2019  
 MANAGEMENT SERV..

1-32-538-45501  
 18

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00