



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting October 11, 2023

**District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950**

www.harbouragecdd.org

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AGENDA

Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL 34203

District Board of Supervisors

Mike Malik	Chairman
Michael Monti	Vice Chairman
James Burke	Assistant Secretary
Brenda Landers	Assistant Secretary
Denice Rogers	Assistant Secretary

District Manager	Christina Newsome	Rizzetta & Company, Inc.
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District Counsel	John Vericker	Straley & Robin
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District Engineer	Rick Schappacher	Schappacher Engineering
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All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview, FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.harbouragecdd.org

Board of Supervisors
Harbourage at Braden River Community
Development District

October 3, 2023

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District will be held on **Wednesday, October 11, 2023, at 1:00 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Review of Landscape Report
 - D. Aquatic Maintenance
 1. Presentation of Waterway Inspection Report.....Tab 1
 - E. Clubhouse Manager
 1. Presentation of Operations and Maintenance Report.....Tab 2
 - F. District Manager
 1. Presentation of District Manager's Report.....Tab 3
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 13, 2023.....Tab 4
 - B. Consideration of Operation and Maintenance Expenditures for August 2023.....Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of Third Addendum for Professional Amenity Services.....Tab 6
 - B. Ratification of Hoover Pressure Tank and Replacement Proposal.....Tab 7
 - C. Ratification of Hoover VFD Replacement Proposal..... Tab 8
 - D. Ratification of Mallory Park Mulch Proposal..... Tab 9
 - E. Discussion of Mallory Square Park
 - F. Review of Capital Outlay.....Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Christina Newsome
Christina Newsome
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-09-25

Prepared for:

Ms. Christina Newsome, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:

Alex Johnson, Service Manager

Sarasota Field Office
[SOLITUDELAKEMANAGEMENT.COM](https://www.solitudelakemanagement.com)
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 1, 2, 3 3

PONDS 4, 5 4

MANAGEMENT/COMMENTS SUMMARY 4-5

SITE MAP 6

Site: 1

Comments:

Normal growth observed

Minor amounts of algae, torpedograss, and alligatorweed noted along the perimeter

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



October, 2023

Site: 2

Comments:

Normal growth observed

Algae noted within pond 2

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



October, 2023

Site: 3

Comments:

Site looks good

Minor amount of slender spikerush noted within pond 3.
Water level is low

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



September, 2023



October, 2023

Site: 4

Comments:

Normal growth observed

Algae observed growing along the perimeter of pond 4

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



October, 2023

Site: 5

Comments:

Site looks good

Trace amounts of torpedograss noted along the perimeter

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2023



October, 2023

Management Summary

Pond #1: Minor amounts of algae, torpedograss, and alligatorweed noted along the perimeter

Pond #2: Algae noted within pond 2

Pond #3: Minor amount of slender spikerush noted within pond 3. Water level is low

Pond #4: Algae observed growing along the perimeter of pond 4

Pond #5: Trace amounts of torpedograss noted along the perimeter

Site	Comments	Target	Action Required
1	Normal growth observed	Surface algae	Routine maintenance next visit
2	Normal growth observed	Surface algae	Routine maintenance next visit
3	Site looks good	Submersed vegetation	Routine maintenance next visit
4	Normal growth observed	Surface algae	Routine maintenance next visit
5	Site looks good	Torpedograss	Routine maintenance next visit



Tab 2

Monthly Manager's Report



HARBOURAGE

AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

5705 Key West Place, Bradenton, FL 34203
Phone: (941) 727-5500

Operations/Maintenance Updates: September 2023

- Schedule clubhouse roof, entry gates, park fence, SR 70 monument, and marina power washing projects with vendors.
- Met with Bloomings Landscape and BOS Chairman to discuss options for park sod area. Awaiting quote.
- Worked with Solitude on lake fountain replacement, payment and schedule.
- Worked with Hoover Pumping on the rapid irrigation pump cycling issue which required replacement of the pressure tank which was leaking, removal of the old unused jockey pump, and replacement of the water cooled VFD (pending parts).
- Scheduled new sidewalk install with Infinity Concrete (10/3).
- Worked with electrician to perform check and repairs to boat lifts after high water due to Hurricane Idalia. Minor repairs performed.
- Working on repairs to low voltage lights due to high water from Hurricane Idalia. Possibly one transformer damaged but still undetermined at this time. More troubleshooting required.
- Made numerous repairs to low voltage lights along marina trail. Replaced two damage fixtures.
- Met with additional pool contractors on resurface of interior of pool and/or pool deck to obtain quotes for project.
- Repairs to several low voltage lights around clubhouse.



Rizzetta & Company

Visitors through Gates: 2,158 (thru 9/25) **Un-named entries:** 602 (27.8%)
Irrigation Water Pumped: 2,188,602 (25 days) gallons pumped **Recorded Rainfall:** 1.41" (8.8" last year)
Marina Waitlist Residents: 1
Oldest Waitlist: September 2023
Marina Leases – New: 3 **Renewals:** 0 **Amendments:** 0 **Vacant Lifts:** 0
Bank Deposits/Amount: \$ 0 **Credit Cards:** \$ 0
New Resident MyEnvera Accounts Set up: 0
Community Events: 22 **Private Events:** 0 **Association Meetings:** 3
Pending Private Events (Parties) – None
Intruder Alarms at Clubhouse/Pool: 0
Trespass Letters/Notices Issued: 0

Pending Items:

Lake augmentation well float out of order, Purchase new one, awaiting installation
Gazebo wood repairs, pending vendor quote
Install water shut off valves at each boat slip (5 to complete)
Repair to walk through gate lock (warranty issue with vendor)
Hole in bank behind Key Largo repair, pending with vendor (COA area)
Roots behind Key Largo, landscaper to take a look on options
Remove old fire hose box at marina, no longer required per MCFD
John's Island bridge fence damage, pending solution.
New solar lights on Marina bridge (purchased but no installed)
New solar panels for emergency gate battery (purchased but not installed yet)

Tab 3



Rizzetta & Company

October 10

District Manager's Report

2023

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 8, 2023
- **FY 2021-2022 Audit Completion Deadline:** March 30, 2023
- **Next Election:** November 2024 Seats: 1 – Mike Malik 2 – Brenda Landers
- **Bonds Eligible for Refunding:** Now – Not currently recommended due to the payoff being almost complete.

<u>FINANCIAL SUMMARY</u>	<u>8/31/2023</u>
General Fund Cash & Investment Balance:	\$386,549
Reserve Fund Cash & Investment Balance:	\$493,952
Debt Service Fund Investment Balance:	\$161,010
Total Cash and Investment Balances:	\$1,041,511
General Fund Expense Variance: \$9,030	Under Budget

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com

Professionals in Community Management

Tab 4

MINUTES OF MEETING

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **Wednesday, September 13, 2023, at 1:02 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik	Chairman
Michael Monti	Vice Chairman
James Burke	Assistant Secretary
Denice Rogers	Assistant Secretary
Brenda Landers	Assistant Secretary

Also present were:

Christina Newsome	District Manager, Rizzetta & Co., Inc.
Tony Gipe	Clubhouse Manager, Rizzetta & Co., Inc.
Rick Schappacher	District Engineer, Schappacher Engineering
Whitney Soosa	District Counsel, Straley and Robin <i>(Via Conference Call)</i>

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Newsome led the Board of Supervisors and all present in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Schappacher had trouble getting in touch with the sidewalk vendor and has contacted another vendor who can be on-site next week to finish the work, the second vendor is willing to split the difference of \$4,500. The Board agreed to

split cost with the second vendor to get the project completed.

C. Landscape Report Update

Mr. Gripe is working with Blooming to address landscape concerns including the fungus issue at the park and removing the surrounding landscape that is causing the issue. The Board requested that the account representative and field tech be present in person at the next meeting.

D. Review of Lake Maintenance Report

The Board reviewed the Lake Maintenance Report to the Board.

E. Clubhouse Manager Report

1. Presentation of Operations and Maintenance Report

Mr. Gipe presented his Operations and Maintenance report to the Board. Mr. Gripe informed the Board that the main gates received preventative maintenance service on 09/12/2023. Staff will work together to prepare a printout with safety requirements for hurricane and/or high water event preparations to be discussed at the next meeting.

F. District Manager

1. Presentation of District Manager's Report

The next regularly scheduled meeting would take place on September 13, 2023, at 1:00 p.m.

Ms. Newsome presented the District Manager report to the Board.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on August 9, 2023**

The Board requested changes to line 41, "the area."

On a motion from Ms. Rogers, seconded by Mr. Malik, the Board unanimously approved the minutes of the Board Supervisors' Regular Meeting held on August 9, 2023, as amended, for the Harbourage at Braden River CDD.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for July
2023**

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously ratified the Operation & Maintenance for July 2023, in the amount of \$36,165.27., for the Harbourage at Braden River CDD.

SIXTH ORDER OF BUSINESS

**Consideration of
Spa Heater Repair Proposal**

On a motion from Mr. Malik seconded by Ms. Landers, the Board unanimously approved the Spa Heater Repair Proposal in the amount of \$449.78, for the Harbourage at Braden River CDD.

SEVENTH ORDER OF BUSINESS

**Consideration of
Tree/Canopy Trimming Proposal**

On a motion from Mr. Monti seconded by Ms. Rogers, the Board unanimously approved Proposal #6147 for \$3,210 from Clean Cut Tree Service, for the Harbourage at Braden River CDD.

EIGHTH ORDER OF BUSINESS

**Consideration of Street
Light Painting Proposal**

The Board took no action on this proposal.

NINTH ORDER OF BUSINESS

**Consideration of Pressure
Washing Proposal**

The Board approved JD Cleaning to power wash the marina docks and pedestals. The Board also approved the Daystar Exterior Cleaning proposal and will power wash the entry gates and park fence.

On a motion from Mr. Malik seconded by Mr. Monti, the Board unanimously accepted the proposal from JD Cleaning and Daystar Exterior Cleaning for pressure washing, for the Harbourage at Braden River CDD.

TENTH ORDER OF BUSINESS

**Consideration of Fountain Repair
or Replacement Proposal**

The Board approved the quote from Solitude in the amount of \$15,500 to be paid out of the Capital reserve fund.

On a motion from Mr. Malik seconded by Ms. Landers, the Board unanimously approved the Fountain Replacement Proposal from Solitude in the amount of \$15,500, for the Harbourage at Braden River CDD.

ELEVENTH ORDER OF BUSINESS

**Consideration of Annual
Pool Service Agreement**

On a motion from Ms. Landers seconded by Ms. Rogers, the Board ratified the annual pool service agreement in the amount of \$560 a month for monthly commercial pool service, for the Harbourage at Braden River CDD.

TWELFTH ORDER OF BUSINESS

**Consideration of HVAC
Annual Maintenance
Agreement**

On a motion from Mr. Malik seconded by Ms. Landers, the Board unanimously approved the HVAC annual maintenance agreement, for the Harbourage at Braden River CDD.

THIRTEENTH ORDER OF BUSINESS

**Discussion of Hurricane
Idalia Update**

An electrician is scheduled on 09/13/2023 to perform any repairs that might be needed at the Marina.

FOURTEENTH ORDER OF BUSINESS

Review of Capital Outlay

Ms. Newsome presented the Capital Outlay to the Board. There were no updates.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Malik informed the Board that the trail markers have been installed. He also informed the Board that the irrigation pumps are being strained due to residents over watering, the Board and Staff are looking into ways to lessen the strain.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Landers, seconded by Ms. Rogers, the Board unanimously adjourned the CDD Board meeting at 2:29 p.m., for the Harbourage at Braden River CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 5

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · TAMPA, FLORIDA · (813) 533-2950

MAILING ADDRESS - 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

www.harbouragecdd.org

Operation and Maintenance Expenditures August 2023 For Board Approval

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

The total items being presented: **\$25,399.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bloomings Landscape & Turf Management, Inc.	100329	2023-02748	Irrigation Maintenance 07/23	\$ 189.00
Bloomings Landscape & Turf Management, Inc.	100329	2023-02749	Irrigation Maintenance 07/23	\$ 282.00
Bloomings Landscape & Turf Management, Inc.	100329	2023-02753	Landscape Maintenance 07/23	\$ 248.00
Bloomings Landscape & Turf Management, Inc.	100347	2023-02952	Monthly Grounds Maintenance 08/23	\$ 5,439.00
Brenda Landers	100336	BL080923	Board of Supervisors Meeting 08/09/23	\$ 200.00
COMCAST	202308-1	8535 10 045 0011288 08/23 Auto Draft	Rec Center Cable/Internet 08/23	\$ 118.25
COMCAST	202308-2	8535100450006759 08/23 Auto Draft	Rec Center Cable/Internet 08/23	\$ 380.83
Denice Rogers	100337	DR080923	Board of Supervisors Meeting 08/09/23	\$ 200.00
Elite Heating & Air, Inc.	100338	3089143	Heating/AC Repair 08/23	\$ 104.00
Fields Consulting Group, LLC	100330	3144	Sign Painting 07/23	\$ 700.00
Florida Department of Revenue	100334	Sale Tax 07/23	Sale Tax 07/23	\$ 131.56
Florida Power & Light Company	100333	Harbourage FPL Electric Summary 07/23	FPL Electric Summary 07/23	\$ 2,244.73
Frontier Florida, LLC	100327	941-753-1478-093004-5 08/23	941-753-1478-Pool House 08/23	\$ 198.06
Harbourage a Braden River CDD	DC 083123	DC 083123	Debit Card Replenishment 08/31/23	\$ 2,023.85
Hidden Eyes, LLC	100331	729606	Gate Access Monitoring 08/23	\$ 3,793.97
Hidden Eyes, LLC	100331	730035	Burglar Alarm Monitoring 08/23-10/23	\$ 1,363.53

Harbourage at Braden River Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
James M. Burke	100339	JB080923	Board of Supervisors Meeting 08/09/23	\$ 200.00
McClatchy Company, LLC	100340	205087	Account #21367 Legal Advertising 07/23	\$ 261.58
Michael J Monti	100341	MMN080923	Board of Supervisors Meeting 08/09/23	\$ 200.00
Michael V. Malik	100342	MML080923	Board of Supervisors Meeting 08/09/23	\$ 200.00
Pools by Lowell, Inc.	100346	60951342	Service & Repair 08/23	\$ 392.28
Pools by Lowell, Inc.	100348	60774731	Monthly Pool Service 08/23	\$ 510.00
Rizzetta & Company, Inc.	100328	INV0000082213	District Management Fees 08/23	\$ 3,570.59
Rizzetta & Company, Inc.	100332	INV0000082321	Amenity Management/Personnel 08/23	\$ 2,023.28
Rizzetta & Company, Inc.	100335	INV0000082351	Cell Phone and Auto Mileage Expenses 07/23	\$ 70.31
Schappacher Engineering, LLC	100343	2502	Engineering Services 07/23	\$ 200.00
Shaylee Kalambaheti	100344	052223 Kalambaheti	Clubhouse Rental Deposit Refund 05/23	\$ 100.00
Solitude Lake Management, LLC	100349	PSI-98619	Lake & Pond Management Services 08/23	\$ 36.80
Water Boy Inc.	100345	24143093	Water Delivery 08/23	<u>\$ 17.90</u>
Report Total				<u>\$ 25,399.52</u>

Tab 6

THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Third Addendum to the Contract for Professional Amenity Services (this “**Third Addendum**”), is made and entered into as of the 2023 day of October 1st (the “**Effective Date**”), by and between Harbourage Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hernando County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum 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 is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Third Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Harbourage
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2023 to September 30, 2024**.

PERSONNEL:

Clubhouse Manager

Part Time Personnel (20 hours per week)

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 23,720.
General Management and Oversight ⁽²⁾	\$ 11,280.
Total Services Cost:	\$ 35,000.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day-to-day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 7



Proposal

Proposal# SPN100565
Proposal Date: 9/20/2023
Valid Until: 10/20/2023

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Customer # 5864
Harborage at Braden River Community Development

9428 Camden Field Parkway
Riverview, FL 33578
Tel: 813.533.2950 Fax: 813-935-6212

Job Site: 5074
Harbourage
SR 70 and Natalie Way
Bradenton, FL 34203
Tel: 941-650-2780 Contact: Tony Gipe
Model# HCF-25J5PDV-460/3-HMR3L-Z

Nature of Service:

S/O -- Pressure Tank Replacement

During the service visit our technician found that the pressure tank has failed. A failed tank will cause the pumps to cycle which will reduce their useful life and cause damage to the irrigation piping and fittings. Replacement is necessary for this system to operate as designed.

Hoover proposes the following:

- Remove and dispose faulty pressure tank
- Re-pipe with Copper or galvanized pipe and fittings to accommodate the new pressure tank, (NO PVC Pipe or Fittings MAY BE USED)
- Properly pressurize the bladder tank with air compressor to match the system control settings. If this procedure is not done correctly the pumping station will start and stop with increased frequency resulting in shortened pump station and irrigation pipe fitting component life.
- Test and calibrate operational settings.

Sub Total: \$3,352.65

Grand Total: \$3,352.65

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted By:
Hoover Pumping Systems, Corp.

Charles Gleason

Accepted By:
Harborage at Braden River Community Development

Signature/ Printed Name/ Date

Michael V. Malik 9/21/2023

Tab 8



Proposal

Proposal# SPN100562
Proposal Date: 9/20/2023
Valid Until: 10/20/2023

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Customer # 5864
Harborage at Braden River Community Development

9428 Camden Field Parkway
Riverview, FL 33578
Tel: 813.533.2950 Fax: 813-935-6212

Job Site: 5074
Harbourage
SR 70 and Natalie Way
Bradenton, FL 34203
Tel: 941-650-2780 Contact: Tony Gipe
Model# HCF-25J5PDV-460/3-HMR3L-Z

Nature of Service:

S/O -- Variable Frequency Drive (VFD) Replacement (Remove Jockey and discharge)

Eliminate non-functional Heat exchanger (no longer needed for this design) and obsolete VFD and install 30 HP 460/3 Nema 12 VFD outside control panel. Will remove jockey (no longer needed as part of this design) and discharge to make room for VFD.

Hoover proposes to:

- Remove jockey and discharge (No longer needed) to make room for VFD stand.
- Disconnect existing wires and wire new VFD to control panel and motor
- Program new VFD for system and PLC
- Test and calibrate system for proper operation.
- Non-functional heat exchanger and obsolete VFD will be disconnected and left in place.

Sub Total: \$4,943.42

Grand Total: \$4,943.42

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted By:
Hoover Pumping Systems, Corp.

Charles Gleason

Accepted By:
Harborage at Braden River Community Development

9/22/2023
Signature/ Printed Name/ Date

Tab 9

Bloomings

Landscape & Turf Management Inc.

Harborage CDD

Bloomings Landscape is proposing to provide the labor and materials for the work listed below. Please initial next to approved work.

Remove the declining turf within the park area and install the weed mat and install 30 cubic yards of play safe Melaleuca mulch. Please note: The weed mat is included at no charge.

Total cost: \$3,350.00

Total due upon the completion of the project.

Harborage CDD wishes to be provided with the services (defined above) by Bloomings Landscape and agrees to the terms and conditions of this proposal.

Harborage CDD

Authorized Rep.

Michael V. Malin

Date 9/27/23

Bloomings Landscape

Authorized Rep.

Date _____

Tab 10

Habourage at Braden River CDD Capital Outlay Items 2023-2024

Item Description	Approximate Cost	Comments
Pool Resurfacing	\$50,000	New FY