

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOVEMBER 02, 2023**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# North Park Isle Community Development District

## Board of Supervisors

Carlos de la Ossa, Chair  
Nicholas Dister, Vice-Chairman  
Ryan Motko, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Albert Viera, Assistant Secretary

## District Staff

Brian Lamb, District Secretary  
Bryan Radcliff, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Public Hearing & Regular Meeting Agenda

Thursday, November 02, 2023, at 2:00 p.m.

The Public Hearing & Regular Meetings of North Park Isle Community Development District will be held on **November 02, 2023, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

## Zoom Meeting

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmLGNwEvJbTHO.1>

**Meeting ID: 869 9208 4254 Passcode: 944104**

*All cellular phones and pagers must be turned off during the meeting.*

## PUBLIC HEARING & REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENT ON AGENDA ITEMS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. RECESS TO PUBLIC HEARING

### 4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES

- A. Open the Public Hearing on Adopting Amenities Rules and Policies
- B. Staff Presentations
- C. Public Comments
- D. Close the Public Hearing on Adopting Amenities Rules and Policies
- E. Consideration of Resolution 2024-01; Adopting Amenities Rules and Policies

### 5. RETURN AND PROCEED TO REGULAR MEETING

### 6. BUSINESS ITEMS

- A. Ratification of Mulch Proposal
- B. Discussion of Website Requirements

### 7. CONSENT AGENDA

- A. Approval of Minutes of the September 07, 2023; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures September 2023
- C. Acceptance of the Financials and Approval of the Check Register for August 2023

### 8. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Community Inspection Report

### 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 10. ADJOURNMENT

\*The next regularly scheduled meeting is December 07, 2023, at 2:00 p.m.

**4E.**

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH  
PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING  
THE AMENITIES RULES & POLICIES.**

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

**WHEREAS**, the Board of Supervisors of the District (hereinafter the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders for the District; and

**WHEREAS**, the District set November 02, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication.

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

Section 1:     The Board hereby adopts the Amenities Rules and Policies as attached hereto as **Exhibit “A”**.

Section 2:     This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 2nd DAY OF November 2023.**

**Attest:**

**North Park Isle Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

# **NORTH PARK ISLE**

## **Community Development District**

### **Recreational Facilities Rules & Regulations**

*Adopted; November 02, 2023*

# Recreational Facilities Rules & Regulations

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## **Recreational Facilities Rules & Regulations**

### **General**

The North Park Isle Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards (also referred to as “Fobs”) – Amenity Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Rules and Regulations strictly for the use of the Member to access the Recreational Facilities in accordance with these Rules and Regulations.
3. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at a cost of \$\_\_\_\_\_ each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the North Park Isle Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management; District Manager – Those agents and representatives of the management firm hired by the District.

8. Guest(s) – A Member who is 18 years or older shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.
9. Household – A house and its occupants regarded as a unit.
10. Member – A Resident, Annual Passholder or Tenant.
11. Pool Cabana – Covered area near the pool.
12. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
13. Recreational Facilities – Includes the swimming pool facilities, picnic area, basketball court, pickle ball court, playground, restrooms, and dog park.
14. Staff – Those individuals employed by the District such as the field services manager and maintenance personnel.
15. Resident – A homeowner living within the District's boundaries.
16. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
17. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

### **Conduct Code**

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, guests, and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Rules and Regulations any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Rules and Regulations of the District.



As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, creates a health or safety problem, creates a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being may be reported to the local law enforcement agency by Staff members.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Rules and Regulations on their own.

Staff, fellow Members and Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member or Guest. All complaints regarding services rendered by any Staff member must be made to the onsite Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

### **Lease Procedures and Transfer of Privileges**

All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause indicating that the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Community Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards or Fobs for the Tenant are returned. In the event a home is sold, the homeowner's Amenity Access Card or Fob is to be turned in to the District Manager. The card will be deactivated and reissued to the new homeowner.

### **Use of Community Facilities**

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
3. Members and Guests may use the Recreational Facilities as follows:
  - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
  - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply.
  - c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
  - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
  - e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
  - f. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
  - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
  - h. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area, basketball court and pickle ball court.
  - i. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.

- j. Proper disposal of personal trash is required.
  - k. Profanity and bullying will not be tolerated.
  - l. No vandalizing of Community Facilities.
  - m. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at basketball court, pickle ball court, dog park, picknick area, or playground.
  - n. Diving or flips from the deck into the swimming pool will not be allowed.
  - o. No fighting.
  - p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
  - q. Members or Guests of any age may not bring or consume alcoholic beverages within the Community Facilities.
  - r. Illegal drugs and paraphernalia are prohibited.
  - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Common Area.
  - t. Community Facilities shall be used only for the purpose for which they are designed.
  - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
- 4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
  - 5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
  - 6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.

7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
10. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Call 911 in the event of an emergency and inform the District Manager.

### **Community Facility Reservation Policies**

Private reservations of recreational facilities are prohibited, except as provided in the attached Amenity Center Meeting Room Usage Agreement (Exhibit "A").

### **Community Ponds**

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of motorized watercraft upon the stormwater ponds within the District is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited.

### **Dog Park Rules (the "Dog Park")**

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
6. Limit three dogs per adult dog handler.



7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of twelve (12) are not permitted within the Dog Park area without Adult supervision.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Human or dog food inside the Dog Park is prohibited.
13. Dog handlers must clean up any dog droppings made by their pets.
15. Dog handlers must fill in any holes made by their pets.
16. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
17. The Dog Park is designated a “No Smoking” area.

### **Playground Rules (the “Park”)**

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Use of profanity and/or disruptive behavior will not be tolerated.
6. Report violators, damaged equipment and unsafe conditions to the District Manager.

### **Swimming Pool Facility (the “Pool Facilities”)**

1. The Pool Facilities are open from dawn until dusk.
2. The District assumes no liability for injuries, damage or loss.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters in pool area.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.

18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Call 911 in the event of an emergency.
20. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

### **Violation of Rules and Regulations**

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behaviors:
  - a. Submitting false information on any application for use of the Community Facilities;
  - b. Permitting the unauthorized use of an Amenity Access Card;
  - c. Exhibiting unsatisfactory behavior or appearance;
  - d. Failing to pay amounts owed to the District in a proper and timely manner;
  - e. Failing to abide by any District Rule or Regulation contained herein;
  - f. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;



- g. Damaging or destroying District property; or
  - h. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
2. *Authority of Staff.* Staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.
  3. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager.
  4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

## **NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

### **AMENITY CENTER MEETING ROOM USAGE AGREEMENT RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the amenity center meeting room and related facilities (hereinafter, the "Facilities"), located within the North Park Isle community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the amenity center meeting room as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a rental fee of \$50.00 for rentals up to four (4) hours or \$100.00 for rentals up to six (6) hours, plus a refundable security deposit in the amount of \$200.00 for the Applicant. All monies must be in the form of U.S. Bank Check. Please make two separate checks (one each for the rental fee and security deposit) payable to:

NORTH PARK ISLE CDD

3. The undersigned, \_\_\_\_\_, (the Applicant), has applied to the District to use the amenity center meeting room as follows:

Applicant Address: \_\_\_\_\_

Purpose: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Phone: \_\_\_\_\_

Time of Event (ALL Events shall end by Dusk): \_\_\_\_\_

Maximum Number of Attendees (NOT TO EXCEED 30): \_\_\_\_\_

4. The District has consented to the above use by the Applicant, its agents, employees and invitees.
5. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

6. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
7. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.
8. The security deposit, less the cost of repair of any damage or costs to clean up any mess or litter left following the Event, shall be returned to the Applicant within one (1) week of the Event.

**APPLICANT**

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Date

**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Date

**\* Non-Sufficient Funds (NSF) Policy:**

In the event that a check is sent back to the North Park Isle Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

## NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

### CHECK PAYMENT FORM

*This form must be completed by each person issuing a check to the North Park Isle Community Development District as payment for amenity center meeting room rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.*

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

NAME OF ISSUER: \_\_\_\_

DOB: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HOME PHONE: ( \_\_\_\_ ) \_\_\_\_ - \_\_\_\_

CELL PHONE: ( \_\_\_\_ ) \_\_\_\_ - \_\_\_\_

DRIVER LICENSE NUMBER: \_\_\_\_\_ (Please attach a copy of Driver's license.)

PLACE OF EMPLOYMENT: \_\_\_\_\_

WORK PHONE: ( \_\_\_\_ ) \_\_\_\_ - \_\_\_\_

AMOUNT OF CHECK: \$

REASON FOR CHECK: \_\_\_\_

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to the North Park Isle Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

**6A**



Proposal #360750

Date: 10/17/2023

From: Seth Mendoza

Proposal For

North Park Isles CDD

c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

main: 813-873-7300  
mobile:  
eric.davidson@merituscorp.com

Location

1907 E. Sam Allen Rd.  
Plant City, FL 33563

Property Name: North Park Isles CDD

Mulching property

Terms: Net 30

- this is to mulch all the parks/common areas
- does not include amenity center
- newer installs such as the trees/plants from proposals are not included

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Pine bark	1.00	\$7,450.000	\$7,450.00

Client Notes

Signature

x *Bryan Radcliff*

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge 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.

SUBTOTAL \$7,450.00

SALES TAX \$0.00

TOTAL \$7,450.00

Contact

Print Name: Bryan Radcliff

Title: District Manager

Date: 10/26/2023

Assigned To

Seth Mendoza

Office:  
semendoza@yellowstonelandscape.com

**6B.**

---

**STRALEY ROBIN VERICKER**

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

Website: [www.srvlegal.com](http://www.srvlegal.com)

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**M E M O R A N D U M**

**To:** Angie Grunwald and Bryan Radcliff

**From:** John Vericker, Straley Robin Vericker

**Date:** October 23, 2023

**Subject:** CDD Statutory Website Content and ADA Accessibility Requirements

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A community development district (“**CDD**”), is local unit of special purpose government created under Chapter 190, Florida Statutes, and is required by law to make certain information available to the public on the CDD website in accordance with the provisions of Chapters 189 and 190, Florida Statutes. This information must be regularly updated and made available on the website in the time frame specified by law. This memo outlines the content to be placed on the CDD website.

The statutory requirements for CDD websites include the following documents:

1. The full legal name of the CDD.
2. The public purpose of the CDD.
3. The name of the entity that established the CDD.
4. The date of establishment of the CDD.
5. A description of the boundaries and the services provided by the CDD.
6. A reference to Chapter 190, Florida Statutes as the charter for the CDD.
7. Any grant of special powers under Section 190.012, Florida Statutes.
8. A link to the following websites:
  - a. <https://apps.fldfs.com/localgov/reports/AdHoc.aspx> (the Department of Financial Services’ website that publishes the CDD’s annual reports).
  - b. <http://www.ethics.state.fl.us/Research/EthicsLaws.aspx> (Code of Ethics).
  - c. [https://flauditor.gov/pages/efile\\_reports.html](https://flauditor.gov/pages/efile_reports.html) (the link to the Auditor General’s website to view the CDD’s final audit report).
9. CDD Primary Contact Information (District Manager’s office) including the mailing address, email address, and telephone number.
10. CDD Supervisor information including the name, mailing address, email address, and the term for each member of the governing body of the CDD.
11. A listing of the regularly scheduled public meetings and workshops.



12. Agendas of any meeting or workshop, excluding confidential and exempt information which must be available at least seven days in advance and must remain on the website for at least one year after the meeting or workshop.
13. The current fiscal year of the CDD (always begins on October 1 and concludes on September 30).
14. A listing of all assessments and fees imposed and collected by the CDD and the following informational statement “The CDD is authorized to levy, impose, collect, and enforce special assessments and fees pursuant to Chapters 170, 190, and 197 of the Florida Statutes.”
15. The proposed final budget which must be on the website at least two days prior to the public hearing and must remain on the website for at least forty-five days.
16. The adopted budget of the CDD which must be posted within thirty days of adoption and which must remain on the website for at least two years.
17. Any budget amendments which must be posted within five days of adoption and which must remain on the website for at least two years.
18. The final complete audit reports for the past five fiscal years.

In addition to the statutory content requirements, CDD websites must also meet the Americans with Disabilities Act (the “**ADA**”) technical standards so the website and the documents are fully accessible to all members of the public. Thus, the CDD should retain a qualified website provider that can make the website and the documents properly comply with the ADA accessibility standards.

**7A**

**MINUTES OF MEETING  
NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, September 7, 2023, and called to order at 3:09 p.m. at the Inframark office located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Nicholas Dister	Chairperson
Carlos de la Ossa	Vice Chairperson
Ryan Motko	Assistant Secretary
Kelly Evans	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
John Vericker	District Counsel
Michael Broadus	District Counsel

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Ms. Grunwald called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Public Comments on Agenda Items**

There being no residents present, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Consideration of Resolution 2023-12, Redesignating Officers**

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, Resolution 2023-12, Redesignating Officers with Mr. De La Ossa as Chairperson and Mr. Dister as Vice Chairperson, was adopted. 4-0

**B. Ratification of Developer Funding Agreement for Fiscal Year 2023-2024**

This item was tabled to the next meeting, pending the correct number of lots remaining.

**C. General Matters of the District**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Consideration of Board of Supervisors' Meeting Minutes of the Public Hearings and Regular Meeting August 03, 2023**

**B. Consideration of Operation and Maintenance Expenditures July 2023**

**C. Review of Financial Statements Month Ending July 2023**

Unapproved

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, Consent Agenda, was approved. 4-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel
- B. District Engineer
- C. District Manager

There being no reports, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, the meeting was adjourned.

---

Bryan Radcliff  
Assistant Secretary

---

Nicholas Dister  
Chairperson

**7B.**

**NORTH PARK ISLE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
BLUE LIFE POOL SERVICE LLC	12461	\$2,000.00		POOL SERVICE CLEANING SEPTEMBER 2023
INFRAMARK LLC	101108	\$4,929.17		DISTRICT INVOICE SEPTEMBER 2023
JNJ AMENITY SERVICES LLC	0278	\$700.00		AMENITY CLEANING - SEPTEMBER 2023
SECURITEAM	17262	\$500.00		MONITORNG SERVICES - SEPTEMBER 2023
YELLOWSTONE LANDSCAPE	TM 578393	\$15,298.78		LANDSCAPE MAINT. SEPTEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$23,427.95</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 090723	\$200.00		SUPERVISOR FEE 09/07/23
CARLOS DE LA OSSA	CDLO 090723	\$200.00		SUPERVISOR FEE 09/07/23
KELLY ANN EVANS	KE 090723	\$200.00		SUPERVISOR FEE 09/07/23
NICHOLAS J. DISTER	ND 090723	\$200.00		SUPERVISOR FEE 09/07/23
RYAN MOTKO	RM 090723	\$200.00		SUPERVISOR FEE 09/07/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
GIG FIBER LLC	1946	\$10,500.00		SOLAR EQUIPMENT LEASING - SEPTEMBER 2023
TECO	1253 091423 ACH	\$1,382.67		ELECTRICITY SERVICES 08/09/23-09/09/23
TECO	1600 091423 ACH	\$988.94		ELECTRICITY SERVICES 08/09/23-09/08/23
TECO	226724 091423 ACH	\$165.56		ELECTRICITY SERVICES 08/09/23-09/08/23
TECO	6724 091423 ACH	\$228.35	\$2,765.52	ELECTRICITY SERVICES 08/09/23-09/08/23
<b>Utilities Subtotal</b>		<b>\$13,265.52</b>		
<b>Regular Services</b>				
ECO-LOGIC SERVICES LLC	3132	\$7,350.00		INITIAL LAKE CLEANUP - AUGUST 2023
EGIS INSURANCE	19330	\$762.00		ADD PROPERTY
STANTEC CONSULTING SERVICES	2132988	\$494.00		DISTRICT ENGINEER SERVICES
TIMES PUBLISHING COM	185626 083023	\$263.92		RULE DEVELOPMENT AD

**NORTH PARK ISLE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TIMES PUBLISHING COM	185626 090623	\$624.92		RULE MAKING AD
TIMES PUBLISHING COM	305471 091323	\$429.98		MEETING SCHEDULE AD
TIMES PUBLISHING COM	308136 092723	\$263.92	\$1,582.74	RULE DEVELOPMENT AD
<b>Regular Services Subtotal</b>		<b>\$10,188.74</b>		
<b>Additional Services</b>				
GORMAN	S018652442.003 WIRE	\$200.37		CONSTRUCTION INVOICE - MATERIALS
INFRAMARK LLC	101658	\$3,668.27		DISRICT SERVICES SEPTEMBER 2023
JNJ AMENITY SERVICES LLC	0266	\$250.00		STORM PREP
<b>Additional Services Subtotal</b>		<b>\$4,118.64</b>		
<b>TOTAL</b>		<b>\$52,000.85</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

**BLUE LIFE POOL SERVICE**  
5108 SWALLOW DR  
LAND O LAKES, FL 34639 US  
+1 8135975009  
bluelifepools@gmail.com  
www.bluelifepoolsfl.com

## Invoice

**BILL TO**

NORTH PARK ISLE CDD  
2005 PAN AM CIRCLE  
STE 300  
TAMPA, FL 33607

**SHIP TO**

NORTH PARK ISLE CDD  
2005 PAN AM CIRCLE  
STE 300  
TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12461	09/01/2023	\$2,000.00	10/01/2023	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>CLEANING</b>	REGULAR POOL SERVICE	1	2,000.00	2,000.00

BALANCE DUE

**\$2,000.00**





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#101108

**DATE**

9/5/2023

**CUSTOMER ID**

C2301

**NET TERMS**

Net 30

**PO#****DUE DATE**

10/5/2023

**BILL TO**

North Park Isle CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,666.67		2,666.67
Accounting Services	1	Ea	562.50		562.50
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	600.00		600.00
<b>Subtotal</b>					<b>4,929.17</b>

<b>Subtotal</b>	\$4,929.17
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$4,929.17
------------------	------------

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

# INVOICE

JNJ Amenity Services LLC  
7804 davie ray dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



## North Park Isle CDD c/o Inframark

**Bill to**  
North Park Isle CDD c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Invoice details**  
Invoice no.: 0278  
Invoice date: 09/25/2023  
Due date: 10/15/2023

Product or service		Amount
1. Restrooms	2 units × \$185.00	\$370.00
Clean and sanitize 8 toilets, 3 urinals, and 6 sinks. Sweep and/or mop floors. Supply all toilet paper, paper towels, hand soap and trash bags.		
2. Pool Deck		\$120.00
Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use. Pick up any trash around pool deck.		
3. Trash	3 units × \$30.00	\$90.00
Remove and replace 3 large trash bags.		
4. Kitchen/Activity Room		\$120.00
Wipe down all counters, sink, and refrigerator on the outside. Sweep and/or mop floors.		
Total		\$700.00

### Ways to pay



**Note to customer**  
Amenity cleaning services at North Park Isle - Sept 2023.

Pay invoice



# Invoice

Ship To	
Norh Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565	

[illegible]



## INVOICE

INVOICE #	INVOICE DATE
TM 578393	9/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

North Park Isles CDD  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Property Name:** North Park Isles CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 1, 2023

**Invoice Amount:** \$15,298.78

Description	Current Amount
Monthly Landscape Maintenance September 2023	\$15,298.78

**Invoice Total** **\$15,298.78**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

North Park Isle CDD

MEETING DATE: September 07, 2023

DMS:

BYRON RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
<del>Kyle Smith</del>		Salary Accepted	\$200.00

Albert Viera

✓

Salary Accepted \$200.-

AV 090723

North Park Isle CDD

MEETING DATE: September 07, 2023

DMS: BRYAN RAIXLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
<del>Kyle Smith</del>		Salary Accepted	\$200.00

Albert Vieira

✓

Salary Accepted \$200.-

Cd10 090723

North Park Isle CDD

MEETING DATE: September 07, 2023

DMS: \_\_\_\_\_

RYAN RAYCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
<del>Kyle Smith</del>		Salary Accepted	\$200.00

Albert Vieira

✓

Salary Accepted \$200.-

KE 090723



North Park Isle CDD

MEETING DATE: September 07, 2023

DMS: \_\_\_\_\_

BRYAN RAIXLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
<del>Kyle Smith</del>		Salary Accepted	\$200.00

Albert Vieira

✓

Salary Accepted \$200.-

ND 090723

North Park Isle CDD

MEETING DATE: September 07, 2023

DMS: \_\_\_\_\_

RYAN RAYCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
<del>Kyle Smith</del>		Salary Accepted	\$200.00

Albert Vieira

✓

Salary Accepted \$200.-

Rm090723

**Gig Fiber, LLC**  
2502 N Rocky Point Dr  
Ste 1000  
Tampa, FL 33607  
813-800-5323

# INVOICE



**Invoice #:** 1946  
**Invoice Date:** 09/01/23  
**Amount Due:** \$10,500.00

**Bill To:**

North Park Isle CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
UNITED STATES

**Ship To:**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
UNITED STATES

Due Date	Terms
10/01/23	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar light lease agreement - Sept 2023	210	\$50.00	\$10,500.00

<b>Subtotal:</b>	\$10,500.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$10,500.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$10,500.00</b>

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT  
3716 N MARYLAND AVE  
PLANT CITY, FL 33565

Statement Date: September 14, 2023

Amount Due: \$1,382.67

Due Date: October 05, 2023

Account #: 221008971253

DO NOT PAY. Your account will be drafted on October 05, 2023

## Account Summary

Current Service Period: August 09, 2023 - September 09, 2023

Previous Amount Due	\$1,537.32
Payment(s) Received Since Last Statement	-\$1,537.32

Current Month's Charges	\$1,382.67
-------------------------	------------

Amount Due by October 05, 2023	\$1,382.67
--------------------------------	------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight

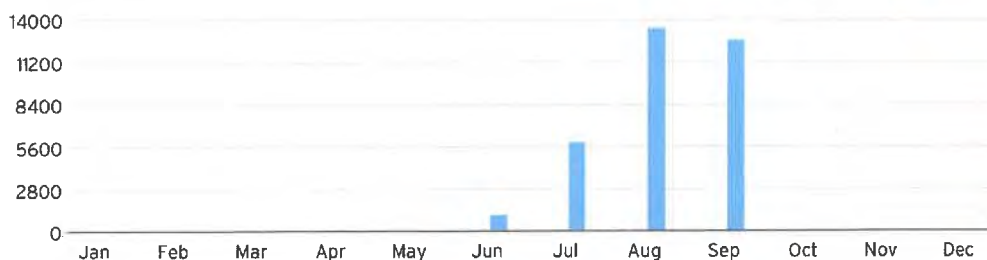


Your average daily kWh used was  
**14.84% lower** than it was in your  
previous period.



Scan here to view  
your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008971253

Due Date: October 05, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,382.67

Payment Amount: \$ \_\_\_\_\_

668667825914

Your account will be  
drafted on October 05, 2023

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
3716 N MARYLAND AVE  
PLANT CITY, FL 33565

Account #: 221008971253  
Statement Date: September 14, 2023  
Charges Due: October 05, 2023

## Meter Read

**Meter Location:** AMENITY CENTER

**Service Period:** Aug 09, 2023 - Sep 09, 2023

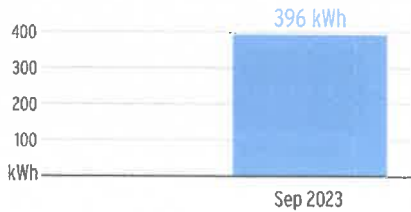
**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	09/09/2023	33,097	20,426		12,671 kWh	1	32 Days
1000799286	09/09/2023	21.74	0		21.74 kW	1	32 Days

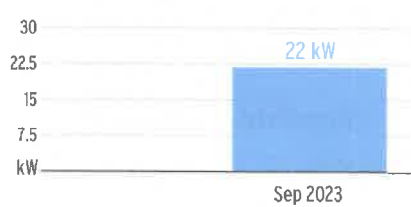
## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$1.08000	\$34.56
Billing Demand Charge	22 kW @ \$14.13000/kW	\$310.86
Energy Charge	12,671 kWh @ \$0.00736/kWh	\$93.26
Fuel Charge	12,671 kWh @ \$0.05239/kWh	\$663.83
Capacity Charge	22 kW @ -\$0.06000/kW	-\$1.32
Storm Protection Charge	22 kW @ \$0.62000/kW	\$13.64
Energy Conservation Charge	22 kW @ \$0.88000/kW	\$19.36
Environmental Cost Recovery	12,671 kWh @ \$0.00084/kWh	\$10.64
Clean Energy Transition Mechanism	22 kW @ \$1.12000/kW	\$24.64
Storm Surcharge	12,671 kWh @ \$0.00238/kWh	\$30.16
Florida Gross Receipt Tax		\$30.76
<b>Electric Service Cost</b>		<b>\$1,230.39</b>
Franchise Fee		\$80.59
Municipal Public Service Tax		\$71.69
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$1,382.67</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



**Total Current Month's Charges**

**\$1,382.67**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](https://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1
- Power Outage:**  
877-588-1010
- Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT  
TROPICAL OASIS AVE, SOLAR  
PLANT CITY, FL 33565

Statement Date: September 14, 2023

Amount Due: \$988.94

Due Date: October 05, 2023

Account #: 221008971600

DO NOT PAY. Your account will be drafted on October 05, 2023

## Account Summary

Previous Amount Due	\$1,251.90
Payment(s) Received Since Last Statement	-\$1,251.90
<b>Current Month's Charges</b>	<b>\$988.94</b>

**Amount Due by October 05, 2023 \$988.94**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008971600

Due Date: October 05, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$988.94

Payment Amount: \$ \_\_\_\_\_

668667825915

Your account will be  
drafted on October 05, 2023

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.





**Service For:**  
TROPICAL OASIS AVE  
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600  
Statement Date: September 14, 2023  
Charges Due: October 05, 2023

**Service Period:** Aug 09, 2023 - Sep 08, 2023

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	210 kWh @ \$0.03511/kWh	\$7.37
Monthly Charge		\$655.46
Lighting Fuel Charge	210 kWh @ \$0.05169/kWh	\$10.85
Storm Protection Charge	210 kWh @ \$0.01466/kWh	\$3.08
Clean Energy Transition Mechanism	210 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	210 kWh @ \$0.00326/kWh	\$0.68
Florida Gross Receipt Tax		\$0.57

#### Lighting Charges

**\$678.09**

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](https://www.tampaelectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**Service For:**  
TROPICAL OASIS AVE  
SOLAR, PLANT CITY, FL 33565

**Account #:** 221008971600  
**Statement Date:** September 14, 2023  
**Charges Due:** October 05, 2023

**Service Period:** Aug 09, 2023 - Sep 08, 2023

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**



**Electric Charges**

**Lighting Service Items LS-2 (Bright Choices) for 31 days**

Lighting Energy Charge	\$0.00
Monthly Charge	\$310.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00

**Lighting Charges** **\$310.85**

**Total Current Month's Charges**

**\$988.94**





**Service For:**  
TROPICAL OASIS AVE  
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600  
Statement Date: September 14, 2023  
Charges Due: October 05, 2023

## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.



NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT  
1582 E SAM ALLEN RD  
PLANT CITY, FL 33565

Statement Date: September 14, 2023

Amount Due: \$165.56

Due Date: October 05, 2023  
Account #: 221008226724

DO NOT PAY. Your account will be drafted on October 05, 2023

## Account Summary

Current Service Period: August 09, 2023 - September 08, 2023

Previous Amount Due	\$125.56
Payment(s) Received Since Last Statement	-\$125.56
Current Month's Charges	\$165.56

Amount Due by October 05, 2023 \$165.56

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight



Your average daily kWh used was **222.22% higher** than the same period last year.

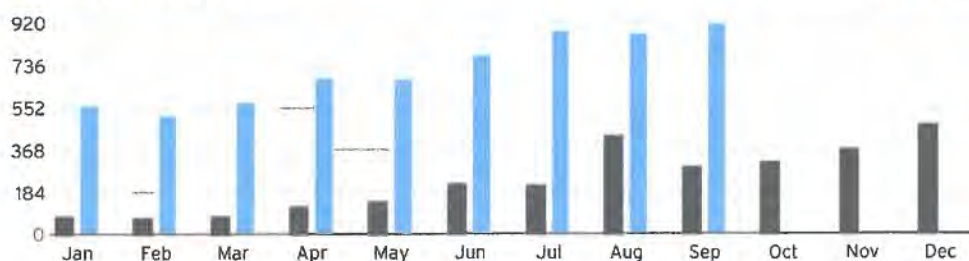


Your average daily kWh used was **3.33% lower** than it was in your previous period.



Scan here to view  
your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008226724  
Due Date: October 05, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$165.56

Payment Amount: \$ \_\_\_\_\_

629161841197

Your account will be  
drafted on October 05, 2023

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.





**Service For:**  
1582 E SAM ALLEN RD  
PLANT CITY, FL 33565

Account #: 221008226724  
Statement Date: September 14, 2023  
Charges Due: October 05, 2023

## Meter Read

**Meter Location:** RIGHT SIDE FRONT

**Service Period:** Aug 09, 2023 - Sep 08, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	09/08/2023	9,442	8,528		914 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	914 kWh @ \$0.07990/kWh	\$73.03
Fuel Charge	914 kWh @ \$0.05239/kWh	\$47.88
Storm Protection Charge	914 kWh @ \$0.00400/kWh	\$3.66
Clean Energy Transition Mechanism	914 kWh @ \$0.00427/kWh	\$3.90
Storm Surcharge	914 kWh @ \$0.01061/kWh	\$9.70
Florida Gross Receipt Tax		\$4.14
<b>Electric Service Cost</b>		<b>\$165.56</b>

**Total Current Month's Charges**

**\$165.56**

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-11

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT  
[REDACTED]  
1603 BERMUDA BREEZE CT, IRR  
PLANT CITY, FL 33563

Statement Date: September 14, 2023

Amount Due: \$228.35

Due Date: October 05, 2023  
Account #: 221008636724

DO NOT PAY. Your account will be drafted on October 05, 2023

## Your Energy Insight

Your average daily kWh used was **32.14% higher** than the same period last year.

Your average daily kWh used was **54.17% higher** than it was in your previous period.



Scan here to view  
your account online.

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



TampaElectric.com/BizSavingsTips

## Account Summary

Current Service Period: August 09, 2023 - September 08, 2023

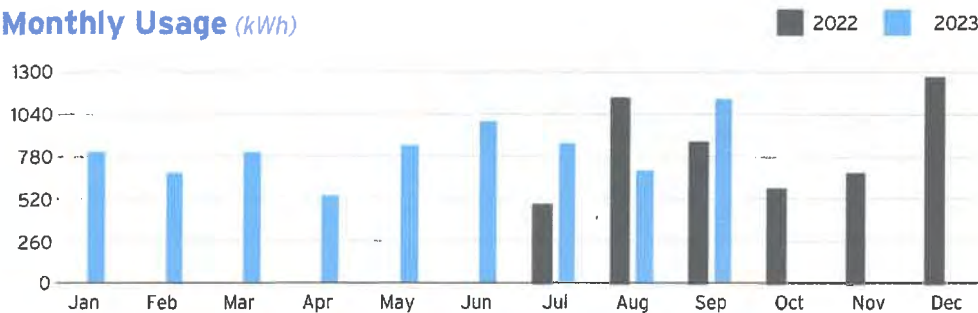
Previous Amount Due	\$149.01
Payment(s) Received Since Last Statement	-\$149.01

Current Month's Charges	\$228.35
-------------------------	----------

Amount Due by October 05, 2023	\$228.35
--------------------------------	----------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



## Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Account #: 221008636724

Due Date: October 05, 2023

Amount Due: \$228.35

Payment Amount: \$ \_\_\_\_\_

668667825912

Your account will be  
drafted on October 05, 2023

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
[REDACTED]  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
1603 BERMUDA BREEZE CT  
IRR, PLANT CITY, FL 33563

Account #: 221008636724  
Statement Date: September 14, 2023  
Charges Due: October 05, 2023

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Aug 09, 2023 - Sep 08, 2023

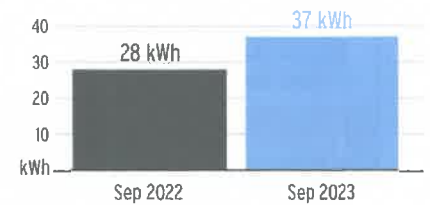
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	09/08/2023	12,366		11,234		1,132 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,132 kWh @ \$0.07990/kWh	\$90.45
Fuel Charge	1,132 kWh @ \$0.05239/kWh	\$59.31
Storm Protection Charge	1,132 kWh @ \$0.00400/kWh	\$4.53
Clean Energy Transition Mechanism	1,132 kWh @ \$0.00427/kWh	\$4.83
Storm Surcharge	1,132 kWh @ \$0.01061/kWh	\$12.01
Florida Gross Receipt Tax		\$4.98
<b>Electric Service Cost</b>		<b>\$199.36</b>
Franchise Fee		\$13.06
Municipal Public Service Tax		\$15.93
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$228.35</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$228.35**

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P.O. Box 31318  
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### Phone

Toll Free:  
**866-689-6469**

### All Other Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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### Phone:

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**Residential Customer Care:**

813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

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### Energy-Saving Programs:

813-275-3909

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Eco-Logic Services LLC

PO Box 18204  
Sarasota, FL 34276

Invoice

Date	Invoice #
8/31/2023	3132

Bill To

North Park Isle CDD  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

North Park Isle CDD

Description		Amount
Initial Lake Cleanup Event in August 2023		7,350.00
Total		\$7,350.00





# INVOICE

<b>Customer</b>	North Park Isle Community Development District
<b>Acct #</b>	894
<b>Date</b>	09/06/2023
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

North Park Isle Community Development District  
 [REDACTED]  
 2005 Pan Am Circle, Ste 120  
 Tampa, FL 33607

Payment Information	
<b>Invoice Summary</b>	\$ 762.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19330
100122393	

Thank You

Please detach and return with payment



Customer: North Park Isle Community Development District

Invoice	Effective	Transaction	Description	Amount
19330	08/21/2023	Policy change	Policy #100122393 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Added Property Due Date: 9/6/2023	762.00

**Total**

\$ 762.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

**Remit Payment To: Egis Insurance Advisors**

P.O. Box 748555  
 Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

**Date**

09/06/2023

Invoice Number	2132988
Invoice Date	September 18, 2023
Purchase Order	215614807
Customer Number	150688
Project Number	215614807

**Bill To**

North Park Isle Community Development District  
Accounts Payable  
c/o Inframark  
210 North University Drive, Suite 702  
Coral Springs FL 33071  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

<b>Project</b>	<b>North Park Isle CDD - District Engineering Services</b>		
Project Manager	Stewart, Tonja L	For Period Ending	<b>September 8, 2023</b>
Current Invoice Total (USD)	494.00		

Research and update SWFWMD inspections, process requisitions and initiate community mapping.

**Top Task**                      **2023**                      **2023 FY General Consulting**

**Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	3.25	152.00	494.00
	<b>Subtotal Professional Services</b>	<u>3.25</u>		<u>494.00</u>

Top Task Subtotal	2023 FY General Consulting	494.00
-------------------	----------------------------	--------

<b>Total Fees &amp; Disbursements</b>	<u>494.00</u>
<b>INVOICE TOTAL (USD)</b>	<b>494.00</b>

**Due upon receipt or in accordance with terms of the contract**





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/30/23		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
08/30/2023	Deirdre Bonett	185626	
Total Amount Due		Ad Number	
\$263.92		0000303849	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/30/23	08/30/23	0000303849	Times	Legals CLS	Rule Development	1	2x37 L	\$259.92
08/30/23	08/30/23	0000303849	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x37 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/30/23		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
08/30/2023	Deirdre Bonett	185626	
Total Amount Due		Ad Number	
\$263.92		0000303849	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received  
SEP 05 2023

REMIT TO:

NORTH PARK ISLE  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in said newspaper by print in the issues of **8/30/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she 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 the said newspaper.

*DB*

Signature Affiant

Sworn to and subscribed before me this **08/30/2023**

*Judy Allen*

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**NOTICE OF RULE DEVELOPMENT BY  
 NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the North Park Isle Community Development District ("District") hereby gives notice of its intention to develop fee schedules, rules and policies for use of the District's Recreational Amenities (the "Recreational Amenities Rules & Policies").

The purpose and effect of the Recreational Amenities Rules & Policies are to provide for efficient and effective operation of the District amenities.

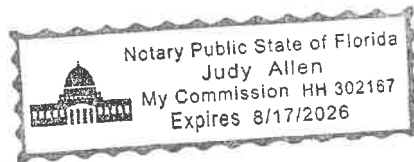
Specific legal authority for the adoption of the proposed Recreational Amenities Rules & Policies includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Recreational Amenities Rules & Policies include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Recreational Amenities Rules & Policies may be obtained by contacting the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 837-7300.

North Park Isle Community Development District  
 Bryan Radcliff,  
 District Manager

Run Date: August 30, 2023

0000303849





tampabay.com

Times Publishing Company  
DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/ 6/23	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/06/2023	Deirdre Bonett	185626
Total Amount Due		Ad Number
\$624.92		0000303851

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/06/23	09/06/23	0000303851	Times	Legals CLS	Rule Making	1	2x87 L	\$620.92
09/06/23	09/06/23	0000303851	Tampabay.com	Legals CLS	Rule Making AffidavitMaterial	1	2x87 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/ 6/23	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/06/2023	Deirdre Bonett	185626
Total Amount Due		Ad Number
\$624.92		0000303851

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

NORTH PARK ISLE  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**

**Published Daily**

STATE OF FLORIDA

COUNTY OF Hillsborough


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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she 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 the said newspaper.

DB

**Signature Affiant**

Sworn to and subscribed before me this 09/06/2023

  
Notary Public

**Signature of Notary Public**

Personally known ☒ or produced identification ☐

Type of identification produced

**NOTICE OF RULEMAKING REGARDING THE  
RECREATIONAL AMENITIES RULES AND POLICIES OF THE  
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the North Park Isle Community Development District (the "District") on October 05, 2023, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The hearing will be for the purpose of setting rules and regulations for the usage of the recreational facilities, including the Clubhouse and pool, along with resident and non-resident usage fees for the use of the North Park Isle Recreational Facilities (the "Recreational Amenities Rules & Policies"). At the conclusion of the hearing, the Board shall, by resolution, adopt policies and usage rates as finally approved by the Board of Supervisors. Prior notice of rule development was published in the Tampa Bay Times on August 30, 2023.

Specific legal authority for the rule repeals and new rule development includes Sections 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented include, but are not limited to, Sections 190.011(5), 190.011(15), 190.006, 190.007, 112.3143, 119.07, 190.008, 286.0105, 190.035(2), 190.033, 255.20, 287.055, 218.931, 112.08, 255.0525, 287.017 and 190.011(3), Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

IF REQUESTED WITHIN TWENTY ONE (21) DAYS OF THE DATE OF THIS NOTICE, A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW (IF NOT REQUESTED, THIS HEARING MAY NOT BE HELD):

DATE: October 05, 2023  
TIME: 2:00 p.m.  
PLACE: Inframark, LLC  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

A request for a public hearing on the District's intent to adopt the Recreational Amenities Rules & Policies must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

If a public hearing is requested, this public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can physically attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

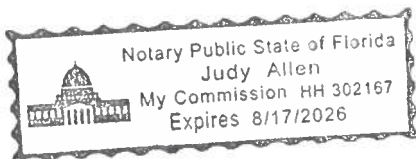
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Inframark at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

A copy of the proposed Recreational Amenities Rules & Policies may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 873-7300.

North Park Isle Community Development District  
Bryan Radcliff,  
District Manager

Run date: September 06, 2023

0000303851





tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355  
Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/13/23	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/13/2023	Deirdre Bonett	185626
Total Amount Due		Ad Number
\$429.98		0000305471

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/13/23	09/13/23	0000305471	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$425.98
09/13/23	09/13/23	0000305471	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x60 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/13/23	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/13/2023	Deirdre Bonett	185626
Total Amount Due		Ad Number
\$429.98		0000305471

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

NORTH PARK ISLE  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/13/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she 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 the said newspaper.

} ss

**NOTICE OF REGULAR BOARD MEETING SCHEDULE**  
**FISCAL YEAR 2024**  
**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the North Park Isle Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 05, 2023	2:00 p.m.
November 02, 2023	2:00 p.m.
December 07, 2023	2:00 p.m.
January 04, 2024	2:00 p.m.
February 01, 2024	2:00 p.m.
March 07, 2024	2:00 p.m.
April 04, 2024	2:00 p.m.
May 02, 2024	2:00 p.m.
June 06, 2024	2:00 p.m.
July 04, 2024	2:00 p.m.
August 01, 2024	2:00 p.m.
September 05, 2024	2:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff  
 District Manager

Run Date: 09/13/2023

0000305471

Signature Affiant

Sworn to and subscribed before me this **09/13/2023**

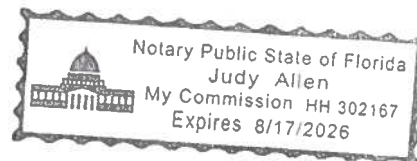
Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/27/23	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/27/2023	Deirdre Bonett	185626
Total Amount Due		Ad Number
\$263.92		0000308136

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/27/23	09/27/23	0000308136	Times	Legals CLS	RULE DEVELOPMENT	1	2x37 L	\$259.92
09/27/23	09/27/23	0000308136	Tampabay.com	Legals CLS	RULE DEVELOPMENT AffidavitMaterial	1	2x37 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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2005 PAN AM CIRCLE #300  
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**Tampa Bay Times**  
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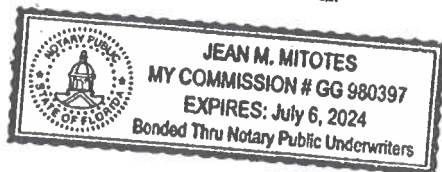
  
Signature Affiant

Sworn to and subscribed before me this **09/27/2023**

  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



**NOTICE OF RULE DEVELOPMENT BY  
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the North Park Isle Community Development District ("District") hereby gives notice of its intention to develop fee schedules, rules and policies for use of the District's Recreational Amenities (the "Recreational Amenities Rules & Policies").

The purpose and effect of the Recreational Amenities Rules & Policies are to provide for efficient and effective operation of the District amenities.

Specific legal authority for the adoption of the proposed Recreational Amenities Rules & Policies includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Recreational Amenities Rules & Policies include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Recreational Amenities Rules & Policies may be obtained by contacting the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 837-7300.

North Park Isle Community Development District

Bryan Radcliff,  
District Manager  
Run Date: September 27, 2023

0000308136



Request #2021-61 ODP

Name	Num	Memo	Invoice Amount	Amount Requested
Gorman	S018652442.003	NPI Materials	200.37	200.37
ACQ & Const Total			200.37	200.37

O & M Fund	
ACQ & Const	200.37

Wire Instructions Attached

# GORMAN

WHOLESALE PLUMBING, POOL & SEPTIC SUPPLIES

234 GORMAN APOPKA  
1845 S ORANGE BLOSSOM TRAIL  
APOPKA FL 32703-7729  
407-886-6115 Fax 407-886-3114

## INVOICE

INVOICE DATE	INVOICE NUMBER
08/01/23	S018652442.003
CUSTOMER NUMBER	SHIP-TO NUMBER
S127903	S127932
PLEASE REMIT PAYMENT TO:	
GORMAN COMPANY P.O. BOX 101975 ATLANTA GA 30392-1975	

**BILL TO:**

NORTH PARK ISLE COMM C/O OVIDA CONS  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380

**SHIP TO:**

NORTH PARK ISLE AMENITY  
3716 N MARYLAND AVENUE  
PLANT CITY FL 33565

ORDER DATE		SHIP DATE		JOB NAME		JOB NUMBER		CUSTOMER P.O.	
08/01/23		08/01/23		NORTH PARK ISLE AMENITY				2022-01-CDD	
ORDERED BY			SHIPPED VIA		SALESPERSON			ORDER WRITER	
			WC WILL CALL		Tyler Burnette PC234			Kevin Ramos - PC234	
ITEM NUMBER	PRODUCT DESCRIPTION			QTY ORDERED	QTY SHIPPED	UNIT PRICE	UNIT	NET AMOUNT	
13571	Tax Only Credit TAYLOR K-2005C HI CMPLT SRV TEST KIT			1ea	1ea	200.365	ea	200.37	

Gorman Apopka will be closed MONDAY September 4 in Observance of Labor Day. We will reopen with regular hours on TUESDAY September 5

INVOICE TERMS	NET 25TH PROX	SUBTOTAL	200.37
TO VIEW AND PAY ONLINE: <a href="http://hajoca-southeastern.billtrust.com">http://hajoca-southeastern.billtrust.com</a>		S & H CHGS	0.00
ENROLLMENT CODE: QDL XVV QBK		SALES TAX	0.00
		AMOUNT DUE	200.37

THIS INVOICE IS GOVERNED BY, AND INCORPORATES BY REFERENCE, HAJOCA CORPORATION'S SALES ORDER TERMS AND CONDITIONS FOUND AT WWW.HAJOCA.COM/SALES-ORDER-TERMS-AND-CONDITIONS/ AND THE TERMS AND CONDITIONS OF OUR CREDIT APPLICATION. BY YOUR SIGNATURE ABOVE AND/OR ACCEPTANCE OF THE PRODUCTS DESCRIBED HEREIN, YOU ACKNOWLEDGE HAVING READ AND AGREE TO BE BOUND BY SUCH TERMS AND CONDITIONS.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#101658

**DATE**

9/21/2023

**CUSTOMER ID**

C2301

**NET TERMS**

Net 30

**PO#****DUE DATE**

10/21/2023

**BILL TO**

North Park Isle CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	29	Ea	0.15		4.35
Work Order # WONPI08232023/ Porter \$2,254.00; WONPI07182023-SW/ Sidewalk Project \$1,409.92	1	Ea	3,663.92		3,663.92
<b>Subtotal</b>					<b>3,668.27</b>

**Subtotal**

\$3,668.27

**Tax**

\$0.00

**Total Due**

\$3,668.27

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

# INVOICE

JNJ Amenity Services LLC  
7804 davie ray dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



## North Park Isle CDD c/o Inframark

**Bill to**  
North Park Isle CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Invoice details**  
Invoice no.: 0266  
Invoice date: 09/11/2023  
Due date: 09/15/2023

Product or service		Amount
1. <b>Storm Preparations</b>	1 unit × \$250.00	\$250.00
August 29th, 2023 - all pool furniture was put away under veranda to prepare for Hurricane Idalia.		
August 31st, 2023 - all pool furniture was placed back onto pool deck after hurricane passed.		

### Ways to pay



**Total** **\$250.00**

Pay invoice

**7C**

# **North Park Isle Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 37,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,359
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	12,914	14,052	-	-	-	-	26,966
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	90	-	-	90
Acq. & Construction - Master	-	-	-	-	110,689	-	-	110,689
Acquisition & Construction Account	-	-	-	5,929	3,704	-	-	9,633
Prepayment Account	-	1,235,000	-	-	-	-	-	1,235,000
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	235,418	89,322	-	-	-	-	324,740
Deposits	1,460	-	-	-	-	-	-	1,460
Fixed Assets								
Construction Work In Process	-	-	-	-	-	24,450,850	-	24,450,850
Amount Avail In Debt Services	-	-	-	-	-	-	1,235,754	1,235,754
Amount To Be Provided	-	-	-	-	-	-	24,778,305	24,778,305
<b>TOTAL ASSETS</b>	<b>\$ 39,442</b>	<b>\$ 1,865,970</b>	<b>\$ 509,570</b>	<b>\$ 5,931</b>	<b>\$ 114,483</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 53,000,305</b>

## **LIABILITIES**

Accounts Payable	\$ 34,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,918
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	12,594	14,072	-	-	26,966
<b>TOTAL LIABILITIES</b>	<b>35,218</b>	<b>-</b>	<b>-</b>	<b>12,594</b>	<b>14,072</b>	<b>-</b>	<b>26,014,059</b>	<b>26,075,943</b>

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of September 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	1,865,970	509,570	-	-	-	-	2,375,540
Capital Projects	-	-	-	-	100,411	-	-	100,411
Unassigned:	4,224	-	-	(6,663)	-	24,450,850	-	24,448,411
<b>TOTAL FUND BALANCES</b>	<b>4,224</b>	<b>1,865,970</b>	<b>509,570</b>	<b>(6,663)</b>	<b>100,411</b>	<b>24,450,850</b>	<b>-</b>	<b>26,924,362</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 39,442</b>	<b>\$ 1,865,970</b>	<b>\$ 509,570</b>	<b>\$ 5,931</b>	<b>\$ 114,483</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 53,000,305</b>



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 470,884	\$ 387,095	\$ (83,789)	82.21%
Special Assmnts- CDD Collected	-	42,816	42,816	0.00%
Developer Contribution	-	16,200	16,200	0.00%
<b>TOTAL REVENUES</b>	<b>470,884</b>	<b>446,111</b>	<b>(24,773)</b>	<b>94.74%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Trustee Fees	8,100	8,081	19	99.77%
Disclosure Report	7,200	7,200	-	100.00%
District Counsel	10,000	18,402	(8,402)	184.02%
District Engineer	5,000	3,170	1,830	63.40%
District Manager	32,000	32,000	-	100.00%
Accounting Services	6,750	6,750	-	100.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	39	111	26.00%
Public Officials Insurance	2,686	2,566	120	95.53%
Insurance -Property & Casualty	3,283	6,524	(3,241)	198.72%
Legal Advertising	2,040	5,723	(3,683)	280.54%
Bank Fees	175	190	(15)	108.57%
Website Administration	1,800	1,200	600	66.67%
Mileage Reimbursement	-	118	(118)	0.00%
Office Supplies	100	-	100	0.00%
<b>Total Administration</b>	<b>98,884</b>	<b>100,463</b>	<b>(1,579)</b>	<b>101.60%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	5,000	3,415	1,585	68.30%
<b>Total Garbage/Solid Waste Services</b>	<b>5,000</b>	<b>3,415</b>	<b>1,585</b>	<b>68.30%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	5,000	-	5,000	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	43,000	27,680	15,320	64.37%
Field Services	12,000	12,000	-	100.00%
Contracts-Pools	15,000	7,626	7,374	50.84%
Contracts - Landscape	130,000	142,925	(12,925)	109.94%
Amenity Center Pest Control	1,500	-	1,500	0.00%
Janitorial Services & Supplies	8,000	-	8,000	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Amenity Maintenance & Repairs	5,000	11,981	(6,981)	239.62%
R&M-Monument, Entrance & Wall	5,000	-	5,000	0.00%
Waterway Improvements & Repairs	5,000	11,570	(6,570)	231.40%
Miscellaneous Maintenance	15,000	11,698	3,302	77.99%
Irrigation Maintenance	10,000	600	9,400	6.00%
Mileage Reimbursement	-	3	(3)	0.00%
<b>Total Other Physical Environment</b>	<b>252,000</b>	<b>226,083</b>	<b>25,917</b>	<b>89.72%</b>
<b><u>Road and Street Facilities</u></b>				
Utility - StreetLights	110,000	138,341	(28,341)	125.76%
<b>Total Road and Street Facilities</b>	<b>110,000</b>	<b>138,341</b>	<b>(28,341)</b>	<b>125.76%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	12,417	(12,417)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>12,417</b>	<b>(12,417)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>470,884</b>	<b>480,719</b>	<b>(9,835)</b>	<b>102.09%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(34,608)	(34,608)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>38,832</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,224</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2019 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 32,170	\$ 32,170	0.00%
Special Assmnts- Tax Collector	-	686,284	686,284	0.00%
Special Assmnts- Prepayment	-	1,309,629	1,309,629	0.00%
Special Assmnts- CDD Collected	762,684	120,374	(642,310)	15.78%
<b>TOTAL REVENUES</b>	<b>762,684</b>	<b>2,148,457</b>	<b>1,385,773</b>	<b>281.70%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	225,000	225,000	-	100.00%
Interest Expense	537,684	541,763	(4,079)	100.76%
<b>Total Debt Service</b>	<b>762,684</b>	<b>766,763</b>	<b>(4,079)</b>	<b>100.53%</b>
<b>TOTAL EXPENDITURES</b>	<b>762,684</b>	<b>766,763</b>	<b>(4,079)</b>	<b>100.53%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,381,694	1,381,694	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(2,820)	(2,820)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(2,820)</b>	<b>(2,820)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,378,874	\$ 1,378,874	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>487,096</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,865,970</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2021 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 18,246	\$ 18,246	0.00%
Special Assmnts- Prepayment	-	88,609	88,609	0.00%
Special Assmnts- CDD Collected	807,581	500,084	(307,497)	61.92%
<b>TOTAL REVENUES</b>	<b>807,581</b>	<b>606,939</b>	<b>(200,642)</b>	<b>75.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	305,000	325,000	(20,000)	106.56%
Interest Expense	502,581	506,563	(3,982)	100.79%
<b>Total Debt Service</b>	<b>807,581</b>	<b>831,563</b>	<b>(23,982)</b>	<b>102.97%</b>
<b>TOTAL EXPENDITURES</b>	<b>807,581</b>	<b>831,563</b>	<b>(23,982)</b>	<b>102.97%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(224,624)	(224,624)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(2,041)	(2,041)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(2,041)</b>	<b>(2,041)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (226,665)	\$ (226,665)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>736,235</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 509,570</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2019 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,668	\$ 2,668	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,668</b>	<b>2,668</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment</u></b>				
Improvements Other Than Bldgs	-	390,602	(390,602)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>390,602</b>	<b>(390,602)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	6,770	(6,770)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>6,770</b>	<b>(6,770)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>397,372</b>	<b>(397,372)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(394,704)	(394,704)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	2,820	2,820	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,820</b>	<b>2,820</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (391,884)	\$ (391,884)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>385,221</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (6,663)</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2021 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8,097	\$ 8,097	0.00%
Developer Contribution	-	61,305	61,305	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>69,402</b>	<b>69,402</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment</u></b>				
Improvements Other Than Bldgs	-	107,631	(107,631)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>107,631</b>	<b>(107,631)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	156,330	(156,330)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>156,330</b>	<b>(156,330)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>263,961</b>	<b>(263,961)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(194,559)	(194,559)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	2,041	2,041	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,041</b>	<b>2,041</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (192,518)	\$ (192,518)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>292,929</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 100,411</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>24,450,850</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 24,450,850</b>		

NORTH PARK ISLE CDD

Bank Reconciliation

Bank Account No.	8942	TRUIST- GF OPERATING
Statement No.	09-23	
Statement Date	9/30/2023	

G/L Balance (LCY)	37,358.54	Statement Balance	66,853.17
G/L Balance	37,358.54	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	66,853.17
Subtotal	37,358.54	Outstanding Checks	29,494.63
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	37,358.54	Ending Balance	37,358.54
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/10/2023	Payment	1397	RYAN MOTKO	200.00	200.00	0.00
8/17/2023	Payment	1402	GIG FIBER LLC	10,500.00	10,500.00	0.00
8/24/2023	Payment	1404	FL DEPT OF HEALTH IN HILLSBOROUGH	250.00	250.00	0.00
9/5/2023	Payment	DD120	Payment of Invoice 000402	125.56	125.56	0.00
9/5/2023	Payment	DD121	Payment of Invoice 000404	1,537.32	1,537.32	0.00
9/8/2023	Payment	1405	BLUE LIFE POOL SERVICE LLC	2,000.00	2,000.00	0.00
9/8/2023	Payment	1406	INFRAMARK LLC	4,932.32	4,932.32	0.00
9/8/2023	Payment	1407	SECURITEAM	500.00	500.00	0.00
9/8/2023	Payment	1408	STRALEY ROBIN VERICKER	3,117.45	3,117.45	0.00
9/8/2023	Payment	1409	YELLOWSTONE LANDSCAPE	10,742.50	10,742.50	0.00
9/14/2023	Payment	DD122	Payment of Invoice 000416	1,251.90	1,251.90	0.00
9/21/2023	Payment	1410	ALBERTO VIERA	200.00	200.00	0.00
9/21/2023	Payment	1411	CARLOS DE LA OSSA	200.00	200.00	0.00
9/21/2023	Payment	1412	EGIS INSURANCE	762.00	762.00	0.00
9/21/2023	Payment	1413	JNJ AMENITY SERVICES LLC	250.00	250.00	0.00
9/21/2023	Payment	1414	KELLY ANN EVANS	200.00	200.00	0.00
9/21/2023	Payment	1415	NICHOLAS J. DISTER	200.00	200.00	0.00
9/21/2023	Payment	1417	TIMES PUBLISHING COM	888.84	888.84	0.00
9/26/2023	Payment	DD123	Payment of Invoice 000464	200.37	200.37	0.00
9/30/2023		JE000266	UTILITYBIL TECO/PEOPLE GAS 6724	149.01	149.01	0.00
Total Checks				38,207.27	38,207.27	0.00
Deposits						
9/26/2023		JE000241	Wire Transfer - Const Funding	G/L 200.37	200.37	0.00
Total Deposits				200.37	200.37	0.00
Outstanding Checks						
9/21/2023	Payment	1416	RYAN MOTKO	200.00	0.00	200.00
9/28/2023	Payment	1418	BLUE LIFE POOL SERVICE LLC	2,000.00	0.00	2,000.00
9/28/2023	Payment	1419	ECO-LOGIC SERVICES LLC	7,350.00	0.00	7,350.00
9/28/2023	Payment	1420	GIG FIBER LLC	10,500.00	0.00	10,500.00



NORTH PARK ISLE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
9/28/2023	Payment	1421	JNJ AMENITY SERVICES LLC	700.00	0.00	700.00
9/28/2023	Payment	1422	SECURITEAM	7,820.65	0.00	7,820.65
9/28/2023	Payment	1423	STANTEC CONSULTING SERVICES	494.00	0.00	494.00
9/28/2023	Payment	1424	TIMES PUBLISHING COM	429.98	0.00	429.98
Total Outstanding Checks.....				29,494.63		29,494.63

**8C**

# PROJECT 9/27/23, 3:01 PM

Wednesday, September 27, 2023

53 Items Identified



### Item 1

Assigned To Yellowstone

Some weed detailing needed in the Muhly, Copperleaf need to be uniform height, Areca palms have healthy new growth.



### Item 2

Assigned To Yellowstone

Muhly needs trimming up front.



### Item 3

Assigned To Eco-Logic Services  
Waterway has been sprayed, some weeds are popping up again.



### Item 4

Assigned To Yellowstone  
Weeds in the annuals and planters need to be removed.



#### Item 5

Assigned To Yellowstone

Bismarcks up front have been trimmed.



#### Item 6

Assigned To Yellowstone

St. Augustine turf declining on Hazy Sea Dr. Irrigation adjustments are being made and fertilization will be done in October when ban is lifted.





#### Item 7

Assigned To Yellowstone

Proposal needed to replace the Crepe Myrtle on N Maryland.



#### Item 8

Assigned To Yellowstone

Patches of damaged/diseased turf need to be diagnosed and treated along N Maryland.



#### Item 9

Assigned To Yellowstone  
St. Augustine is dry in multiple areas.  
Irrigation technician making  
adjustments tomorrow.



#### Item 10

Assigned To Yellowstone  
Dead Podocarpus have been  
removed.





### Item 11

Assigned To Yellowstone

Weeds encroaching onto the Viburnum by the pump station on N Maryland need to be cut back.



### Item 12

Assigned To Eco-Logic Services

Grasses/weeds in the water need to be treated and trash needs to be removed from pond 14.



### Item 13

Assigned To Yellowstone

River Birch needs to be stood back up.



### Item 14

Assigned To Sunrise

Dead pine at the parking lot needs to be warrantied.





### Item 15

Assigned To Yellowstone  
Hangers on Bismarck.



### Item 16

Assigned To Sunrise  
Muhly grasses in the low areas are  
declining.



**Item 17**

Assigned To Sunrise

River Birch looks diseased by amenity center.



**Item 18**

Assigned To Yellowstone

New plants between the pool and courts are doing well.





### Item 19

Assigned To Yellowstone

Leaning Cypress by Pickleball court needs to be straightened.



### Item 20

Assigned To Yellowstone

Dead Podocarpus have been removed, though more limbs are continuing to die out and need to be pruned. Sycamore tree has some new growth but is still very thin.



### Item 21

Assigned To Yellowstone

Majority of the landscaping around the amenity center is doing very well.



### Item 22

Assigned To Yellowstone

The other struggling Sycamore is flushing out at the base.



### Item 23

Assigned To Yellowstone

Bamboo is yellowing, but new shoots are sprouting.



### Item 24

Assigned To Yellowstone

Front of the amenity looks good.





### Item 25

Assigned To Yellowstone

Dead Bismarcks are being removed as well as a dead cluster palm. Pictured is 1 removed Bismarck and the cluster palm.



### Item 26

Assigned To Yellowstone

2nd removed Bismarck.





### Item 27

Assigned To Yellowstone

Bismarck has dead hangers but new growth is healthy. Shouldn't be an issue.



### Item 28

Assigned To Pool Vendor

Water is below the skimmer line and needs to be filled.



### Item 29

Assigned To Sunrise

One limb on the fan palm is declining. May not survive.



### Item 30

Assigned To Yellowstone

3rd removed Bismarck.





### Item 31

Assigned To Sunrise

Another struggling Pine.



### Item 32

Water line repairs being made along  
the sidewalk north of the amenity.



### Item 33

Assigned To Yellowstone

Suckers need to be cut from the Crepe Myrtles.



### Item 34

Assigned To Yellowstone

2 dead sycamores need to be quoted for replacement in the pocket park on N Maryland past the amenity center.





### Item 35

Assigned To Yellowstone  
The other Sycamore.



### Item 36

Assigned To Yellowstone  
3 of the 5 new Magnolias on Capri  
Coast are nearly dead. 2 here.



### Item 37

Assigned To Yellowstone

3rd here. This one may survive.



### Item 38

Assigned To Eco-Logic Services

Pond 16 looks good.



### Item 39

Assigned To Yellowstone

6 Muhly need to be quoted for replacement in the pocket park on Tropical Oasis Ave



### Item 40

Assigned To Yellowstone

Need a quote to remove/replace one dead palm in the pocket park on Capri Coast.





#### Item 41

Assigned To Eco-Logic Services  
Shoreline weeds have all been sprayed near the kayak launch.



#### Item 42

Assigned To Yellowstone  
1 dead elm tree needs to be quoted for replacement in the pocket park on Tahitian Sunrise. The rest need to be diagnosed for pest/disease.





#### Item 43

Assigned To Yellowstone

Quote needed to replace Cypress in same park.



#### Item 44

Assigned To Yellowstone/Eco-Logic Services

The new pond behind the amenity center has yet to be mowed. It will also need to be treated and cleared of water Hyacinth, Primrose Willow, and other invasives.



#### Item 45

Assigned To Yellowstone

Hog damage around the other pond seems to be filling in.



#### Item 46

Assigned To Yellowstone

Terrain is too rough for a mower, though it may fill in and level out with time.





#### **Item 47**

Assigned To Yellowstone/Eco-Logic Services

Contracts in place to begin servicing new ponds.



#### **Item 48**

Assigned To Yellowstone/Eco-Logic Services



#### **Item 49**

Assigned To Yellowstone/Eco-Logic  
Services



#### **Item 50**

Assigned To Yellowstone/Eco-Logic  
Services



### Item 51

Assigned To Yellowstone/Eco-Logic Services



### Item 52

Some trees going in for the new phases and Park East. Bismarcks and Oaks



### Item 53

Trees and turf going in along N Park Road.



# **NORTH PARK ISLE**

**Field Inspection - October 2023**

**Wednesday, October 25, 2023**

**Prepared For North Park Isle Board Of Supervisors**

**29 Items Identified**



### Item 1

Assigned To Yellowstone

Quote requested for sod around the water lines by the amenity center.



### Item 2

Assigned To Yellowstone

Waiting for update on sidewalk plans to receive a quote for sod up to the fence-line across from the amenity.





### Item 3

Assigned To Yellowstone  
2 new sycamores. Looking a bit  
scraggly. Will be monitored.



### Item 4

Assigned To Yellowstone  
The second sycamore.



#### Item 5

Assigned To Yellowstone

Streaking in the sod has been diagnosed, the amenity's irrigation system was running at the same time causing low pressure. Zones/times have been fixed so water now has adequate pressure.



#### Item 6

Assigned To Yellowstone

2 new Magnolias are going in the week of the 30th.





### Item 7

Assigned To Frontier

Frontier cable work has been further hurting the sod at N Maryland and Capri Coast.



### Item 8

Assigned To Yellowstone

New sable in.



### Item 9

Assigned To Eco-Logic Services  
Pond 6 looks good.



### Item 10

Assigned To Yellowstone  
New Muhly grass in the Tropical  
Oasis pocket park.



### Item 11

Assigned To Eco-Logic Services  
Water hyacinth has been sprayed  
and is dying off in pond 11.



### Item 12

Assigned To Yellowstone  
Dead trees removed from swamp.





### Item 13

Assigned To Yellowstone

New elm, cypress, and Muhly grasses in at the pocket park on Tahitian Sunrise. One more elm will be replaced.



### Item 14

Assigned To Yellowstone

Quote for 17 new viburnum requested. Someone has pulled them out.



### Item 15

Assigned To Yellowstone

Crepe Myrtle on N Maryland will be replaced next week.



### Item 16

Assigned To Yellowstone

Multi trunk Crepe Myrtle installed where a single stalk should have been. It will be replaced next week as well.



### Item 17

Assigned To Yellowstone

Rocks ready to be sprayed.



### Item 18

Assigned To Yellowstone

Someone stealing Copperleaf up front, replacements will be quoted. They are all uniform height now and look good.





### Item 19

Assigned To Yellowstone

Juniper, Bismarcks, annuals and turf all look good up front.



### Item 20

Assigned To Yellowstone

Turf, Muhly, and Bismarcks look good in front of the amenity.



### Item 21

Assigned To Yellowstone

Will wait till spring to get final count of replacement Podocarpus. Dead pines will be pulled.



### Item 22

Assigned To Yellowstone

Front of amenity looks good.



### Item 23

Assigned To Yellowstone

Some Awabuki from install are dying off. Should be pulled.



### Item 24

Assigned To Yellowstone

Muhly will be evaluated in the spring as well.





### Item 25

Assigned To Yellowstone

Courts and landscaping looks good.  
1 dead sable needs to be quoted for replacement.



### Item 26

Assigned To Yellowstone

Yellowstone will provide a quote to replace the three pulled Bismarcks with smaller ones.



### Item 27

Assigned To Yellowstone

Cluster palms declining at amenity.



### Item 28

Assigned To Yellowstone

4th Bismarck will need to be removed.



### Item 29

Assigned To Yellowstone

One Limb will probably need to be cut.