



Carrollwood Recreation District
April 10, 2023

Board of Trustees

Executive Committee Meeting - 6:00 p.m.

Mark Snellgrove
President

Regular Meeting Agenda - 6:30 p.m.

Dr. Anna Brown
Vice President
Recreation Center/
Tennis Chairwoman

1. Call Regular Meeting to Order

2. Roll Call

3. Determination of Quorum

Mark Georgiades
Treasurer

4. Public Comment

Joseph Costa
Secretary

5. Motion to Approve the Consent Agenda

Michael Carelli
Original Carrollwood
Park Chairman

- Approval of April 10, 2023, Regular Meeting Agenda
- Approval of March 2023, Independent Accountant's Compilation Report
- Approval of March 13, 2023, Executive Committee Meeting Minutes
- Approval of March 13, 2023, Regular Meeting Minutes

Jack Griffie
Scotty Cooper Park
Chairman

6. Regular Agenda Items

Christina Price
Community
Development
Chairwoman

Treasurer:

- Request for Committee Budget Proposals for FY 2023-2024. Budget draft to be provided at the May meeting, with a Public Hearing scheduled for June 12th.

Dan Seeley
Grounds Chairman

President:

- Resident Request for 2024 Easter Sunrise Service @ WSB.

Kevin Shidler
White Sands Beach
Chairman

Recreation Center/ Tennis Chairwoman:

- Review Proposals for Gutters and French Drain for Rear of Recreation Center Building & Vote if Required.



Carrollwood Recreation District

Board of Trustees

Mark Snellgrove
President

Original Carrollwood Park Chairman:

Dr. Anna Brown
Vice President
Recreation Center/
Tennis Chairwoman

White Sands Beach Chairman:

- Lab Results from the Swim Side
- New Security service began on Monday, March 27th

Mark Georgiades
Treasurer

Scotty Cooper Park Chairman:

Joseph Costa
Secretary

Grounds Chairman:

- Review Cost Analysis for Tree Trimming & Vote if Required.
- Review Proposals for Pressure Washing @ WSB & Vote if Required.

Michael Carelli
Original Carrollwood
Park Chairman

Community Development Chairwoman:

- Reserve Study: Long-Term Financial Assessment by a Professional Firm which includes Future Cost of Repairs, Maintenance, and Facilities Replacement.

Jack Griffie
Scotty Cooper Park
Chairman

Christina Price
Community
Development
Chairwoman

CCA Liaison:

7. Other Business

Dan Seeley
Grounds Chairman

8. Adjourn

Kevin Shidler
White Sands Beach
Chairman

Carrollwood Recreation District Board Executive Meeting Minutes
March 13, 2023

THESE MEETING MINUTES ARE NOT A WORD FOR WORD TRANSCRIPT OF WHAT WAS SAID. THE NOTES CAPTURE THE ESSENCE AND MEANING OF ALL DIALOGUE WHILE TRANSCRIBING EXACT PHRASING AS CLOSELY AS POSSIBLE.

1. Call To Order

- President Mark Snellgrove called the meeting to order at 6:00 p.m. No new business.

2. Roll Call (rolled not called for Executive Meeting)

Members present:

Michael Carelli	Original Carrollwood Park	Not Present
Joseph Costa	Secretary	Present
Dan Seeley	Grounds	Not Present
Dr. Anna Brown	VP - Rec Center/Tennis Chair	Not Present
Mark Georgiades	Treasurer	Not Present
Jack Griffie	Scotty Cooper Park	Present
Chrissie Price	Community Development	Not Present
Kevin Shidler	White Sands Beach	Not Present
Mark Snellgrove	President	Present

- Executive Meeting Adjourned at 6:30 p.m.

Carrollwood Recreation District Board Public Hearing and
Regular Meeting Minutes
February 13, 2023

THESE MEETING MINUTES ARE NOT A WORD FOR WORD TRANSCRIPT OF WHAT WAS SAID.
THE NOTES CAPTURE THE ESSENCE AND MEANING OF ALL DIALOGUE WHILE TRANSCRIBING
EXACT PHRASING AS CLOSELY AS POSSIBLE.

1. Call To Order

- President Mark Snellgrove called the meeting to order: 6:30 p.m.

2. Roll Call

Trustees:

Members present:

Members present:

Michael Carelli	Original Carrollwood Park	Not Present
Joseph Costa	Secretary	Present
Dan Seeley	Grounds	Arrived at 6:50 p.m. - Present
Dr. Anna Brown	VP - Rec Center/Tennis Chair	Not Present
Mark Georgiades	Treasurer	Present
Jack Griffie	Scotty Cooper Park	Present
Chrissie Price	Community Development	Not Present
Kevin Shidler	White Sands Beach	Present
Mark Snellgrove	President	Present

3. Determination of Quorum

- Yes: six trustees present at 6:50 p.m. [**Trustee Seeley** arrived at 6:50 p.m.]

4. Public Comment

Seven residents present.

- **Resident:** Dr. Rick Dillon
- **Resident:** Jason from ESS (a security company)
- **PUBLIC COMMENT CLOSED AT 6:35 p.m.**

5. Motion to Approve the Meeting Agenda & Consent Agenda

- Approval of March 13, 2023, Regular Meeting Agenda
- Approval of February 13, 2023, Independent Accountant's Compilation Report
- Approval of February 13, 2023, Organizational Session Minutes
- Approval of J February 13, 2023, Executive Committee Meeting Minutes
- Approval of February 13, 2023, Regular Meeting Minutes

- **Motion by Trustee Costa to Approve the Meeting Agenda & Consent Agenda**
- **Motion** Seconded by **Trustee Griffie**
- **Vote:** - 6-in favor – 0-opposed

•

6. Regular Meeting

Mark Georgiades — Treasurer Matters:

- **Motion by Trustee Georgiades to** accept the Independent Auditor’s Report; Fiscal Year Ending September 20, 2022, from Brimmer, Burek and Keelan LLP.
- **Vote:** 6 in favor 0 opposed

Mark Snellgrove – President

- **Trustee Snellgrove:** Introduced **Jason from ESS**, who explained how the ESS guard service works. The company does security for the NY Yankees Spring Training as well as for some of the players and coaches. He also explained why his staff is more conscientious and consistent than guards at other security companies. **Trustee Shidler** presented reasons why ESS is the best choice. He also explained that the contract would run from March 1st to the day after Labor Day.
- **Motion by Trustee Costa to** award a contract to ESS security services, which will include an option for annual renewal—provided both parties agree to renew.
- **Motion** Seconded by **Trustee Costa**
- **Vote:** 6 in favor 0 opposed
- The Trustee spoke to the attorney about simplifying our current contract for vendors.

Michael Carelli — Original Carrollwood Park:

- **Trustee Carelli:** Not Present

Kevin Shidler — White Sands Beach:

- Lab results were good.
- The Trustee noted that the security service from ESS will be money well spent.

Jack Griffie — Scotty Cooper Park:

- **Trustee Griffie:** Detailed adjustments made to the entrance at SCP to prevent kids from climbing over.

Dr. Anna Brown — VP & Recreation Center & Tennis:

- **Trustee Brown** Not Present.

Dan Seeley — Grounds

- **Trustee Seeley:** The Trustee does not want to wait until storm season to have the trees around the Rec Center trimmed. As the Rec Center is a tangible asset, it should be protected. The Trustee estimates the cost might be upwards of \$15,000 dollars. The Trustee will obtain estimates.
- TECO came out and put new covers on their boxes and replaced some lights.
- DAVY tree service has been trimming trees in the neighborhood.

- **Trustee Georgiadas** asked if there is specific group trimming trees. **Trustee Seeley** responded that he is displeased with the quality of the current trimmer's performance. He is also having ASI check the irrigation system.

Chrissy Price — Community Development

- **Trustee Price:** Not Present

7. Other Business

- **Trustee Snellgrove – No New Business.**

8. Adjournment

Public Comment:

- **Trustee Costa:** Made a motion to adjourn
- **Motion** Seconded by **Trustee Georgiadas**
- **Vote:** 6 in favor; 0 opposed
- Meeting ended at 8:01 p.m.

Meeting minutes recorded by Trustee Costa

Carrollwood Recreation District Board
Executive Meeting Minutes
February 13, 2023 - **Corrected**

THESE MEETING MINUTES ARE NOT A WORD FOR WORD TRANSCRIPT OF WHAT WAS SAID.
THE NOTES CAPTURE THE ESSENCE AND MEANING OF ALL DIALOGUE WHILE TRANSCRIBING
EXACT PHRASING AS CLOSELY AS POSSIBLE.

1. Call To Order

- President Mark Snellgrove called the meeting to order at 6:00 p.m.

2. Roll Call (rolled not called for Executive Meeting)

Members present:

Michael Carelli	Original Carrollwood Park	Not Present
Joseph Costa	Secretary	Present
Dan Seeley	Grounds	Present
Dr. Anna Brown	VP - Rec Center/Tennis	Present
Mark Georgiades	Treasurer	Not Present
Jack Griffie	Scotty Cooper Park	Not Present
Chrissie Price	Community Development	Not Present
Kevin Shidler	White Sands Beach	Not Present
Mark Snellgrove	President	Present

- President Snellgrove made corrections to the January 9, 2023, meeting minutes.
- No new business.
- Executive Meeting Adjourned at 6:30 p.m.

Carrollwood Recreation District Board
Regular Meeting Minutes
February 13, 2023 – **Corrected**

THESE MEETING MINUTES ARE NOT A WORD FOR WORD TRANSCRIPT OF WHAT WAS SAID.
THE NOTES CAPTURE THE ESSENCE AND MEANING OF ALL DIALOGUE WHILE TRANSCRIBING
EXACT PHRASING AS CLOSELY AS POSSIBLE.

1. Call To Order

- President Mark Snellgrove called the meeting to order: 6:30 p.m.

2. Roll Call

Trustees:

Members present:

Members present:

Michael Carelli	Original Carrollwood Park	Present
Joseph Costa	Secretary	Present
Dan Seeley	Grounds	Present
Dr. Anna Brown	VP - Rec Center/Tennis Chair	Present
Mark Georgiades	Treasurer	Present
Jack Griffie	Scotty Cooper Park	Present
Chrissie Price	Community Development	Present
Kevin Shidler	White Sands Beach	Present
Mark Snellgrove	President	Present

3. Determination of Quorum

- Yes: nine trustees present at 6:30 p.m.

4. Public Comment

Seven guest present.

- **Resident:** Carol Lieber had a grandson visiting. They went to Scotty Cooper Park. She did not have a key to Scotty Cooper but was let in by another resident. Unfortunately, she did not have the key to get out. Also, Mrs. Lieber was going to rent the small room at the Rec Center, however, she only needed it for one hour. She did not want to pay the full fee for only one hour.
- **Resident:** Kristy Taylor
- **Resident:** Suzy Giunta
- **Resident:** Sheila Santafemia
- **Resident:** Andrea Griffie
- **DSI Security Services:** Bill McLeod

- **PUBLIC COMMENT CLOSED AT 6:36 p.m.**

5. Motion to Approve the Consent Agenda

- Approval of February 13, 2023, Regular Meeting Agenda
- Approval of January 2023, Independent Accountant’s Compilation Report
- Approval of January 9, 2023, Organizational Session Minutes
- Approval of January 9, 2023, Executive Committee Meeting Minutes
- Approval of January 9, 2023, Regular Meeting Minutes

- **Motion by Trustee Costa to Approve the Consent Agenda**
- **Motion** Seconded by **Trustee Griffie** (Trustee Carelli stepped away for a few minutes).
- **Vote:** 8 in favor 0 opposed

6. Regular Agenda Items

Mark Georgiades — Treasurer Matters:

- Funds from taxes are trickling in.

Mark Snellgrove – President

- **Trustee Snellgrove:** Introduced Bill McLeod from DSI Security Services.
- Bill McLeod explained his relationship to Original Carrollwood from the time he was a child. **Trustee Brown** asked about hiring officers. Mr. McLeod explained how that process worked. **Trustee Shidler** asked if DSI could guarantee consistency with the same guards. Mr. McLeod explained that we would have the same officers. **Trustee Price** asked if the officers would have uniforms. The answer was yes.
- **Trustee Snellgrove:** Stated that he solicited bids from a total of 13-security companies, including our current provider.

- **Motion by Trustee Brown** to award a contract to DSI Security Services, which will include an option for annual renewal, provided both parties agree to renew, and pending approval of the contract verbiage.
- **Motion** Seconded by **Trustee Costa**
- **Vote:** 9 in favor 0 opposed

- **Trustee Snellgrove:** Stated that Jimmy Fosters Tree Services refused to sign our contract back in November. The Trustee sent the same bid specifications to Tri-County Tree and Landscaping so that they could revise their quote from November of \$2,400. Tri-County has yet to respond with a revised bid. If Jimmy Foster provides an accord certificate with insurance and liability that meets our criteria, they will be in compliance and the best choice for the work.

- **Motion by Trustee Carelli** to award a contract to Jimmy Fosters Tree Service in the amount of \$2,210.00 to trim the trees on Duck Island.
- **Motion** Seconded by **Trustee Price**
- **Vote:** 9 in favor 0 opposed

- **Trustee Snellgrove:** Addressed Mrs. Lieber issue regarding the rental of the small room in the recreation center. The Trustee, having done research, explained that the prices for our room rentals are actually lower in comparison to the Carrollwood Cultural Center in Carrollwood Village.
- **Trustee Griffie:** Explained to Mrs. Lieber that there were vagrants in Scotty Cooper Park scaring children and families, so the Board made the decision to key the park. Mrs. Lieber’s complaint centered around the necessity to have a key to exit the park. **Trustee Carelli** explained that, in many cases, one kid climbs over and lets others in, which is why the park was keyed both ways. The **Trustee** went on to explain that overall, the park is safer for residents. Mrs. Lieber suggested posting a sign stating that residents entering the park must have a key to exit. Proposed signage: **KEY REQUIRED TO EXIT.**
- **Liability Insurance Policy Renewal: Trustee Carelli** stated that the Board’s current insurance provider is The Cincinnati Insurance Company. The renewal this year will have primary \$1 million limit, with the additional \$1 million Umbrella for a total of \$2 million per occurrence. The cost is ~ \$44,000 per year. The Umbrella limit is lower than the previous year’s Umbrella policy that was \$2 million. However, we could purchase an additional policy to get an additional million or two million. **Trustee Shidler** stated that once we purchase a larger policy, it would likely not change moving forward. **Trustee Snellgrove** read aloud an email from the Board’s insurance agent - Micky Williams, whom recommended to “take the downsizing of the Umbrella this year with Cincinnati, with the intent to see if we can pick it (the \$2 million) back up next year”. He stated that insurance carriers are pulling back on the available limit they are offering on Umbrella policies. Cincinnati does-not want to offer the \$2 million Umbrella limit this year due to the market conditions. Micky Williams also stated that Cincinnati is a normal “Standard” carrier, which the CRD has-not had in over 15-years. This means a lot in terms of how coverages and policies are regulated by the State. It also means the policy is automatically renewed and the premium is directly billed to the CRD. The Board decided to follow the insurance agent’s recommendation as indicated above.

Michael Carelli — Original Carrollwood Park:

- **Trustee Carelli:** Asked **Trustee Price** about making the “Key Required” sign for Scotty Cooper Park. She said she would.
- **Trustee Carelli:** Asked **Resident Giunta** about helping with some ongoing projects that she has been texting him about. She said she’d be glad to help.
- **The Trustee:** Spoke to a company about turning the basketball court into a Pickle-Ball Court. The company said the slab is too small and would need additional concrete poured. **The Trustee** would explore costs.

Kevin Shidler — White Sands Beach:

- No lab results.
- No new business.

Jack Griffie — Scotty Cooper Park:

- **Trustee Griffie:** Detailed improvements made to the entrance at SCP to prevent kids from climbing over.
- **The Trustee** also said that the new stairs and chain climber would be installed.

Dr. Anna Brown — VP & Recreation Center & Tennis:

- **Trustee Brown** stated that we have been doing minor upgrades and improvements on the tennis courts.
- **The Trustee** also stated that she is concerned about vendors not signing our contract.
- **Trustees Brown and Shidler** both stated that we should have a more simplified agreement. **President Snellgrove** will reach out to the Board's attorney.

Dan Seeley — Grounds:

- **Trustee Seeley:** Has been in touch with TECO about trimming trees near specific substations. He wants the trees trimmed before storm season.
- The **Trustee** is working with TECO on lights in medians and common areas.
- He worked with Steve Bourland to spray moss on the trees at WSB.
- ASI's contract is coming up and the **Trustee** would like more time to review the existing contract and to get new bids. Suzy Giunta explained that the contract expires at the end of February. **Trustee Seeley** said he would go to a month-to-month contract until new bids were acquired.
- **Trustee Price** suggested that the Board look into Omni Irrigation. They came highly recommended.

Chrissie Price — Community Development:

- **Trustee Price:** Asked about checking into the lab results for WSB.
- **The Trustee** is working on new signs for the park entrances. All the names of the parks will remain the same.
- **Trustee Price** would like the new signage to be made of aluminum. It is more durable.

7. Other Business

- **CCA Liaison – Trustee Brown** said that the CCA is looking for other avenues of distribution for the Caroler.

8. Adjournment

Public Comment Reopened:

- Mrs. Lieber asked about the igloo style house behind Lowe’s on Orange Grove. No one knew.
- Kristy Taylor commented on the sidewalk construction.

- **Trustee Costa:** Made a motion to adjourn.
- **Motion** Seconded by **Trustee Carelli**
- **Vote:** 9 in favor; 0 opposed
- Meeting ended at 8:10 p.m.

Meeting minutes recorded by Secretary Costa



6109 Anderson Road Tampa, Florida 33634 (813) 520-5325 aderagroupinc@gmail.com

This agreement is hereby made and entered into this 20th of March 2023, by and between **Original Carrollwood**, located at **3515 Mcfarland Road Tampa FL 33618** hereafter called Owner, and **Adera Construction Group Inc., 6109 N. Anderson Road, Tampa, FL 33634**, hereafter called Contractor. The Contractor agrees to construct in a good and professional manner the improvements described herein, sometimes referred to as the "Project". Said improvements are to be completed in accordance with both the listed scope of work and approval and agreement of both the Owner and Contractor. The Contractor agrees to provide all the materials and labor required to perform the scope of work listed below:

Gutter System Installation

Gutter System

- Installation of 7" Gutter system on rear of the Recreation Center as requested.
- Gutters to be white in color
- Installation of 4"x5" downspouts needed to redirect water and reduce land erosion
- Install of Leaf guard to 7" gutters

Total: \$6,770.00

- 1) All changes and deviations in the work ordered by the Owner must be in writing, the contract sum being increased or decreased accordingly by the Contractor. Any claims for increases in the cost of the work must be presented by the Contractor to the Owner in writing, and written approval of the Owner shall be obtained by the Contractor before proceeding with the ordered change or revision.
 - 2) In the event the contractor is delayed in the prosecution of the work by acts of God, fire, flood, or any other unavoidable casualties; or by labor strikes, late delivery of materials; or by neglect of the Owner; the time for completion of the work shall be extended for the same period as the delay occasioned by any of the aforementioned causes.
 - 3) The Contractor agrees to maintain insurance at all times.
 - 4) This agreement shall be interpreted under the laws of the State of Florida.
 - 5) Attorney's fees and court costs shall be paid by the defendant in the event that judgment must be, and is, obtained to enforce this agreement or any breach thereof.
 - 6) Omissions in the Contract Documents and any work requested in variance to the Contract Documents are considered extra to the Contract and are not included in the Contract Price. Any additional work, due to site conditions known or not known to the Owner and not disclosed to the Contractor, or which could not be reasonably anticipated by the Contractor are not included in the Contract Price and shall be extra to the Contract Price.
 - 7) Prices are subject to change based on material type and quantity.
 - 8) The Owner hereby agrees to pay the Contractor for the materials and labor described above. The payment structure will be as follows 50% initial deposit and the remaining balance upon completion.
 - 9) We hereby warrant and guarantee the work at above reference location, in its entirety as defined in the construction documents for a period of one (1) year from the date of substantial completion. The undersign will repair or replace to the owner any or all work that may prove defective in workmanship within the guarantee period. This guarantee does not cover ordinary wear and tear, and unusual abuse or neglect of the property.
- IN WITNESS WHEREOF, the parties have indicated their acceptance of the terms of this Agreement by their signatures below on the dates indicated.

By: Owner _____ Date _____

Adera Construction Group, LLC

BY: _____ Date _____
Joe Ferraro, Principal



Designer GUTTER COMPANY



STATE REGISTERED RX0062466 ALUMINUM SPECIALTY CONTRACTOR

LICENSED AND INSURED C5400

"Since 1986"

Pinellas/Pasco 727-786-1688
Hillsborough 813-855-9900

www.DesignerGutterCo.com

Mailing:

PO Box 30, Oldsmar, FL 34677

Email:

designergutter@gmail.com

DESIGN PROPOSAL

Customer <i>Carrollwood Recreational Center (Janet)</i>		Telephone <i>813-932-1257</i>	Telephone
Address <i>3515 McFarland Rd</i>		Email <i>office@originalcarrollwoodrd.com</i>	
City <i>Carrollwood</i>	Zip <i>33618</i>	Roof Surface/ Height of Install	
Warranty		Legend	
<p>Designer Gutter Company offers a warranty on all products installed for 1 full year. All materials come with a 20/50 year warranty from the manufacturer. Warranties only cover issues due to craftsmanship, and exclude: acts of nature, vandalism, lack of maintenance, or anyone other than Designer Gutter Company personnel tampering with the gutter system (i.e. roofer or handyman). Designer Gutter Company is not responsible for prior existing issues with a roof, poorly installed drip edge, rotten wood, or damages involved with removing old gutter systems. Gutters holding small amounts of water is normal. The warranty begins the date of the installation, but does not go into effect until paid in full. All our installations meet or exceed all required building codes, VA & FHA requirements.</p>		<p> <input checked="" type="checkbox"/> SHINGLE <input type="checkbox"/> NON-WALKABLE <input checked="" type="checkbox"/> ONE STORY <input type="checkbox"/> FLAT <input type="checkbox"/> TILE <input type="checkbox"/> 2ND STORY <input type="checkbox"/> BARREL TILE <input type="checkbox"/> METAL <input type="checkbox"/> 3RD STORY </p> <p> — New Gutter ○ Down Spout VS Valley Shield ... No Gutter <input type="checkbox"/> Splash Block </p>	

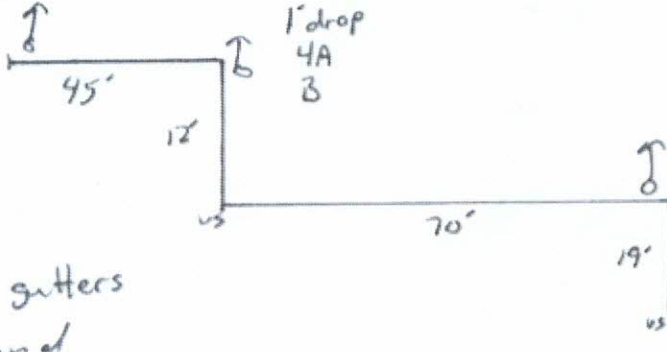
- Install new 6" seamless gutters w/custom cut miters and 3x4 spouts
- using hidden hangers

spring discount \$2800.00
discount -10%
\$2520.00

In small corner of brick
1' drop
2A
4-2 crimp
A

Tennis courts

down sidewalk



In small corner of brick
1' drop
2A
4-2 crimp
A

1' drop
2B
2-4 crimp
A

- Install new 7" seamless gutters w/custom cut miters and 4x5 downspouts.
- using hidden hangers.

spring discount \$4675.00
discount -10%
\$4200.00

** Please See leafguard options **

GUTTER	6"	7" color <i>Sherwood green</i>
DOWNSPOUT	3X4	4X5color <i>Classic cream</i>

ACCEPTANCE _____ Contract

DATE _____

PROPOSAL EXPIRES IN 30 DAYS

CASH or CHECK → \$ _____

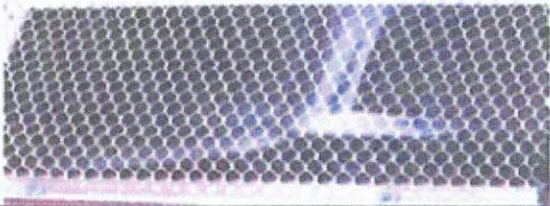
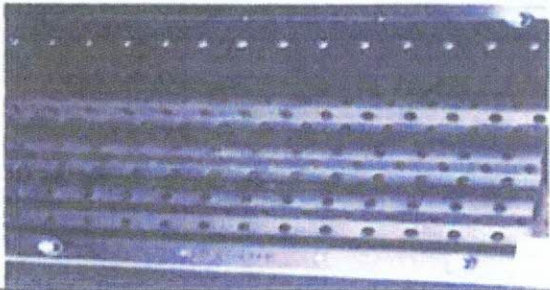
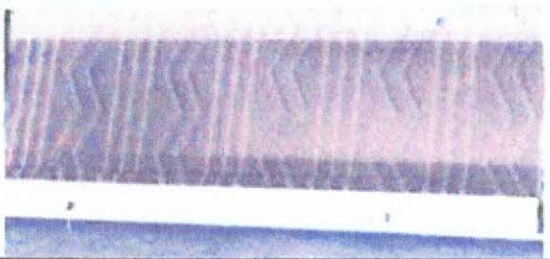
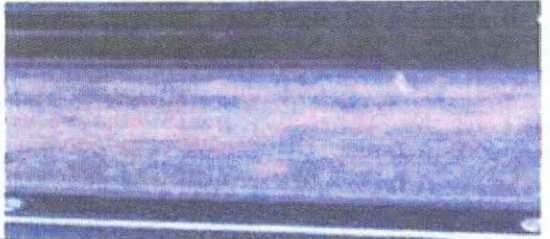
All Work is Required to be C.O.D. at time of installation



Designer GUTTER COMPANY

Leaf Protection Options

All our leaf guard systems are installed in 4-6' panels and are secured in the gutter using a j-channel (rather than shoving them under the shingles which will VOID your roofer's warranty) are then secured using non-corrosive zinc screws. No matter what any salesman tries to tell you, there is no such thing as "maintenance free" leaf protection. We have been in business since 1986, and these are the best options we feel are available for the right circumstances.

	<p>This is our STANDARD leaf guard. It is the cheapest option we have. It is a good option for people that have underground drains or just want to keep things like a ball or animals out of their gutter. This option would need a lot of maintenance if used in a heavily wooded area. This option would be \$_____ extra</p>	<p>6" \$1155^e 7" \$1312^e</p>
	<p>The PINHOLE leaf protection system is our most popular leaf protection that we offer. This is a great system designed of sturdy aluminum and features pinholes on a wavy surface to not only trap water, but to allow air to potentially blow leaves off the gutter system. If you're looking for a solid system with moderate to heavy bigger leaves like oak or maple, this is a great option. This option would be \$_____ extra</p>	<p>6" \$1312^e 7" \$1496^e</p>
	<p>This option is called Leaf Blaster. It is constructed of a stainless-steel mesh with very sturdy aluminum frame. This is extremely comparable to what other bigger franchise companies offer, but at a much more reasonable price. This is a great option for pine needles and other fine or smaller debris. This option would be \$_____ extra</p>	<p>6" \$1640^e 7" \$1804^e</p>
	<p>This is the Micro Mesh leaf protection system. It is the heaviest duty and solid leaf protection system available. It features a stainless mesh with very sturdy aluminum housing. The slotted panel under the micro mesh helps with extreme downpours. This option would be \$_____ extra</p>	<p>6" \$1968^e 7" \$2132^e</p>



6109 Anderson Road Tampa, Florida 33634 (813) 520-5325 aderagroupinc@gmail.com

This agreement is hereby made and entered into this 20th of March 2023, by and between **Original Carrollwood**, located at **3515 Mcfarland Road Tampa FL 33618** hereafter called Owner, and **Adera Construction Group Inc., 6109 N. Anderson Road, Tampa, FL 33634**, hereafter called Contractor. The Contractor agrees to construct in a good and professional manner the improvements described herein, sometimes referred to as the "Project". Said improvements are to be completed in accordance with both the listed scope of work and approval and agreement of both the Owner and Contractor. The Contractor agrees to provide all the materials and labor required to perform the scope of work listed below:

French Drain System Installation

French Drain System

- Demo Concrete in front of 3 designated columns where downspouts are located on rear
- Create 3 trenches needed for French drain system
- Install French drain and tie into downspouts
- Infill concrete near columns

Total: \$5,800.00

- 1) All changes and deviations in the work ordered by the Owner must be in writing, the contract sum being increased or decreased accordingly by the Contractor. Any claims for increases in the cost of the work must be presented by the Contractor to the Owner in writing, and written approval of the Owner shall be obtained by the Contractor before proceeding with the ordered change or revision.
 - 2) In the event the contractor is delayed in the prosecution of the work by acts of God, fire, flood, or any other unavoidable casualties; or by labor strikes, late delivery of materials; or by neglect of the Owner; the time for completion of the work shall be extended for the same period as the delay occasioned by any of the aforementioned causes.
 - 3) The Contractor agrees to maintain insurance at all times.
 - 4) This agreement shall be interpreted under the laws of the State of Florida.
 - 5) Attorney's fees and court costs shall be paid by the defendant in the event that judgment must be, and is, obtained to enforce this agreement or any breach thereof.
 - 6) Omissions in the Contract Documents and any work requested in variance to the Contract Documents are considered extra to the Contract and are not included in the Contract Price. Any additional work, due to site conditions known or not known to the Owner and not disclosed to the Contractor, or which could not be reasonably anticipated by the Contractor are not included in the Contract Price and shall be extra to the Contract Price.
 - 7) Prices are subject to change based on material type and quantity.
 - 8) The Owner hereby agrees to pay the Contractor for the materials and labor described above. The payment structure will be as follows 50% initial deposit and the remaining balance upon completion.
 - 9) We hereby warrant and guarantee the work at above reference location, in its entirety as defined in the construction documents for a period of one (1) year from the date of substantial completion. The undersign will repair or replace to the owner any or all work that may prove defective in workmanship within the guarantee period. This guarantee does not cover ordinary wear and tear, and unusual abuse or neglect of the property.
- IN WITNESS WHEREOF, the parties have indicated their acceptance of the terms of this Agreement by their signatures below on the dates indicated.

By: Owner _____ Date _____

Adera Construction Group, LLC

BY: _____ Date _____
 Joe Ferraro, Principal



Mark Snellgrove



Dan Seeley



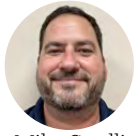
Mark Georgiades



Joe Costa



Chrissie Price



Mike Carelli



Dr. Anna Brown



Jack Griffie




Kevin Shidler

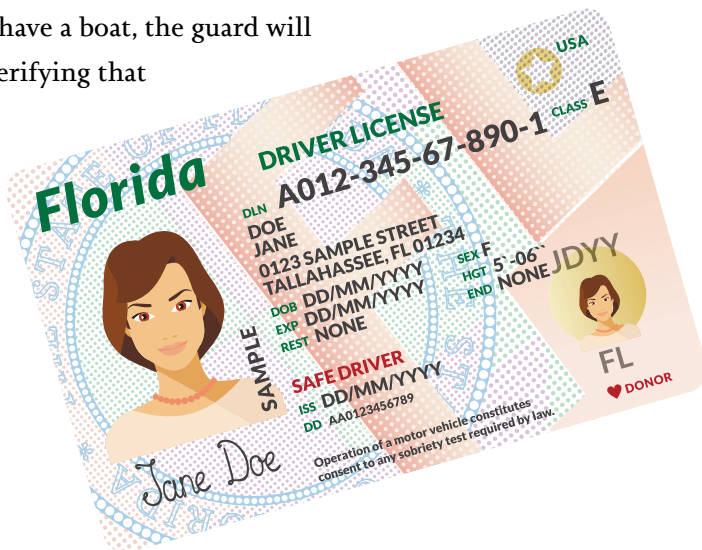
CRD News

By Mark Snellgrove, CRD President

The CRD Board is pleased to announce that we have contracted with a new guard service for White Sands Beach (WSB), which is scheduled to begin the last week of March. We ask that if you frequent WSB, please expect the guard to ask for your driver's license (DL) to verify that you are an OC resident. The guard will then look your name up in the community directory to confirm your address. When the guard begins to recognize you on your return trips, then it won't be necessary every time to show your DL. Please be proud to be an OC property owner and to show your DL, because the guard is there to make WSB (exclusive) for OC residents and their guests only. While this was not necessary 10 years ago, it is very much so now in today's world and environment. Also, if you have a boat, the guard will be verifying that

you have a current decal. We will have 3-guards that will rotate, with one primary, because we will have a guard 7-days a week until mid October.

In closing, please be friendly and thank them for choosing to work at WSB. 



PRESSURE WASHING PROPOSALS FOR WSB 3/31/2023.

- **MAGIC BUBBLES-MARK REFERRED FROM NEIGHBORHOOD WORK.**
- **PROCLEAN- NUMEROUS OC FACEBOOK RESIDENTS RECOMMEND THEM. VERY PROFESSIONAL, PROMPT AND THOROUGH**
- **CONCEPTS 4 CLEAN-WAITING ON BID-CRD HAS USED HIM NUMEROUS TIMES**

WE ALSO HAVE THE ABOVE COMPANIES BIDS FOR PRESSURE WASHING AT THE REC CENTER.

Accept

Decline

Estimate

Date: Mar 31, 2023
No. 5775

ProClean

Nathaniel Knebl
(702) 265-7752 Office
procleanhomes@gmail.com



Presented To:

Janet Bourland
3515 McFarland Rd
Carrollwood, FL 33618
813-932-1257 Home
813-932-1257 Mobile
office@originalcarrollwoodCRD.com

Date of Est.	Description of Service	Location	Amount
Mar 31, 2023	Sidewalks, Pavillion Walls & Restrooms Surface Cleaning	11613 Carrollwood Drive; Tampa, FL 33618	\$1,285.00

Total

Thank you for allowing us the opportunity to present our service to you!

Disclaimer

***RESULTS MAY VARY. THE TIME PERIOD OF GRADUAL REMOVAL OF BIOLOGICAL GROWTH, MOLD, FUNGUS, ALGAE, MOSS, BLACK STAINS AND BLACK STREAKS FROM THE ROOF SURFACE IS DETERMINED BY THE AMOUNT OF RAINFALL THAT FALLS ON THE ROOF. NOTICEABLE RESULTS TYPICALLY TAKE 3 TO 12 MONTHS TO APPEAR. PROCLEAN HOMES CANNOT GUARANTEE COMPLETE REMOVAL OF MOSS, FUNGUS, ALGAE, BLACK STAINS, BLACK STREAKS OR ANY OTHER BIOLOGICAL GROWTH FROM YOUR ROOF. PROCLEAN HOMES RESERVES THE RIGHT TO CHOOSE WHETHER TO REAPPLY ROOF CLEANER OR ISSUE A REFUND WITHIN TWO YEARS OF THE INITIAL CLEANER APPLICATION. IF YOUR ROOF IS AGED OR BEYOND SALVAGING FOR AN EFFECTIVE TREATMENT, OUR SERVICE MIGHT NOT BE THE RIGHT SOLUTION AND YOUR ROOF MIGHT NEED REPLACED. BALANCE IS DUE IN FULL AND MUST BE RECEIVED IN OUR OFFICE WITHIN 10 DAYS OF THE DATE OF INITIAL CLEANER APPLICATION.

EFFECTIVE: JULY 30, 2015

FREQUENTLY ASKED QUESTIONS

Do I need to be home? No, but please do complete our preparation instructions prior to 8 AM on your scheduled wash day. (Our technicians generally complete work between 8 AM and 4 PM and your schedule may vary.) Preparation instructions are provided in your email.

What is your scope of work? In general, we are hired to wash the exterior siding. Unless specifically stated, we will not be washing screened porches, patios, decks, stoops/ steps, fences, driveways, or sidewalks. For screen porches, we will only clean the exterior painted/vinyl surfaces if there are not any sensitive contents inside. The process removes mildew, algae, pollen, cobwebs, and loose dirt from the surfaces included in the contracted scope of work. If your HOA does not cover pressure washing these items, you can always request a quote from us directly.

Why do I need to clear my deck / porch / patio if you are only pressure washing the building facades? Sensitive items such as potted plants, cloth cushions, decorations, and electronics need to be removed from outside the home in order for the buildings to get cleaned. Overspray of the cleaning solution, access for our technicians, safe working conditions, and maneuvering high pressure hose are all reasons why those items need to be removed from around the area where the work will be completed.

Will this process damage my home? No. We use a low pressure process. We do have some disclaimers, especially for areas that are damaged prior to our arrival. Please read them thoroughly.

I have electronic items I can't bring inside (electronic locks, security cameras, doorbell cameras, etc.) What is the best practice? We advise two things: place a ziploc bag over the item and use painters tape to secure it. This both protects your item and alerts us to use extra caution in that area. Secondly, if you are concerned we won't see the item, you can contact us with your address and date of service and advise us to avoid it. We will take special care to alert our technicians.

What about my plants? Plants can be sensitive to pressure washing, especially if they're new or if we're experiencing hot or dry weather. We ask you to remove potted plants. For other plants, we avoid getting our solution onto them as much as possible and if they appear sensitive, we can spray them with fresh water before and after the pressure washing in order to help shield them. You may notice some wilting or signs of stress, but they will generally bounce back as long as they receive proper care in the days after the wash. Our technicians are trained to take special care with your property and the combination of our caution and your preparation will ensure the best possible results.

Why do I need to clear my items off of areas that aren't being washed (i.e. front or back porches in communities where that isn't included in the scope of work)? We care about keeping your items safe. When we wash your siding, our detergents may drip or splash anything under it - including items on your patio. When residents clear items in advance, it helps us ensure we don't damage your items inadvertently and it's always our goal to take care of the community to the best of our ability.

My locks are sticking a bit since the pressure washing... What can I do? Sometimes, despite our efforts to prevent this, a bit of water intrudes into the lock and flushes out the lubricant that keeps your lock working smoothly. Any penetrating oil or lubricant (WD-40, etc.) should resolve that quickly. If you continue to have issues, please let us know.

Can you effectively clean my home without extension poles or ladders? Yes. Actually, we use the ideal process for the best results. We use an industry standard soft wash process to remove mildew, algae, pollen, cobwebs, and loose dirt from the painted surfaces and vinyl. That process uses detergent and water volume to clean instead of water pressure. We are using the pressure washer machine in that scenario simply as a means of applying the detergent solution and then rinsing it off. We are certified by the PWNA to complete this process. High pressure cleaning techniques can be potentially damaging to the substrates we are cleaning and could even void some siding manufacturer warranties.

Still have questions? We are happy to help! Simply contact us and we will be in touch quickly!

DISCLAIMERS

Unless otherwise specified, our wash process will not remove rust stains, efflorescence, calcium/lime build up, graffiti, vinyl oxidation, artillery fungus, or tar/asphalt stains on gutter faces and other surfaces. (We do have the expertise to treat these separate situations - please ask for a quote!)

Cracked, faded, peeling paint, loose masonry, and/or rotten wood may be exposed during the wash process but is not caused by the work we complete.

We complete our work under the following assumptions:

Windows and doors are securely sealed and closed.

Double pane windows have intact thermal seals.

Electrical outlets and fixtures are wired to code, grounded properly, and GFCI protected.

Paint does not contain any organic dyes that will react to the sodium hypochlorite in our mildewcide solution.

ProClean cannot be held responsible for damages, labor, or material costs for rectifying any of the above situations. We are not responsible for damage to any personal belongings not properly removed prior to the service date or for any damage that is incurred due to water/detergent intrusion into the home.

If you have concerns about your home and wish to advise us to skip your unit due to broken windows or other issues, please contact us right away. Thank you!

Here at ProClean, we want all our clients to understand our service expectations. We feel it is important to be fully informed on the services and our expectations. Please fully review and let us know if you have any questions or concerns about any information contained in our agreement. We will require you to verify that you read and understand the terms and conditions agreement before we commence any work.

Acceptance to Terms

By accepting an estimate, the client agrees to all the terms and conditions in this agreement. You authorize ProClean to do the work as specified on the estimate. You release our company from property damage unless negligence or willful misconducts cause it. ProClean is not responsible for damage to loose siding, paint, wood, trim or windows that was previously noted as damage or found during the pre-inspection walk through.

Description of Binding Agreement

These terms and conditions serve as a binding agreement between the property owner, hereby identified as "client" and ProClean and its owners, employees, and subcontractors, hereby identified as "company," for the execution or services in exchange for payment for residential or commercial exterior cleaning services to include pressure washing and non-pressure washing.

The services that ProClean provides to you are subject to the following terms and we reserve the right to update the terms and conditions any time without notice to you. You can review the Terms and conditions by clicking **on the Terms and conditions links via our website**, email communications or any other communications such as estimate or invoice links.

Authorizations:

Client agrees to allow company on the property for the purposes of completing cleaning services requested. Client understands that the cleaning service will be completed in the timeframe given during the estimate. Due to unforeseen circumstances such as bad weather, the cleaning service may need to be moved to the next available business day. Client understands that the company will do their best to accommodate for a quick reschedule but must work around other scheduled clients and weather. Company also has the permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

Client agrees to allow the company to utilize their residential water source via outdoor spigot, which will be turned on and easily accessible on the date of service. If on well water, or if in an area with low water pressure or volume, the client agrees to inform the company and will avoid using any water during the cleaning service. If a client's water source is not sufficient for cleaning service, they must inform the company so they can adequately prepare to bring water with them to cover required flow. There are additional fees for the company to bring water to complete the cleaning service due to the extra required equipment to transport and feed the water from our tanks. This fee is assessed based on factors such as location and amount required. ProClean does not hook up to the homeowner's power as our equipment is powered by our own systems or runs on gas. We only hookup to your home's spigot for water and the only item to be touched by the crew members. Crew members are to inspect any spigot before cleaning to ensure there is no damage to the area and inspection after. Per their required training, they must take before and after photos. Hogwash Cleaning Solutions will not be held accountable for previously damaged spigots. Clients will be informed of any previously noted damage. ProClean will not be held accountable for any issues within or outside the home that are not related to the cleaning service. We CANNOT complete any washing service at your property if you have construction or home projects going on. My crews CANNOT work around construction. If you plan on doing construction on areas you are looking to have cleaned, please do not schedule a washing service around it. If we arrive at property and construction is in the works, we will assess a cancellation fee of \$50.

Risks and Releases of Liability Acknowledgement

ProClean technicians are well trained in the equipment used in the cleaning industry and take extreme precautions in making sure the company does not cause harm to your investment. ProClean uses safe techniques with the use of low pressure on delicate surfaces such as siding. However, damage can still occur to any delicate surface due to poor maintenance, neglect to the property and or low-grade building materials. Routine maintenance per manufacturer's recommendations on the home's surfaces, should be implemented by homeowners to avoid any potential defects. Prior to washing the home any areas of concern

need to be addressed by the homeowner to insure a watertight seal. This will prevent damage from occurring. The homeowner assumes all the risks and takes responsibility for any damage that occurs due to improper maintenance.

If the homeowner is unavailable at time of completion, the office manager will notify the client of any damage before work along with supporting documentation. If any new damage is found during the cleaning process, the company will cease all cleaning efforts until the client can see the damage and acknowledge its existence.

Client understands that the company has set procedures to ensure plant life around the area of cleaning is protected. Client understands that their wash could be scheduled during midday sun and there could be potential for leaf burn as water can get on and around the plant during the cleaning process. If any issues arise with plant life around the area of cleaning, the company will evaluate to see if plant life suffered from leaf burn and will recover or if it has been killed. Company will then determine a plan of action after evaluation of plant life.

House wash acknowledgement

YOU MUST have a water spigot available or other arrangement available such as water being brought to site for us to complete services. There is an additional cost for us to transport water to the site. WE CANNOT hook up to a water faucet, it must be a direct line.

Client understands that any blemish or flaw or any existing oxidation will be more noticeable after cleaning. Vinyl sided homes that have not been maintained or have contact sun exposure will be susceptible to oxidation. Signs of oxidation are as follows: chalky white powder on siding and the clear luster removed. Please understand if your home suffers from oxidation, you may see this difference after a cleaning. When a home is covered with debris, those blemishes may not stand out as much as it would be after it has been cleaned. Most of the time those issues are pointed out to the client during estimate inspection or during the cleaning process. Client understands that company may not find every flaw and is not reliable if it is more noticeable after wash unless it is found to be of negligence on company end. Client understands that we require that all outside electrical outlets and fixtures are shut off before arrival to complete washing service as an additional precaution. Client also understands if we do a site unseen estimate based on provided photos or use of Eagle view software, google maps or other local listed information, that we will not be able to note any flaws in exterior surfaces. If we do a site unseen estimate, the client understands we are not reliable for any unacknowledged flaw and will do our best to point this out at the date of cleaning. Client also understands that our cleaning solution is specifically designed for our cleaning services and it will not cause any discoloration or damage to the siding. Client understands that if their home is severely covered in grime that they could potentially have issues with weep holes. If you notice a faint rusty color on your siding, there is no need for alarm. If you have vinyl siding, you have something called weep holes. These holes are made by the manufactures to allow ventilation and allow any condensation to drain out. With that said, these holes make a nice little home for bugs. Debris and dirt get up inside the holes and behind the siding. When we do the wash, our solution pulls the dirt and debris, sometimes left-over water and bug juices drain from these holes after we complete the wash as it goes through the drying process. The rust color/ light faint colors you see are bug feces, debris, mold etc. We see this occur on sections of siding that had the

heaviest buildup. This will come off with the morning dew, garden hose or rain. It is not a stain and it is not permanent. Typically, anyone that calls regarding this usually sees a huge difference after the morning dew. If the weep hole runs are heavy, we will return to do a full rinse down after a visual inspection.

Client understands that during the house wash service they will receive a basic window cleaning. This is different from windows being done with a purified water-fed pole system. A basic window wash will get debris off windows, but you could be left with water spots. If you are looking for a squeaky-clean shine on windows, you will want to get the added window cleaning service which is completed with a purified water-fed pole system. All water is run through a filter to ensure nothing remains in the water that could leave water spots or streaks. We recommend removing your screens to allow any debris between the window and screen to be rinsed away in a house wash. If you are getting your windows cleaned with our purified water-fed pole system, the client understands they should remove screens before work. If screens are not removed, the company will not remove them unless a responsibility of consent form is signed. Screens are delicate and if they are brittle, they can break. Company does not remove screens due to this unless the client understands the risk of this and signs a consent form stating the company will not be held liable for worn and brittle screens.

Roof wash acknowledgement

YOU MUST have a water spigot available or other arrangement available such as water being brought to site for us to complete services. There is an additional cost for us to transport water to the site. WE CANNOT hook up to a water faucet, it must be a direct line.

When the company completes a roof wash service, the client understands that all roofs react to our solution differently and results will vary. Our solution is guaranteed to completely kill any damaging growths such as algae, moss, or lichen. Client understands that the roof will show results of a cleaning but in some instances, it may take more time to completely remove the dead growths. This happens due to many factors such as age of roof, type of shingle, location, and the amount of buildup. Client understands that we do not pull or force growths off from roof material as it could cause damage. If a client is insistent on having moss heads forcibly pulled from the roof, they must sign a waiver stating they release all liability to ProClean for any damage and that they void the soft wash method. Client understands that this could also void their warranty with the roofing manufacturer. Therefore, we do not use any other method than soft washing when washing roofs. Client understands that roofs over time have granular loss which is normal breakdown. Granular loss occurs more when it is infected with organic matter which diminishes roof life faster. Client understands that moss and lichen eat through the roofing material faster than algae and there is potential for more significant granular loss in those areas. Client understands that after a roof cleaning, you may see these areas of granular loss clearer than before because there is no longer organic matter hiding it. There is nothing you can do to avoid granular loss after an infection other than monitor the life of the shingle. Client also understands that our cleaning solution is specifically designed for our cleaning services and it will not cause any discoloration or damage to the roof.

Touch Ups on roofs:

Client understands that the company may have to return to complete touch ups. It is understood that there is potential to have some light brown areas that remain after treatment on heavy patches of algae. These light brown areas are dead algae which before treatment were black streaks. If this occurs, the client understands it will take some time for the remaining dead algae to come off with assistance of natural elements such as sun exposure and rain. We request clients wait 6 to 8 weeks for the brown areas to fade. If after 6 to 8 weeks, the brown areas remain, we request you contact us immediately so we can physically view the area to appropriately determine the next step. If the roof has moss or lichen growth it will take some time for those to completely fall off. Since we do not use high pressure, we let our solution do the work. If the growth is deep into the shingle it will take time for it to remove. Those growths will turn white when treated with our solution. The client understands that the growths will dry out and fall off as the natural elements such as wind and rain assist with the removal process. If after 6 to 8 weeks, the growth remains, we request that the client reaches out to the company. We will then do an onsite assessment to determine the next step.

Touch ups are determined after a 6-8-week mark which allows the proper time to determine if a reapplication of solution is necessary to completely remove the organic matter. Touch ups are not charged to the client if it has been determined that a second reapplication of solution is necessary for proper treatment on initial quote.

On the Day of Service:

Please have a water spigot activated and accessible. Your water must have a steady pressure of 40 PSI. We cannot connect to a water faucet; it must be a direct line for optimal pressure.

Please have all windows and doors shut tightly

Please ensure you shut off all outside electrical outlets and fixtures at the breaker box prior to arrival.

Please have screens removed for better rinsing between windows if you have heavy debris between window and screen, must remove if you are having windows cleaned specifically.

Please have all pet's inside before and during cleaning.

Please clear the work areas of all items and remove all sensitive materials from the areas being washed such as flags, doormats, and vehicles

Please avoid using water during cleaning service to ensure no loss of pressure or volume.

While the company has implemented procedures and processes to cover electrical outlets, we suggest the client shut off power to all exterior outlets that are not covered with exterior covers.

The company will clean windows, but it is upon the clients to remove any window screens as they can be delicate and brittle. Removing window screens will allow the company to thoroughly clean window sills and leave the windows streak-free.

If water intrusion occurs, the company will not be held responsible. We make every effort to prevent this but due to unavoidable issues such as bad seals around windows and doors and cracks in concrete foundations.

Notify the company if there are any surfaces on or near the home that cannot have any form of our cleaning solution on them. If we are failed to be notified of this, the company is not responsible for any ill effect on any surfaces.

The Company is not responsible for the rare "fogging" effect that happens to multi pane windows with bad seals.

This agreement to provide services is in no way a guarantee that stains will be removed completely. The Company does strive for 100% customer satisfaction, and will work with homeowners when this does not occur.

Estimate



Estimate: 37444

Date Issued: 03/31/2023

To: **Carrollwood Park** *Carrollwood Recreation District*
3515 McFarland Road
GREATER CARROLLWOOD, FL 33618
Attn. To: Janet Bourland
Phone: (813) 932-1257
Email: office@originalcarrollwoodCRD.com

Prepared By:
Magic Bubbles
5201 Suncatcher Drive
WESLEY CHAPEL, FL 33545
Phone: (833) 622-5326
Email: Harry@MagicBubblesWash.com

Service Location:
3515 McFarland Road *White Sands Beach*
GREATER CARROLLWOOD, FL 33618 *11613 Carrollwood Dr.*

Sales Rep.	Valid Until
Megan Zalasin	04/30/2023

#	Description	Qty	Price	Line Total
1.	Inside bathroom, pavilion walls and all sidewalks, walkways and parking gutters	1.00	\$750.00	\$750.00
			Subtotal	\$750.00
			Total	\$750.00

Please note, this quote does not include rust removal service unless specifically noted.
Pressure cleaning does not remove rust stains.
A special product is required and additional fees apply.

Roof cleaning price subject to an upcharge of 5 cents per square foot if we are unable to walk on it due to a high pitch and therefore have to clean it from ladders.
It may be necessary to use water hookup on site.
Cash or check preferably. Credit cards accepted.

To accept please reply "Approved" to the email or click the link in the email to accept online:

.....