



***Palm Glades***  
***Community Development District***

**<http://www.palmgladescdd.com>**

**Mauricio Pelaez, Chairman**

**Julie Varela-Medina, Vice Chair**

**Lakisha Macias, Assistant Secretary**

**Shirley Guimaray-Mendez, Assistant Secretary**

**Zuzer Calero, Assistant Secretary**

**February 10, 2026**



# ***Palm Glades***

## ***Community Development District***

### **Agenda**

Seat 3: Mauricio Pelaez – (C.)	
Seat 2: Julie Varela-Medina – (V.C.)	
Seat 1: Lakisha Macias – (A.S.)	
Seat 5: Shirley Guimaray-Mendez – (A.S.)	
Seat 4: Zuzer Calero – (A.S.)	

**Tuesday**  
**February 10, 2026**  
**6:30 p.m.**

**Silver Palms By Lennar/Clubhouse Silver Palms**  
**23770 SW 115<sup>th</sup> Avenue, Miami, FL 33032**

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**Meeting ID: 286 608 052 021 and Passcode: Ws352Fy7**  
**1-872-240-4685 and Phone Conference ID: 438 525 908#**

1. Roll Call and Pledge of Allegiance
2. Approval of Minutes of the January 13, 2026 Meeting – **Page 4**
3. Ratification of:
  - A. Small Project Agreement (Main Pool and Kids Splash Pool Paver Deck and coping Repairs – 2026) with Chandler Contractors, Inc. – **Page 28**
  - B. Small Project Agreement (Pressure Cleaning 2025) with Chandler Contractors, Inc. – **Page 44**
  - C. Small Project Agreement (Clubhouse Projects 2026) with Chandler Contractors, Inc. – **Page 68**
  - D. Small Project Agreement (Kids Splash Pool Repairs and Painting – 2026) with Chandler Contractors, Inc. – **Page 96**
  - E. First Amendment to amended and Restated Preventative Maintenance Agreement with The Fitness Solution, Inc. – **Page 111**
  - F. Temporary Access Easement Agreement by and between The Palm Glades Community Development District and Mauricio Tellez and Patricia Lazo – **Page 120**
4. Staff Reports
  - A. Attorney – Discussion and Approval of District Counsel Fee – **Page 131**
  - B. Engineer
  - C. Club – Monthly Report – **Page 133**
  - D. Field Manager – Monthly Report – **Page 155**

E. CDD Manager – Discussion of Item Regarding Brightview Landscape Contract Increase

5. Financial Reports

A. Approval of Check Register – **Page 235**

B. Acceptance of Unaudited Financials – **Page 242**

6. Supervisors Requests and Audience Comments

7. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.palmgladescdd.com>*

**MINUTES OF MEETING  
PALM GLADES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, January 13, 2026, at 6:30 p.m., at 23770 SW 115<sup>th</sup> Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez	Chairman
Julie Varela-Medina	Vice Chairman
Lakisha Macias	Assistant Secretary
Shirley Mendez	Assistant Secretary
Zuzer Calero	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Wendell (Chic) Chandler	Chandler Contractors
Several residents	

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Ms. Duque called the meeting to order, called the roll, and the Pledge of Allegiance was recited by all who attended the meeting.

**SECOND ORDER OF BUSINESS**

**Approval of Minutes of the  
December 9, 2025, Meeting**

Ms. Duque: The next item is the approval of the minutes of the December 9, 2025, meeting. This is the moment to present any additions, corrections, or deletions; if there are none, a motion to approve them will take place.

On MOTION by Ms. Mendez seconded by Ms. Varela-Medina with all in favor, the Minutes of the December 9, 2025 Meeting were approved.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

Ms. Duque: Let's move forward to the staff reports, attorney.

**A. Attorney**

Mr. Cochran: I worked on a bunch of agreements since the last meeting but, other than that nothing to report.

Ms. Duque: Thank you so much, Scott.

**B. Engineer**

Ms. Duque: Nothing additional to add under the engineer's report.

**C. Club – Monthly Report**

Ms. Duque: Let's move forward to the clubhouse manager report, Jennifer.

Ms. Mendoza: Yes, so at the end of the year we completed a few of the landscaping projects that we had, and one of them was the landscaping work here in front of the offices here by the side door and the HOA offices. I want to say this because it wasn't officially in the report but aesthetically it definitely has given a new face to the front of the clubhouse, I'm not sure if you guys have noticed it but it looks a little bit cleaner and we're hoping to present this to also be done on the other side of the clubhouse by the gym area. Also we completed our annual tree trimming and palm trimming at the front and back of the clubhouse, as well as pressure cleaning for the sidewalks and parking lot was also completed together with the pool and terrace furniture. I'm also reporting that the pool preventative maintenance was also completed for the month, as well as for the gym preventative maintenance and the A/C preventative maintenance was also done for the quarter. Now, we're starting the new year so we started strong with the projects that we were set to start in January which that is the paver work around the pool area and the kid's splash, as well as we're also working on the playground repairs and the kid's splash repairs and repainting. For that I

have Chic here today who would like to go ahead and give us an update on those repairs.

Mr. Chandler: Ok, do you have the pictures of the pavers?

Ms. Mendoza: Yes, of course.

Mr. Chandler: So, if you look at the pavers, that was quite a bit of work. So, basically around the main pool is done and we're back to the kiddy splash tomorrow, and got rained out a little bit today, so there were a lot pavers take off, and it looks like we're in good shape. One concern was, why did they settle it may be an underground leak but, we didn't see any evidence of it, just 12 or 13 years of settlement but, it looks pretty good out there, so I think we're in good shape for now. While we're talking about the pavers, these pavers have never been sealed I believe, they're very rough and they're very porous and they're losing all the color, it's just a matter of time, they're fading out. For whatever it's worth, I did a couple of samples that are out here, I sealed them, they're going to really start to deteriorate rapidly from now on. Remember, a lot of pavers had to be replaced, so it's kind of weighing the options of hey, do we seal them, bit the bullet and we talked about 3 years, the problem with sealing them because a maintenance issue where you have to redo it every year or whatever. So, if you look at these, and these are not the pool deck pavers, these are actually driveway pavers that I had, and these are a lot lighter out there, you lost a lot of color out there, so they're a lot lighter, and you can just see the difference in the contrast of what their color is, and it does seal it. So, if you pour water on these obviously the water will run off but, it's matter of time before the sun burns them off and you'll have to seal it again but, I think if you do a good initial seal with a water based sealer, and this is a petroleum based sealer, it's more of a penetrating sealer, and people are concerned about it being slippery and stuff, it's really not because they're so porous and they're so rough. I think it's just something to think about.

Ms. Varela-Medina: Is it clear sealer?

Mr. Chandler: It's clear, yes, and I would use a satin, you have a gloss finish and then you have a satin finish which a little more dull. We don't know what the numbers are, it just something I thought of as we were putting these out here today, I'm thinking, maybe it's just something to think about because when we're all done, we're going to

have to pressure cleaning everything really well and all the furniture, we'll hit it again obviously. This patio here, and if you guys ever walk out you'll see the patio is dark, the sun never gets on it, and not just that, it's the mold, the mildew just grows on it and there's no protection. So, that may be something to think about in the near future.

Ms. Mendoza: I think Chic we have a projection date for February 2nd to be done with the pavers.

Mr. Chandler: Correct to open the pool.

Ms. Mendoza: Well, the big pool most likely but, the little pool we're still going to be done painting.

Mr. Chandler: We should be close, and we're going to lose this week, I mean today was just ridiculous and it never usually rains this time of year but, I would say February 1st.

Ms. Mendoza: I know we need several days to kind of do all the projects at once, we have three different types of vendors here working on the pool and working on the painting and resurfacing of the playground and the kid's splash. So, I'm not sure if you want to jump into the playground and the painting.

Mr. Chandler: Sure, so we spoke about the playground, and I said that I thought the paint that was on there was in really good shape. So, when you guys talked about painting this, I said I don't want to paint because I think the paint that's on there is in pretty good shape and it's solid and this is baked enamel. So, in other words they spray this and it gets heated, it gets baked in a warehouse and then they bring them all out, you're never going to get that, and it's still in really good shape except for the sun faded it, and the weather and all that. (inaudible comment) I came up with an idea and I was just looking through this and I got the epoxy that you see here, and I read up on it, it's pretty incredible, it got a super high rating so I did a sample right here, and I don't know if you can you see the difference, and in the sun it's incredible, but forget about seeing it, you can feel it, it's like a glass coating, and according to the specifications it really supposed to be great stuff, so I figured because no matter what I do with this, clean it, it's going to look like this, it's porous, but that coat really makes a whole lot of difference. So, I did a pretty good section out there because I want to give it a week and see how it holds up in a week, but if you give it a chance, and you look at this close, and feel it and

not just for this but, I'm excited about other stuff that I have at home that needs to be coated and painted, and it just brings out the color.

Ms. Mendez: I'm sorry, I have a question, how does it withstand, like you explained that the original paint goes through a process, this resin, have we been able to compare with the heat does the resin in the particular area that you painted does it overheat because kids are touching it so I want compare it.

Mr. Chandler: And that's a very valid point, so if you read the data sheet, and you read down in here, it's recommended for equipment, it's high temperature applications for different items, and there's a whole list of things.

Ms. Mendez: Right, but like a motor is not something that a child is constantly touching, so that was one of my questions and this is going to have a constant human contact.

Mr. Chandler: So, what I did with this and the next day tried to cut it and tried to scrape it, it's very hard.

Ms. Mendez: Ok, but like my question is regarding the touching, like if you treated this section and my hand goes here, would this section be hotter than the previous paint, that's my question.

Mr. Chandler: No, I don't see that happening.

Ms. Mendez: Ok, and I'm not familiar with it so I didn't know.

Mr. Chandler: No, and that's a very valid question, and I just don't see that happening, not to say it's not going to be hot but, would it be hotter than the one that's there, I don't think so.

Ms. Mendez: Ok.

Mr. Chandler: Even if was not much of a temperature difference, or it could be cooler because it's not going to reflect the sun more so because something that's darker as we know, if it's light colored like the yellow, it's going to be a lot cooler than the blue but, the blue is still pretty light, so I don't think that's a real issue.

Ms. Mendez: Ok.

Mr. Chandler: So, the first picture is when I picked the yellow, the original yellow what's there you can see it's almost white, so I just sprayed it with yellow and sent it out to Juliana and Mauricio, and they said ok.

Ms. Duque: But this one doesn't have a clear coat yet.

Mr. Chandler: Not yet.

Ms. Duque: Ok.

Mr. Chandler: That's just the paint that I put on it.

Ms. Varela-Medina: But you would then put the gloss on that.

Mr. Chandler: Oh yes. So, the paint that we use is an enamel but, it's not a baked enamel, and the next picture is the original swing, and now it's been painted. If you look at the blue, the monkey bar, and if you look at them really close that's painted, ready to go. Then obviously this is a proposal for the clear coat. The clear coat would have to be put on everything, the poles that are way up in there and we'll just clear coat everything.

Ms. Varela-Medina: After you paint it.

Mr. Chandler: It's been painted.

Ms. Varela-Medina: Oh, it's already done painting.

Mr. Pelaez: So, we're not doing the entire thing, we're just touching up all the rough spots and all that on the playground.

Mr. Chandler: Correct because all the poles and everything are in great shape.

Mr. Pelaez: So, that's what we decided at the last meeting of just doing that.

Mr. Chandler: And I've got detailed pictures of what we had to sand blast and we had to grind off, there was a lot of rust and stuff like that. Just coincidentally, we touched that up and I was trying to think how long ago, it was over 4 years ago, and all we did was just touch up all the little rough spots, and it looked pretty good, and that's when I said why would we paint this whole thing, and just put another layer of paint on, but the yellow needed to be done because that was time.

Mr. Pelaez: Now the monkey bars we painted the whole thing.

Mr. Chandler: Correct, exactly. The monkey bars just needed too much work.

Ms. Varela-Medina: And then this clear coat will that go on everything or only on the touch ups?

Mr. Chandler: No, everything.

Ms. Varela-Medina: Ok.

Mr. Chandler: And like I said, I recommend it, it's pretty amazing stuff.

Ms. Duque: And Chic, it's \$5,450, so do I have direction from the Board at this moment to move forward?

Ms. Varela-Medina: Yes, I make a motion.

On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors in the amount of \$5,450 for application of clear epoxy coating of the playground equipment after touch-up painting was approved.

Mr. Chandler: So, we're doing the splash pad and the kiddy splash has a lot of chlorine in it and all the spots that are down below the water level get white, and it's going to be a couple of months, so I'm thinking of picking one spot and trying this stuff in the kiddy's splash, just one spot, just to see what that does in the water, just to see how it holds up.

Ms. Varela-Medina: It won't dissolve or do anything in the water, right?

Mr. Chandler: The way this data sheet states, I don't really know, that's why I want to try it, so for us to just try a sample on one of the poles that are inside the unit, that way I can check it in a month or 6 months and see how it holds up because this stuff, you will take a playground set that looks dull and it will look new again, that's what this did. I mean these blue spots, it's blue, you can't even tell, so this might work in other areas.

Ms. Varela-Medina: On the other playgrounds too.

Mr. Chandler: Other playgrounds too, you never know, it's worth a try.

Ms. Duque: Thank you Chic.

Mr. Chandler: And I think the last thing is, oh no I think that's it for me.

Ms. Mendoza: So, just other than that, for the club manager report it will just be for this new year, I'll go ahead and I'll pick up again on reviewing the gym equipment that we had discussed mid-last year so that will be something that I'll be bringing up in the upcoming meetings, and then as far as other type of other improvements, there are repairs that we need to do throughout the clubhouse to be able to get those done. Other than that, I don't have anything else.

Ms. Duque: Thank you, Jennifer. Do I have any questions for Jennifer?

Mr. Pelaez: Not at this time.

Ms. Duque: Thank you, not hearing anything let's move forward

**D. Field Manager**

**1) Monthly Report**

**2) Discussion Regarding Mailbox**

**3) Update on**

**a. FPL Meter**

**b. Storm Drain in Alleyway at 23766 SW 114th Court**

**4) Discussion of Playground Restoration Project**

Ms. Duque: Thank you, not hearing any, let's move forward with the field manager report, Jesus.

Mr. Lorenzo: Great. So, since Chic is here I would like to go into the two projects that he's helping out with, I mean he's helping with a lot of projects but, at least while he's here, the mailbox repairs on 112th.

Ms. Varela-Medina: Which mailboxes are these?

Mr. Lorenzo: This is the one on 112th Place, so you'll see pictures of some of the rust along the bottom support of the structure, and then also the post on page 3, the conduit on page 4 and I don't know if Chic wants to comment on that.

Mr. Chandler: Yes, so Jesus brought up a good point, and we'll start with the first page, you see the rust around the pole, and Jesus sent me a picture of it and we went out together and looked at. It's amazing, it only rusted around the string, so the string is holding lights there apparently and this is just galvanized pipe. So, fortunately we can cut all the strings, and we cut it all off, and then that one bottom pole all the way around, and we don't want to take it all off, and then go ahead and hand sand it, all of it, prime and paint it. Just paint it silver, and then re-string it, all new string. The fabric itself is in pretty good shape, I saw no holes, and hopefully we won't have to stretch it to the other one where we don't rip it or anything like that but, it looks good, and it's a good product. If you go to the first column that's rusted, there's a few of them.

Mr. Lorenzo: Page 3.

Mr. Chandler: Yes, page 3, and if you go to page 4, then the electrical that Jesus discovered, the pipe is going to have to be redone, I'm quite sure how we're going to do that but, it shouldn't be too difficult. So if you take a look at some of the bolts, some of the bolts are really rusted, so this has been relocated because he said can we replace

the bolts, and I said sure but, we have to cut them off, and slide every one of them one way or another and as I looked and we could probably do it but, I don't think we need to now. I don't think we're going to have to go through all of that, they are a little bit rusty but they're sound, so I don't think we need to do that, we just clean them up, go ahead and protect them and then paint them.

Ms. Varela-Medina: Ok, and repaint over the rocks around it?

Mr. Chandler: You mean the plates, no because that is concrete.

Ms. Varela-Medina: Ok.

Mr. Chandler: And you just brought up a good point, I like that, you know what, I think what we can do is take my surface grinder and grind the concrete down, I don't know how deep the rust is going to go in but, we might be able to clean that up, I think we can, it's been that way for a few years but, I think we can clean that up, that's a good point.

Mr. Cochran: Where those old bolts, where they just like cut threw to level it?

Mr. Chandler: Well, the problem is they're imbedded in, and you can't get them out, you can't push them down, so the only other thing to do is to cut them lower than the surface and then fill them in with cement which is a little bit of work. If you think we want to get better detailed than that, and we want to make it look good, you're right, it should look good. I didn't really even consider that but, if it's no big deal to surface grind that and clean it up we'll do it, I have the equipment.

Ms. Calero: So does that change the price?

Mr. Chandler: No it shouldn't.

Ms. Calero: Ok.

Ms. Duque: So, it's \$4,750 for the two areas, the two mailbox repairs. Do I have direction from the Board?

On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Contractors in the amount of \$4,750 to repair 2 large mailbox stations, also cleaning up rusted bolts and grinding down surrounding concrete was approved.

Mr. Lorenzo: So, since we have Chic here we can go over the roundabout project, I know we got the plans from the engineer, the physical plans, just to go out and be able to file for permitting and also draw on it in our meetings and whatnot but, I'll let Chic give us an update.

Mr. Chandler: Ok, so the last time we had the meeting here, I gave you the proposed price, now once again, I'm not really accurate in getting prices, but I try to be, those plans will now have to be submitted to the Dade County, and they're probably going to kick them back, or who knows what they're going to do, they're going to go back and forth or they go straight through. I spoke to Jordan, and Jordan is ready, we're ready to submit the plans for permits if you guys give us the go ahead.

Ms. Duque: We have the go-ahead from the Board.

Mr. Lorenzo: We did from last month, yes.

Ms. Duque: So, you're good to go.

Mr. Chandler: Ok, so we're good to go, ok, no problem.

Ms. Duque: Yes, the Board has already discussed and approved this item, so you're good to go Chic.

Mr. Chandler: Ok, so we'll move forward on that and we have a couple of lights to replace out here in the pool, so when he comes out here we'll discuss it and I guess get the permit application going because he's going to have to see you.

Mr. Pelaez: You have all the plans that he may need.

Mr. Chandler: They're always submitted electronically.

Mr. Pelaez: But do you have the revised ones?

Mr. Chandler: Yes.

Mr. Lorenzo: We have the physical and we have the electronically.

Mr. Chandler: Right, so they're going to be submitted to Dade County, so it's just sending them through with the permit application and insurances and all that good stuff, so that's good to go, and Jordan said, absolutely.

Mr. Lorenzo: And the Chic is going to start on the sidewalk repairs that were approved.

Mr. Chandler: And that's a good point, so the sidewalks that we went through were all the lips that were pending.

Mr. Lorenzo: And the idea is to get it done this week, the rain and the weather slowed us down, and likely next week it should get done.

Mr. Chandler: Correct but the replacement, we have to go over.

Mr. Lorenzo: Yes, we'll go over that, yes.

Mr. Chandler: Alright.

Mr. Lorenzo: I think that's it for Chic, I mean with Chic.

Mr. Chandler: Ok, so we're good.

Mr. Lorenzo: Yes, we're good.

Ms. Duque: Yes, we're good Chic.

Mr. Chandler: Ok, thanks guys.

Mr. Lorenzo: Thank you Chic. So, I just received this outfall report, it's already been completed as referenced in the report but, this is the actual report, so it's been completed.

Ms. Duque: And the Board may recall that this relates to the District Engineer's inspection and the requests that were made to be completed, so thank you, Jesus.

Mr. Lorenzo: No problem. So, just to give you guys a report, it wasn't included in the agenda package because I just received it, and I'll include this electronically in the next meeting package, just so you guys are aware, I'm just giving you the physical copies because I just received it today. So, since we're talking about drains, I have an update with regards to the alleyway, so the tents seen in the alleyway, you guys recall, they've already marked the areas, they should be starting the work soon.

Ms. Varela-Medina: The flooding situation?

Ms. Duque: Yes.

Mr. Lorenzo: Correct, so they've already marked the areas where they want to work but, they need to call for location of pipes and whatnot and utilities, so once that gets done, they're going to start the work so hopefully soon.

Ms. Varela-Medina: But we don't know exactly then.

Mr. Lorenzo: No, it should be soon, the location doesn't take too long.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: So, once they get that it's just scheduling the work, so just to give you an update since we're on the drains. Then also, there's one storm drain in that

same area on the west side I guess, yes, the west side drain still needs to be cleaned that should be cleaned also, and I'm still working with Julian but, it should be getting done soon. Do you guys want me to go through the whole report, do you guys want me to go through the highlights?

Ms. Varela-Medina: The highlights.

Mr. Lorenzo: Ok. So, we've already discussed the mailboxes, the FPL meter, the COOs received from the developer, and I'm just pending with FPL for them receiving it.

Ms. Varela-Medina: Is that for the streets further down?

Ms. Duque: For the new ones.

Mr. Lorenzo: For the two back mailbox areas, if you guys go to page 127, you'll see the two areas and the addresses are there, and just to give you an update these pictures show that they're dirty on the concrete pad, that's all been cleaned and the structures of all the mailbox clusters including the two that we just reviewed earlier. The sidewalks were pressured cleaned, that's been done, the tree trimming has been done, the mulch was done.

Ms. Varela-Medina: What happened to the light fixtures when you drive down 238th, and you get to the roundabout, and you take the first right, and then right again, what's happening to those?

Ms. Duque: On 239th, we have already discussed this. If you recall, FPL sent an email outlining certain items that could not be done, and the Board needed to decide how to proceed in each case, since changes could affect sidewalks, the front areas of the homes, and residents' driveways. The Board discussed this matter and decided not to proceed, although I don't recall the exact date of that discussion.

Mr. Pelaez: Three months ago, I think.

Ms. Duque: More than that, I think.

Mr. Lorenzo: Yes, it's been months. So, I have some good news, in reviewing this with the electrician, Allstar Electric, was doing the roundabout project with Chic and is working the clubhouse and whatnot but, we reviewed it and there's transformers in areas and we they might be able to do this, and I think with his help and maybe even Chic, I was just thinking that maybe even Chic might be able to assist too in this whole

process because dealing with FPL has been a very tedious and slow process. So, we came up with a plan, we looked at the areas and I also received a recent area from the HOA.

Ms. Duque: But those are additional areas.

Mr. Lorenzo: Yes, additional.

Ms. Duque: This is not related to Julie's question about 239th. On 239th, the Board decided not to move forward with that project due to the potential impact on the affected residents, including the construction work that would be required. The area Jesus is referring to involves other requests we received from residents in different locations.

Mr. Lorenzo: Yes, so 239th, I reviewed it with Jordan and we might be able to do it a different way, we've looked at different routes from the roundabout transformer, and we've also looked even from the one that's at that corner.

Ms. Duque: But would that be approved by FPL?

Mr. Lorenzo: And that's the question, we're going to go ahead and investigate these, all the locations and see which ones are feasible to be able to do with minimal disruption to homeowners and excavation.

Ms. Duque: Because of the work that needed to be done by FPL, and as outlined in their email, several areas were going to be impacted on, the road, the residents' driveways, and potentially water and sewer lines, and FPL made it very clear they would not be responsible for any resulting damage. When we discussed this previously, and based on that information from FPL (not from Jordan), the Board's direction at that time was not to proceed. If there is an alternative route that Jordan can explore, the Board of Supervisors can certainly consider and discuss it, but as it was left a few months ago, the Board's direction was to take no action.

Mr. Cochran: Yes, I think it was going to damage those areas, and they said we're not fixing it and we're not paying for it to be fixed.

Ms. Duque: Yes.

Mr. Lorenzo: So, does the Board want me to discuss this with Jordan to see if there's other options, including the other lights?

Ms. Varela-Medina: I think it's worth it.

Ms. Duque: Yes, and just to clarify, there are two separate items here. The 239th location has already been discussed. For the additional areas, there were other locations, including a corner home on 113th, where a resident requested a light fixture, as well as at least one other area I recall between the 238th roundabout and 239th. At that time, the Board's direction was to work with FPL to see if they could survey the entire area, identify alternative locations, and potentially address everything under one project. If Jordan is now indicating that, as part of that broader project for the additional areas, there may be a way to do something at 239th as well, I believe the Board would be open to exploring that option. It does not hurt to look into it. I just want to be clear that, based on the earlier discussions, the work in that area was to be performed by FPL, and I'm not sure whether FPL would allow a separate electrician to do it. Even so, it's worth exploring whether another option is feasible.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: Just to give some updates regarding landscaping, I know that there was the bismarck removal along the powerlines, that was completed, and then they removed the dead palms that were within the median that you guys wanted at no additional cost, so no additional cost and they removed them. The mahogany, as you guys know was removed, and a new geiger tree was installed at 23720, and you'll see pictures there on page 69. If you go to page 71, they're still working with the District 38 Florida Senate to see what can be done about the reimbursement of the 112th Avenue turf, they're still working on it and I'm still waiting on an update.

Ms. Varela-Medina: That was from the spray painting?

Mr. Lorenzo: Correct, so with some investigative work and collaboration with Mauricio, we were able to pinpoint who was doing it and you'll see pictures of that on page 74, all that information has been provided to them as well. Then a week later, they did the same thing along 112th but, if you notice, they sprayed the outer portion of the sidewalk instead of the whole sidewalk, so it looks like they received the complaint but, we're still waiting on a resolution so that I'm still working on. The accident that happened on 238th, everything has been restored, you'll see before and after pictures there, I'm just waiting for the insurance to process the claim and go from there. Then on page 79 you guys will see what we discussed at the last meeting regarding the

homeowner that was here at SW 232nd Terrace, and I'm not sure if the Board wants to revisit this item to make a decision.

Mr. Pelaez: He said that there were other areas, his neighbors that they had the mulch, I went out there and looked at it as well and there's a lot of areas with mulch just like this surround the palm and all that. So, in my opinion since they're all like that, he needs to take up that other mulch and we need to re-mulch it with the regular red mulch and then it would match everyone else because we had said, he has to take it off and then put sod, but there are other areas that have the red mulch, so it wouldn't be like out of place if we did that.

Mr. Lorenzo: Ok.

Ms. Duque: And he also mentioned that he had provided those pictures to the HOA a long time ago, back in 2018, which you may recall.

Ms. Varela-Medina: Do we have those pictures?

Ms. Duque: Do we have those reports and the request from this resident, Jennifer?

Ms. Mendoza: I couldn't get those.

Mr. Pelaez: That's the same exact outline of the palm trees, like he was saying.

Ms. Mendoza: Yes, so Emma couldn't locate what he brought up before regarding that area.

Mr. Pelaez: And he did say he installed this different mulch remember, so I think it would be fair not to say, he has to take it up and then whoever re-mulches it also then reimburses, or however it works but, go back to the red mulch, take off the little border and lower it.

Mr. Lorenzo: Yes, ok so take off the border because that was another thing he wanted to keep.

Mr. Pelaez: But we don't have the border anywhere else.

Mr. Lorenzo: Well, what he was saying at the last meeting is because we haven't had the mailbox there.

Mr. Pelaez: But all the other homes have the red mulch.

Mr. Lorenzo: Which it still washes away because that mulch is very light.

Mr. Pelaez: I mean the best option is really to try to lower a little of the ground and just put a light layer of mulch, but the border, we don't have that anywhere else, so that's the only thing that I see as an issue.

Mr. Lorenzo: And then enter into an agreement for him to maintain the hedges?

Mr. Pelaez: Yes.

Ms. Duque: So, we'll need a revocable license agreement. So, we'll need a motion from the Board, I think the direction is to enter into a revocable license agreement with the resident, and Jesus, can you remind me the address for the record?

Mr. Lorenzo: It's 11371 SW 232nd Terrace.

Ms. Duque: Also, as per direction from the Board, the decorative border needs to be removed, and the mulch.

Mr. Pelaez: Who's going to remove the mulch, are we going to get reimbursed and we're going to mulch it, or are we going to let him do it? How have we been doing it everywhere else?

Ms. Duque: Yes, BrightView has been the company performing the work in all of those areas.

Ms. Pelaez: So, I think BrightView should clean it up re-mulch it and then he can reimburse the District for that.

Ms. Duque: Ok.

Mr. Lorenzo: So BrightView to remove the mulch and replace it with red mulch.

On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, authorizing staff to enter into a revocable license agreement with the resident at 11371 SW 232nd Terrace to maintain the hedge in front of his residence and remove the decorative border was approved.

Mr. Lorenzo: Juliana, if he asks to remove it, is he allowed to remove the mulch?

Ms. Duque: No, I think we have direction from the Board already.

Mr. Lorenzo: Ok.

Ms. Duque: He can remove the border so he doesn't get in the way of BrightView.

Mr. Lorenzo: Got it, ok.

Ms. Duque: I mean, if he wants to remove the mulch himself and then have BrightView install the new mulch, that could be a cost savings on his side, and I don't see an issue with that, unless the Board disagrees. However, my understanding is that the installation of the new mulch still needs to be performed by BrightView. Is that correct?

Mr. Pelaez: Yes, you got it right, just make sure it's cleaned up, they rake it so if it's real high, so the mulch is grass level and then that's going to help the runoff as well, so that's part of BrightView doing it to make sure it's done by a landscaper and done right but, if he wants to remove it to save the money, that's fine but, when BrightView goes over and if it's still there, then he's going to incur the cost, so you need to figure out how to coordinate that or whatever.

Mr. Lorenzo: Ok.

Ms. Duque: Ok.

Mr. Lorenzo: Ok, moving on to the lakes, the new company Southeast Land and Water Management started already in December, the lakes are looking great, we had a meeting on the 22nd of December to go over the areas and they're doing great. They provided you guys with two services per month for the same price, so you'll see the dates, they already provided me with the dates for January and they'll be here tomorrow and on the 28th. Communication with them is very good, it's been good, even with our other Districts as well. So, just to kind of go along with the agenda, the discussion of the playgrounds and restoration projects, you guys will see starting on page 84, you'll see the pictures of the playground and you'll find the proposals following them. They're a little confusing so I'm going to help break it down, taking notes as well, but just to give you an idea, that first proposal on page 85, 86 and 87, that's just for the parts at playground A. Playground A is the one you can see on page 84, with the green and brown which we'll call playground A or playground 1. You'll see the quote to install the parts and also restore the entire system, you can repaint as the same colors that you have or you can even change the color scheme, that's something that they will do at no additional charge. So, between just those two projects, at playground 1, is \$42,920, and I know this is more discussion, I know this is just discussion, it's a lot of money and

it's a lot of work but, just to kind of get an idea, this is what I obtained, the information for you all. If you guys continue, I know we discussed having the shade installed, and if you guys continue on to pages 90 and 91 you'll see the price for the shade structure. This is an integrated system, so if you go to page 92 you'll see a survey of the playground area and an example of what it would look like, and if you're on page 92 you'll also see the pink square and in the middle where the cross is, or where the lines meet, those are the little posts that they would affix the shade structure to, there will be no posts additional on each corner. So, each outer corner doesn't have a post, it would be affixed to that center part, the only downside is it doesn't cover the other half of the playground. Then to install that you'll see the price, so between the integrated shade structure plus the installation, you're looking at \$19,240.81.

Ms. Duque: Say the price again, Jesus.

Mr. Lorenzo: \$19,240.81, so the total for everything, including the shade is \$62,161, just the shade is \$19,240.81. Now, I know Chic is helping with the playground here, maybe I can talk to Chic, I'll go through the other two just to kind of give you guys a ballpark and understanding of what needs to be done. This one has a lot more parts than the other ones, like a lot more parts to replace than the other two but, I'll go into each one because each one is a little bit different. So, if you go to playground 2, which is the hybrid system, you'll see that on page 95, 96 and 97 is the quote for the parts, which is \$5,500.53 opposed to the \$2,400 for the other one, and you'll see a diagram of the parts, I forgot to mention that in the previous one on page 98, and then page 99 you'll see the quote to install the parts and restore the whole system and again, you guys can chose a color, if that is what you wanted to do, Fay Surfaces is a separate company, this is all they do is refurbish and install new equipment, so install new equipment, refurbish playground equipment, that's all they do, it's a brother duo team, one is an expert at painting and restoration and the other one is an expert in installation and repair of the actual structure parts. So, moving on to page 102 you'll see the shade structure on that one, it covers a little bit more, it's a smaller playground so it covers a little bit more, same thing, there's no posts on the outside, it will be affixed and integrated to the existing system and then the installation is on page 104, so you're looking at that one with everything including the shade, \$37,864.96, and this is a

complete restoration of the whole entire system, and stop me if you guys have any questions. On page 105 you'll see the picture of playground 3, on 233rd Terrace, this is a different system, it's a play craft system, and you'll see the quote there from Advanced Recreational Concepts, on page 106 is the parts, and this is also an integrated shade, you'll see the integrated shade is \$6,500 roughly, and then to install is \$6,895, so between the two you're looking at \$23,406.25. Option 2, and you'll see the integrated shade and what it would look like and it covers a portion of the system, you'll see that on page 108. Option 2 is on page 109 and 110, you'll see the parts and this is what drives the cost a little bit higher, we're looking at a shade structure, you'll see that on page 111, you'll see a diagram of the shade structure it's a little different, it's separate, it's a pretty large area, and they have to make sure that they're not close to where the kids play and whatnot, so for safety reasons that's why it's so big, and you'll see the pricing for that is on page 109, it's \$38,405, just that part. Then if you were to go with GameTime, they also gave me a playground shade option which for this playground would be \$13,000 as opposed to \$38,000 and you'll see a diagram on page 114. Then Fay Surfaces, if you wanted to have them install it, it would be \$8,600 to install that shade, just to kind of give you guys an understanding. So, if we went with option 2, it would be \$75,051, if we went with option 1 and this is still playground 3, if you go with option 1 on playground 3 it would be \$23,408.25.

Mr. Pelaez: So, I think we said if we do the repairs, rough estimate is around \$80,000 for repairs.

Mr. Lorenzo: Yes, about \$80,000.

Mr. Pelaez: And if we did the canopies we're at \$50,000 or \$60,000 more or less.

Mr. Lorenzo: Correct.

Mr. Pelaez: So, I think we need to continue to do our research, talk to Chic and see options, and making sure what direction we're going to head and then continue to bring it back because I think the playground is still usable.

Ms. Varela-Medina: Yes.

Mr. Lorenzo: Ok, sounds good.

Ms. Duque: Thank you, Jesus. Any other questions from the Board?

Mr. Lorenzo: We're still working on the permit for 23911, we should have an update by tomorrow, if not Thursday but, the contractor is working diligently on that.

Ms. Duque: That's for the fence.

Mr. Lorenzo: Yes, the fence, correct.

Ms. Duque: Ok, thank you Jesus.

#### **E. CDD Manager – Christmas Holiday Credit Request for Oil Spill**

Ms. Duque: Not hearing any further questions, we'll move on to the CDD Manager's report. I need to update the Board on the holiday décor credit request related to the Christmas season. As you may recall, there was an oil spill caused by the holiday company's vehicle, which affected the clubhouse roadways. We attempted to have it cleaned, and there is a pending invoice for approximately \$1,200, but the stain was not removed. Pursuant to the direction I received from the Chair and the Board during the holiday period, when we did not have a meeting but understood the importance of the issue, two actions were taken, and I am requesting ratification of both. First, we required the vendor to take immediate action and allowed them to bring in a contractor of their choice to attempt additional cleaning of the oil stain. They brought a company out last Thursday to perform this work, but it was not successful. Second, consistent with the Chair's direction, we held the final payment, which is now due as they have completed removal of the holiday decorations, so that the Board could consider the matter before any final invoice is paid. We also agreed to meet with the vendor. The meeting, originally scheduled for yesterday, was ultimately held early this afternoon. At that meeting, the vendor acknowledged that the incident occurred on District property and that they are responsible. They expressed a willingness to work with the District to find a resolution. In addition, there were other issues during the season, including two lights that were not working, and there may be further details Mauricio or Jennifer may wish to add based on those discussions. Supporting emails are included in the agenda on pages 157–158, along with photos of the current condition of the roadway (which were not visible today due to the rain and wet pavement) on pages 158 through 165. With that, I'll open it up for Board discussion.

Ms. Varela-Medina: When did this happen?

Ms. Duque: During December, like December 15th or 16th, close to that time.

Ms. Mendoza: So, they were already on the property at the clubhouse during some repairs to some lights that were out and during that time their vehicle went down which caused the damage. We did have some hiccups throughout that time, throughout the month where it was at the clubhouse the Christmas lights not being fully operational, going in and out, certain areas of it, which we had to kind of be in constant communication with them, and then I know there was also some other issues at the front entrance with the lights being off, so we did have a few little hiccups but, I think this one is one that definitely cause a big problem.

Ms. Duque: And we spoke with him today, and he agreed; however, we can't attribute everything that happened solely to them, especially since, as we discussed, someone else had also been unplugging lights, and we don't know who that was.

Ms. Varela-Medina: Really?

Ms. Duque: Yes, there were a few different issues, some items that were not completed by them, and others that appeared unresolved because we did not receive certain reports they are required to provide. They did not submit all of the backup documentation and reports needed for our records.

Ms. Varela-Medina: Do we know who unplugged them?

Ms. Calero: I think we have to keep them isolated, one thing is pulling plugs and that's separate from a vehicle breaks down, I mean that's not something that was malice, they didn't do it on purpose and, they kind of did right by contracting a company to try and clean it, so it's kind of a difficult one because I don't feel like they haven't been responsive from what you're saying, they were trying, but what would be different, how would we get it fixed? I don't know what they tried to do, or what chemicals they tried to use to clean it, are we going to be able to find a company or a vendor that's going to clean that.

Ms. Duque: We have another company, and we also use Chic for that work. The \$1,200 I mentioned is from Chandler Contractors, and they have agreed to pay it.

Mr. Pelaez: Well, once that oil gets inside asphalt, it's just not going to come out, so we discussed, we're going to go ahead and get, and the only option is really to re-asphalt the thing, like with black asphalt. So, we get the quote for that and then make a

decision from there based on the numbers and the area that's messed up and present it and talk about that and come up with what works and he said they would pay for it and we'll take it from there.

Ms. Calero: So, it sounds like it's in the works.

Mr. Pelaez: Yes, and the other areas, some ideas, he's going to try to come up with some ideas to try to improve for next year, so he's going to improve on the front things and unplugging things and come up with options for that, and we take it from there.

Ms. Duque: I think the Board may want to consider appointing Mauricio to work on this and negotiate a proposed credit amount, if that is the Board's preference, and proceed from there. My main concern is that we are currently holding this payment, and I would prefer not to wait until the February meeting to reach a resolution. I also want to make sure we are being fair to the vendor

Ms. Varela-Medina: They've agreed to pay for the cost if the decision is made to redo the asphalt altogether?

Ms. Duque: So, they did respond, and as Mauricio mentioned, the question now is really about what percentage of the cost should be their responsibility, based on the specific square footage or areas where the oil was actually spilled. It would not be reasonable for us to resurface the entire parking lot at their expense, and we also cannot just patch small sections without potentially creating new issues. Once that kind of work is done, there will be ongoing maintenance implications and costs on a recurring cycle, though I don't recall the exact frequency.

Ms. Calero: Do we asphalt again, like every 2 years we would have to do that?

Ms. Duque: Yes, that is something that would likely need to be addressed as part of regular maintenance, so there are several factors the Board will need to consider.

Mr. Pelaez: Yes, so I think we need to get the numbers and really negotiate like something with them, what works for both but, definitely cover the District.

Ms. Calero: I think it's hard to really make a decision when we don't know the numbers but, I think we're on the right path to finding a solution that fits both our needs.

Ms. Duque: Ok, so are you appointing someone, or are we just waiting until February when we have numbers?

Ms. Calero: I would appoint Mauricio.

Ms. Duque: Mauricio, ok, so first, I'm going to ask for a motion to ratify those actions mentioned before.

On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, ratifying the actions of the District Manager attempting to remove the oil stain on the clubhouse roads was approved.

Ms. Duque: Then the other motion I would request from the Board is to appoint Mauricio to work with District staff on determining an appropriate credit for the damages caused by the oil spill and to bring the results back to the Board at the next meeting.

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, appointing the Chairman, Mauricio Pelaez to work with District staff and request the credit from the contractor, and bring the results and recommendations back to the Board at the next meeting was approved.

Ms. Duque: That's it, I don't have anything else to discuss or present to the Board of Supervisors.

**FOURTH ORDER OF BUSINESS                      Financial Reports**

- A.     Approval of Check Register**
- B.     Acceptance of Unaudited Financials**

Ms. Duque: Let's move forward to the financial reports. Tab A is the approval of the check register, and Tab B is the acceptance of the unaudited financials. Unless there are any questions about those, a motion to approve them will take place.

On MOTION by Ms. Mendez seconded by Ms. Calero with all in favor, the Check Register, and the Unaudited Financials were approved.

**FIFTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Duque: Do I have any Supervisor's requests? Not hearing any, there is no audience present today, and there is no audience joining us over the phone, so no audience comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Ms. Duque: A motion to adjourn will take place.

On MOTION by Ms. Varela-Medina seconded Ms. Mendez with all in favor, the meeting was adjourned.

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

\_\_\_\_\_  
Chairman / Vice Chairman

**SMALL PROJECT AGREEMENT**  
**(Main Pool and Kids Splash Pool Paver Deck and Coping Repairs - 2026)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 5<sup>th</sup> day of May, 2026 (the "Agreement"), by and between:

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**CHANDLER CONTRACTORS, INC.**, a Florida corporation, having as its principal business address, 16200 Owasco Circle, Davie, Florida 33331 (the "Contractor").

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District desires to secure the services of a contractor to perform various repairs to the main swimming pool and kids splash pool located at the District's clubhouse facilities known as the Club Silver Palms, located at 23770 SW 115<sup>th</sup> Avenue, Miami, FL, including, but not limited to: removing all coping and grinding and hand cleaning all grout and thinset from each piece; installing each existing bull nose to its original form; removing all pavers in accordance with highlighted plans; adding sand and compacting as needed; and installing all existing pavers (the "Project"), all as set forth and more particularly described in Contractor's separate proposals dated June 10, 2025, both of which are attached hereto and made a part hereof as Composite Exhibit A (collectively, the "Proposal"); and

**WHEREAS**, the Board of Supervisors of the District at its meeting of June 10, 2025, authorized the proper District officials to enter into this Agreement with Contractor; and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to complete the Project as detailed in this Agreement.

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

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

## SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits (the Proposal) attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations, and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds, and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Composite Exhibit A.

E. Contractor shall furnish all tools, equipment, materials, and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools, and equipment from streets, alleys, parkways, open space, and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection, and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including, but not limited to, the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, if necessary, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

**SECTION 3. COMPENSATION.** Upon Contractor's completion of the entire Project described in this Agreement and in the Proposal, District agrees to compensate the Contractor in the total amount of **TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00)** for the main pool paver deck and coping repairs and **EIGHT THOUSAND AND 00/100 DOLLARS (\$8,000.00)** for the kids splash pool paver deck and coping repairs (See Proposal). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

Payment of the amount for any separate, independent portion of the overall Project as reflected in the Proposal will be made upon completion of the work necessary to complete that portion of the Project and after that portion of the Project has passed final inspection by the District and any other applicable permitting agencies. Payment of the final payment toward the not-to-exceed contract amount set forth above will be made upon completion of the work necessary to complete the entire Project and after the entire Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

**SECTION 4. EXAMINATION OF SITE.** The Contractor agrees that it shall be held responsible for having examined the site(s) and the location of all proposed work associated with the Project, and the Contractor is satisfied self from its own knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

**SECTION 5. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 6. TERM AND TIME FOR PERFORMANCE.** This Agreement shall commence upon signature and shall continue until the Project described herein is completed. The Project shall begin no earlier than Jan 5<sup>th</sup>, 2026 and be completed by Contractor by Feb 2<sup>nd</sup>, 2026, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

**SECTION 7. INDEMNIFICATION.**

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by

the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 12 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

**SECTION 8. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 9. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 10. CANCELLATION/TERMINATION.** The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior Contractor's initiating work on the Project under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

**SECTION 11. WARRANTY.** The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. Materials used are also subject to manufacturers' warranties.

**SECTION 12. INSURANCE.**

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation. Law.
- (ii) Commercial General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- 1. Premises and Operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage; and
- 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Palm Glades Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor. The District shall be named as an additional insured on a primary and non-contributory basis.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal

refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

### **SECTION 13. CHANGES IN WORK.**

A. District may further order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

### **SECTION 14. REMEDY FOR DELAY.**

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Project by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE COMPLETION OR PROSECUTION OF THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the work shall be made in writing to the District.

**SECTION 15. NOTICES.**

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

**DISTRICT:** **Palm Glades Community Development District**  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
Attention: District Manager

**With copy to:** **District Counsel**  
Billing Cochran, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

**CONTRACTOR:** **Chandler Contractors, Inc.**  
16200 Owasco Circle  
Davie, Florida 33331  
Attention: Wendell H. Chandler

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

**SECTION 16. PUBLIC RECORDS.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH  
FLORIDA, LLC  
5385 N. NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 721-8681  
EMAIL: records@gmssf.com**

**SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 18. ENTIRE AGREEMENT.** This instrument, including its incorporated exhibit, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 19. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 20. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 21. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 22. CONFLICTS.** In the event of a conflict between any provision(s) of this main Agreement instrument and the terms and conditions of Composite Exhibit A, then the terms and conditions of this main Agreement instrument shall control.

**SECTION 23. ACCEPTANCE OF PROPOSAL.** District's acceptance of the Contractor's Proposal set forth in Composite Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Composite Exhibit A.

**SECTION 24. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

**SECTION 25. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1),

Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 26. RESPONSIBLE VENDOR DETERMINATION.** Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Contractor's or any other prospective vendor's social, political, or ideological interests when determining if the Contractor or other prospective vendor is a responsible vendor.

**SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION.** Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
  1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
  2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
  3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**SECTION 28. CONVICTED VENDOR LIST.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section

Main Pool & Kids Splash Pool Paver Deck & Coping Repairs  
Rev. 12-30-2025

287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.**

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the services and work are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished services and work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

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

**SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury

attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

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

ATTEST:

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT**

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

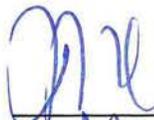
  
\_\_\_\_\_  
Chair/Vice-Chair

5 day of Jan, 2026

WITNESSES:

**CONTRACTOR:**

**CHANDLER CONTRACTORS, INC., a Florida corporation**

  
\_\_\_\_\_  
Merlyn Casas  
[PRINT NAME OF WITNESS]

By:   
\_\_\_\_\_  
Title: President

  
\_\_\_\_\_  
[PRINT NAME OF WITNESS]

5 day of Jan, 2026

**COMPOSITE EXHIBIT A**

**PROPOSAL**

Chandler Contractors Inc.  
16200 Owasco Circle  
Davie, FL 33331  
(786) 36-9797

Proposal Date  
6/10/25

Proposal Submitted to:

Location:

Palm Glades CDD  
23770 SW 115 Ave.  
Miami, Fl.

Job Description

Main Pool paver deck & coping repairs

A) Coping Repairs: \$6,500.00

- 1) Remove all coping, grind & hand clean all thinset and grout from each piece.
- 2) Install each existing bull nose to it's original form.

B) Paver deck repairs: \$18,500.00

- 1) Remove all pavers as per highlighted plans.
- 2) Add sand and compact as needed.
- 3) Install all existing pavers.

\*Not included: Plans, Permits, Engineering, Processing  
Owner accepts full responsibility for all costs associated with permits, plans and engineering  
Chandler Contractors Inc. will co-ordinate all sub-contractors for a 15% fee.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Respectfully Submitted: x \_\_\_\_\_ Date: \_\_\_\_\_

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

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

Date: \_\_\_\_\_

Chandler Contractors Inc.  
16200 Owasco Circle  
Davie, FL 33331  
(786) 36-9797

Proposal Date  
6/10/25

Proposal Submitted to: \_\_\_\_\_ Location:  
Palm Glades CDD  
23770 SW 115 Ave. Miami, Fl.

Job Description

Kiddy Pool paver deck & coping repairs

A) Coping repairs: \$4,500.00

1) Remove all coping, grind & hand clean all thinset and grout from each piece.

2) Install each existing bull nose to it's original form.

B) Paver Deck repairs: \$3,500.00

1) Remove all pavers as per highlighted plans.

2) Add sand and compact as needed.

3) Install all existing pavers.

\*Not included: Plans, Permits, Engineering, Processing  
Owner accepts full responsibility for all costs associated with permits, plans and engineering  
Chandler Contractors Inc. will co-ordinate all sub-contractors for a 15% fee.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Respectfully Submitted: x \_\_\_\_\_ Date: \_\_\_\_\_

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

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

**SMALL PROJECT AGREEMENT  
(Pressure Cleaning 2025)**

**THIS SMALL PROJECT AGREEMENT** is made and entered into this 4<sup>th</sup> day of November, 2025 (the "Agreement"), by and between:

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**CHANDLER CONTRACTORS, INC.**, a Florida corporation, having as its principal business address, 16200 Owasco Circle, Davie, Florida 33331 (the "Contractor").

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District desires to hire a service provider to provide pressure cleaning and associated services to certain District sidewalks, curbs, medians, guest parking bumpers, entrance monuments, stone columns, and other areas, all being more particularly detailed in the Proposal, as later defined herein (the "Project Areas"); and

**WHEREAS**, the Contractor has submitted a proposal dated September 15, 2025, to complete the pressure cleaning and associated services over the Project Areas within the District (the "Work"), a copy of said proposal being attached hereto and made a part hereof as Exhibit A (the "Proposal"); and

**WHEREAS**, the Board of Supervisors of the District at its meeting of October 14, 2025, authorized the proper District officials to enter into this Agreement with Contractor authorizing Contractor to perform the Work as described in the Proposal; and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

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

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

## SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Work in accordance herewith and with the conditions and prices as stated herein, in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the Work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the Work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the Work.

H. Contractor will be held responsible for the care, protection and condition of all Work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Work shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all Work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

**SECTION 3. COMPENSATION.** Upon Contractor's completion of the Work described in this Agreement and after the Work has passed final inspection by the District and applicable permitting agencies, if any, District agrees to compensate the Contractor in the lump sum amount of **TWENTY THOUSAND SIX HUNDRED FIFTY AND 00/100 (\$20,650.00) DOLLARS**, which represents seventy percent (70%) of the total amount of \$29,500.00 reflected on the Proposal, as it is understood and agreed by the parties that the Silver Palms by Lennar Community Association, Inc., shall be responsible for the remaining thirty percent (30%) of the total amount reflected on the Proposal (\$8,850.00). It is further understood that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any). Invoices shall be generated from the Contractor and delivered to the District so that payments can be made. This provision supersedes any payment schedule or plan set forth in Exhibit A.

**SECTION 4. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 5. TERM.** This Agreement shall commence upon signature and shall continue until the Work described herein is completed. The Work over the Project Areas shall begin no earlier than 11/1/2025, 2025 and be completed by Contractor by 11/26, 2025, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Work, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

**SECTION 6. INDEMNIFICATION.**

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

**SECTION 7. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 8. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 9. CANCELLATION/TERMINATION.** The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

**SECTION 10. WARRANTY.** The Contractor warrants its work against defects in materials or workmanship for a period of three (3) years from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. **[NOT APPLICABLE TO THIS AGREEMENT]**

**SECTION 11. INSURANCE.**

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation. Law.
- (ii) Commercial General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- 1. Premises and Operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage; and

5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Palm Glades Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor. The District shall be named as an additional insured on a primary and non-contributory basis.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

## **SECTION 12. CHANGES IN WORK.**

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such Work shall be

executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

**SECTION 13. REMEDY FOR DELAY.**

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

**SECTION 14. NOTICES.**

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

**DISTRICT:** **Palm Glades Community Development District**  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
Attention: District Manager

**With copy to:** **District Counsel**  
Billing Cochran, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

**CONTRACTOR: Chandler Contractors, Inc.**  
16200 Owasco Circle  
Davie, Florida 33331  
Attention: Wendell H. Chandler

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

**SECTION 15. PUBLIC RECORDS.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the

District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH  
FLORIDA, LLC  
5385 N. NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 721-8681  
EMAIL: records@gmssf.com**

**SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 17. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

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

**SECTION 19. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 20. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 21. CONFLICTS.** In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

**SECTION 22. ACCEPTANCE OF PROPOSAL.** District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work over the Project Areas described in Exhibit A.

**SECTION 23. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

**SECTION 24. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 25. RESPONSIBLE VENDOR DETERMINATION.** Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Contractor's or any other prospective vendor's social, political, or ideological interests when determining if the Contractor or other prospective vendor is a responsible vendor.

**SECTION 26. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION.** Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
  1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
  2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
  3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**SECTION 27. CONVICTED VENDOR LIST.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**SECTION 28. PROTECTION OF PROPERTY AND PUBLIC.**

- A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately

protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the services and work are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished services and work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

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

**SECTION 29. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGE FOLLOWS]

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

ATTEST:

**PALM GLADES COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice-Chair

4 day of November, 2025

WITNESSES:

**CONTRACTOR:**

**CHANDLER CONTRACTORS, INC., a  
Florida corporation**

\_\_\_\_\_  
[PRINT NAME OF WITNESS]

By: Wendell W. Hall

Title: President

\_\_\_\_\_  
[PRINT NAME OF WITNESS]

4 day of Nov, 2025

**EXHIBIT A**

**Proposal**

Chandler Contractors Inc.  
16200 Owasco Circle  
Davie, FL 33331  
Office (305) 620-4611

Proposal Date  
9/15/25

Proposal Submitted to:  
Palm Glade CDD  
(Silver Palms)  
23770 SW 115 Ave.  
Miami, Fl.

Location:

Job Description

Annual Pressure cleaning & Mildew treatment  
( As per maps provided by the HOA & CDD)

- 1) All sidewalks, Median curbs, curb & gutters and misc. concrete pads as highlighted.
- 2) All areas will be treated with a mildew Inhibitor to help prevent rapid mildew growth.

\*Not included: Plans, Permits, Engineering, Processing  
Owner accepts full responsibility for all costs associated with permits, plans if applicable.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner. **\$29,500.00**

Respectfully Submitted: x \_\_\_\_\_ Date: \_\_\_\_\_

Acceptance of Proposal

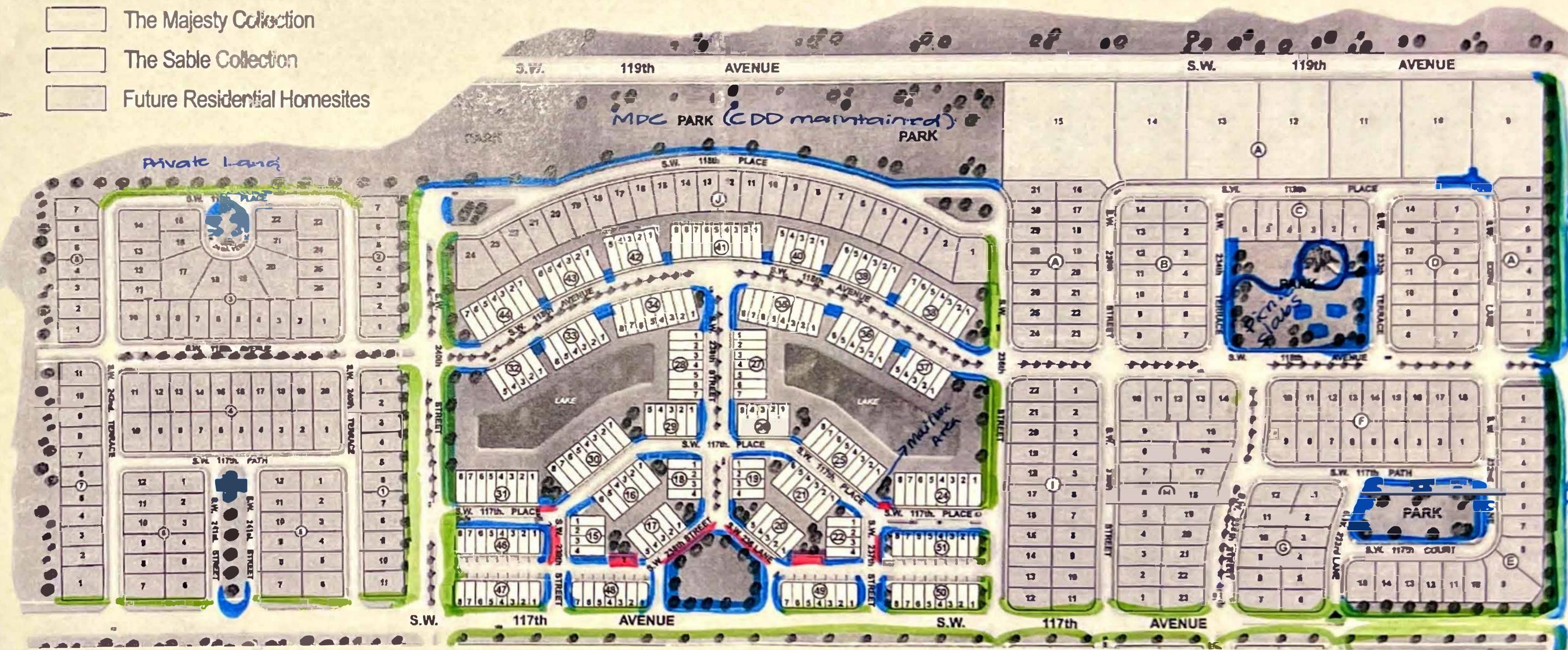
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

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

Date: \_\_\_\_\_

- = MDC Road Sidewalk (HOA will pay expense to clean)
- = Sidewalk CDD maintained Area
- = Guest Parking CDD Areas (sidewalks & curbs if any)

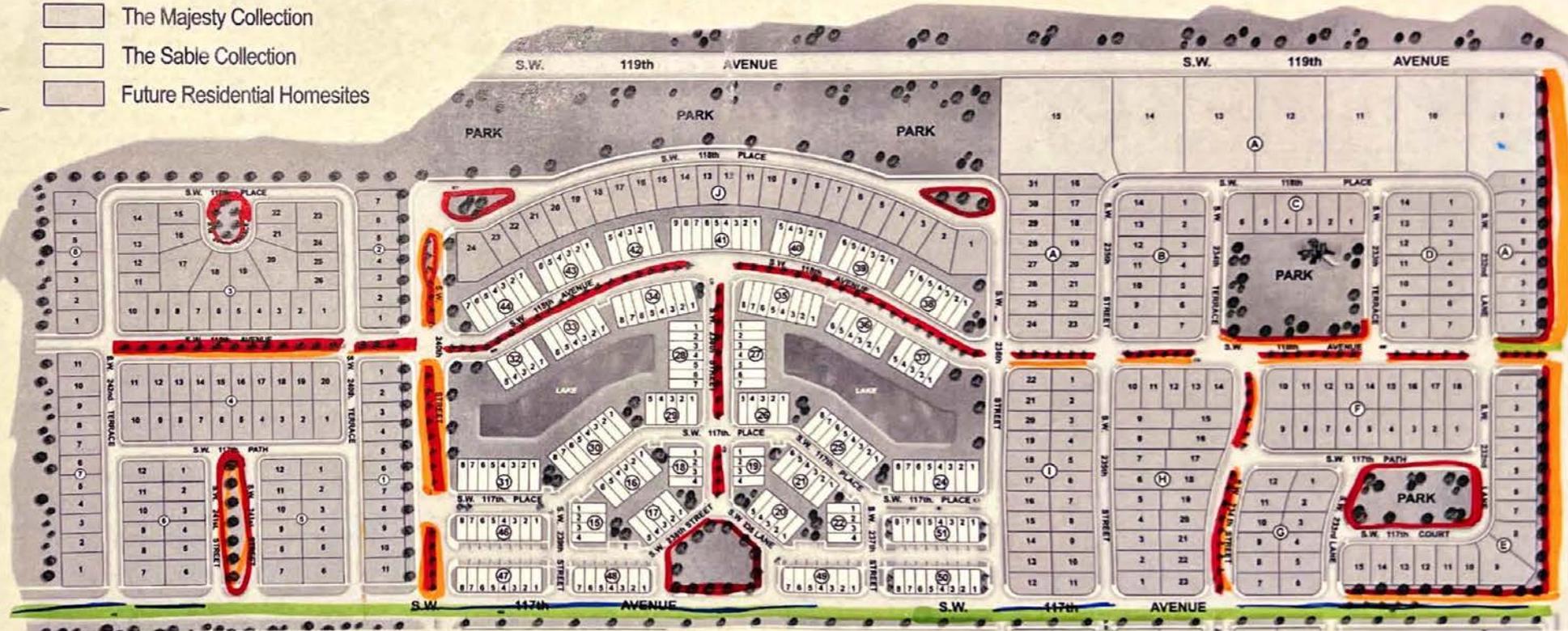
- The Royal Collection
- The Majesty Collection
- The Sable Collection
- Future Residential Homesites



- \* water meter stubs by the buildings & by areas being cleaned.
- \* sidewalk with the sidewalk curb, runoff, and drain area to be pressure cleaned.
- \* Any road medians marked

- = curbs & medians (CDD maintained)
- = curbs & medians on county main roads
- = HDA will pay expense to clean

- The Royal Collection
- The Majesty Collection
- The Sable Collection
- Future Residential Homesites



\* Common area medians & its corresponding curbs and slabs.



curbs & medians

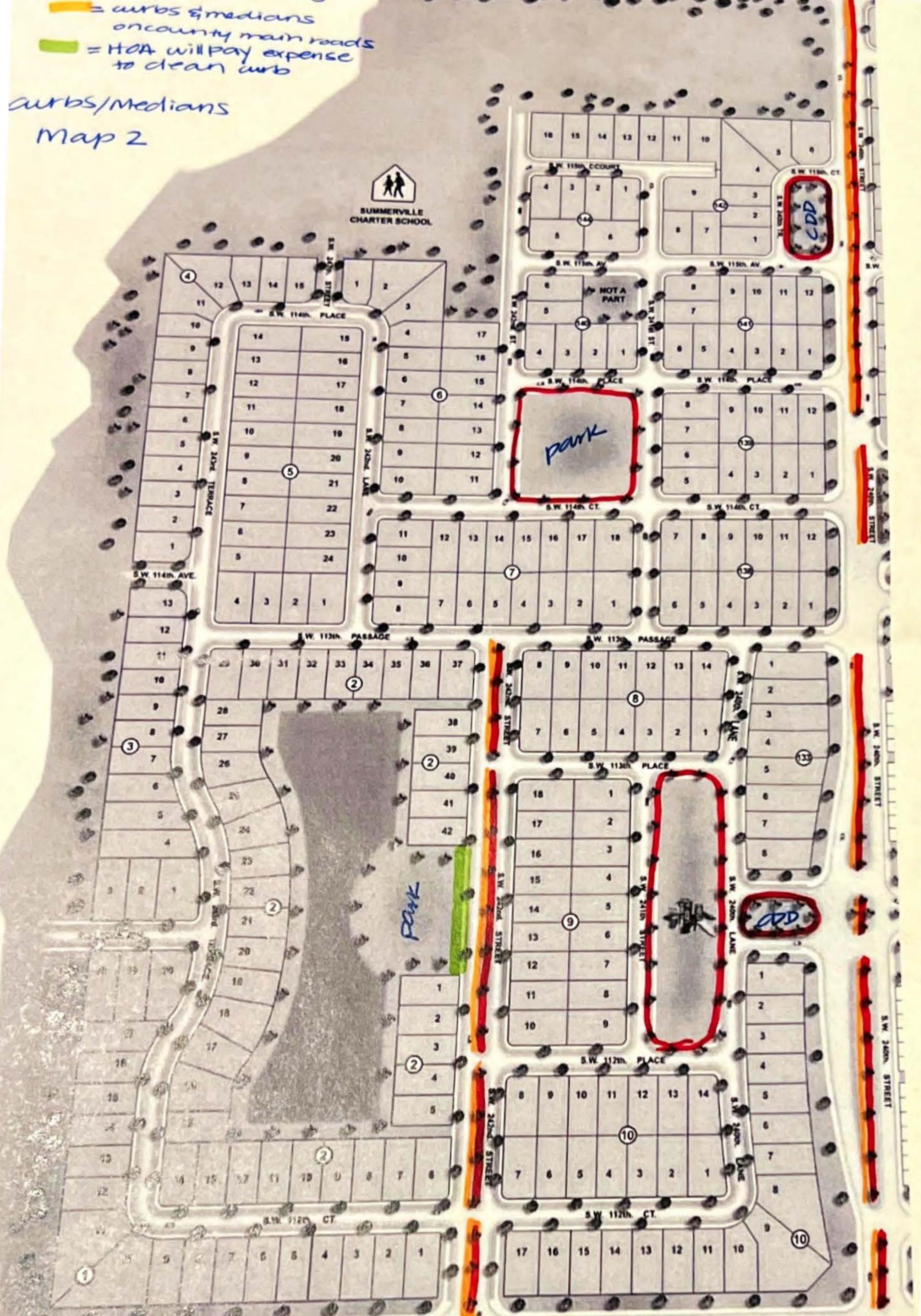
= curbs & medians on county main roads  
= HOA will pay expense to clean curb

curbs/Medians

Map 2



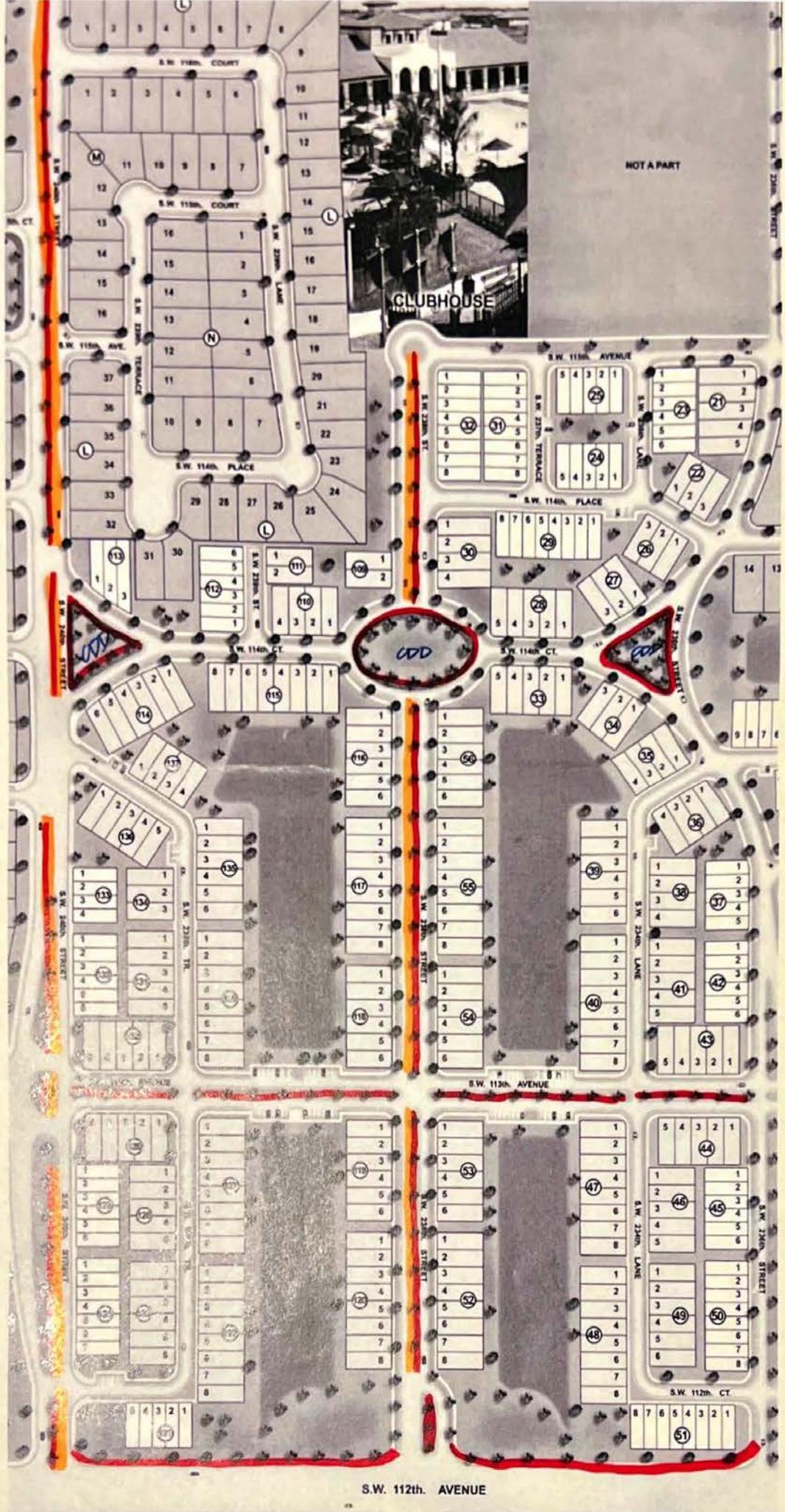
SUMMERVILLE CHARTER SCHOOL





curbs/medians Map 3

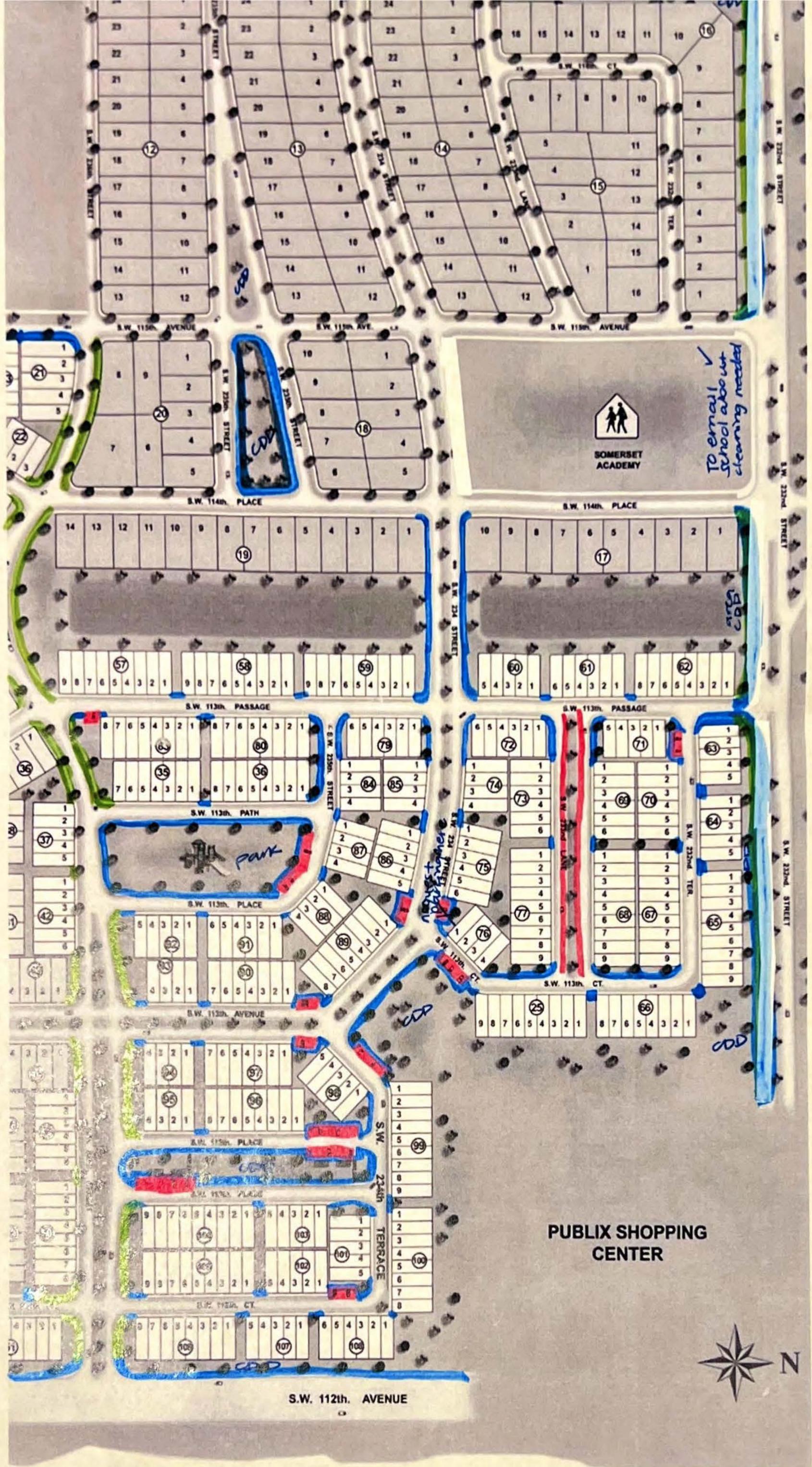
= curbs & medians on county main roads  
= curbs & medians on county main roads



S.W. 112th AVENUE

Sidewalks Map

- █ = New Sidewalk
- █ = Sidewalk with CDD Marked Area
- █ = Sidewalk with CDD Marked Area (Sidewalks & Autos if any)
- █ = Sidewalk with CDD Marked Area (Sidewalks & Autos if any)



To email school about cleaning needed ✓

CDD

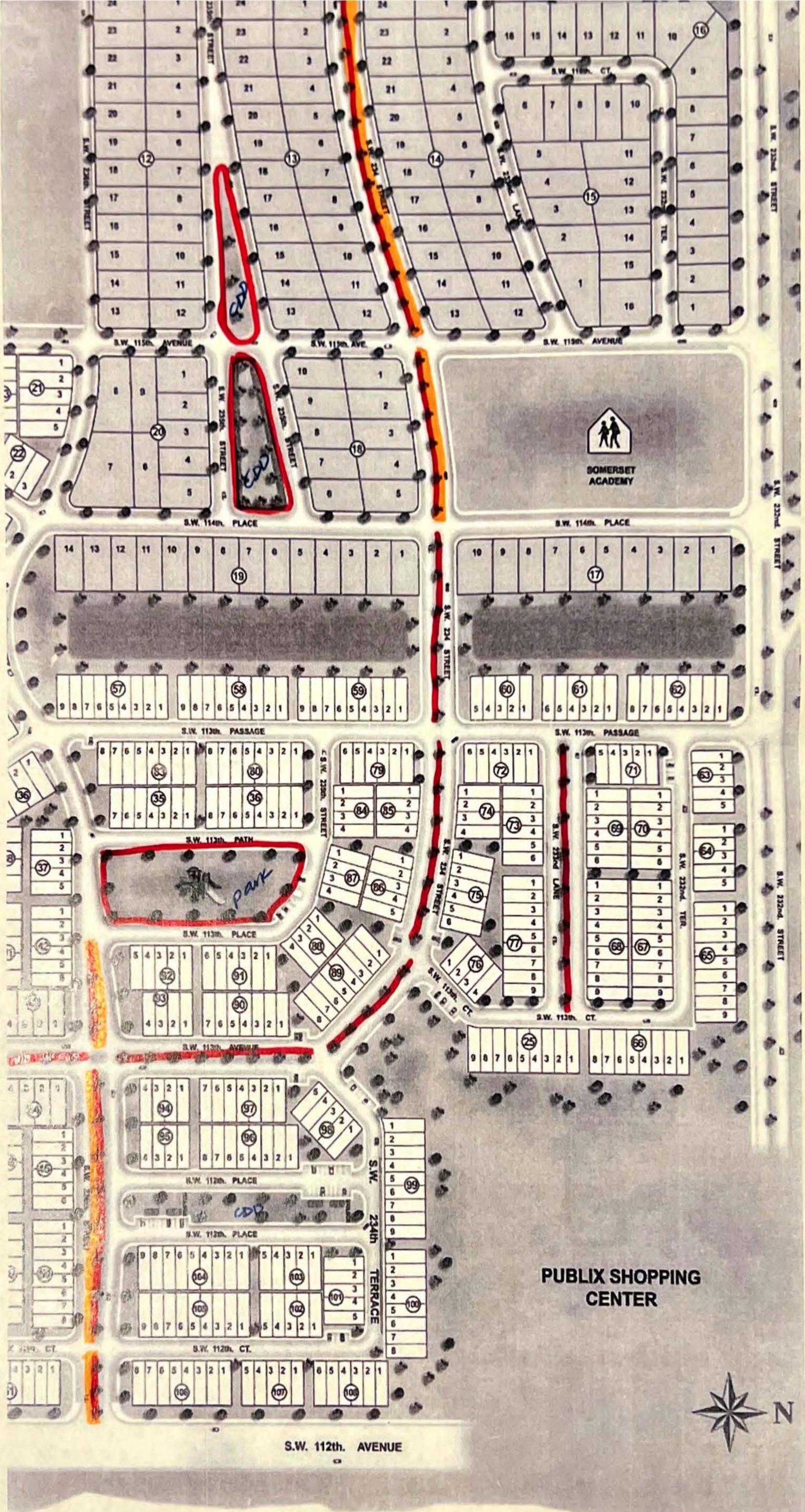
New Sidewalk

PUBLIX SHOPPING CENTER



Curbs/Medians Map 4

= curbs & medians  
= curbs & medians on county main roads



**AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with Palm Gardens Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: Chandler Contractors Inc.  
 NAME: Wendell H. Chandler  
 TITLE: President  
 SIGNATURE: [Signature]  
 DATE: 11/4, 2025

STATE OF FLORIDA  
COUNTY OF Miami-Dade

SWORN TO (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 4th day of November 2025, by Wendell Chandler in his/her capacity as President for Chandler Contractors Inc. (name of Nongovernmental Entity).

[Signature]  
NOTARY PUBLIC

Personally Known OR  
 Produced Identification  
\_\_\_\_\_  
Type of Identification Produced



**SMALL PROJECT AGREEMENT  
(Clubhouse Projects 2026)**

**THIS SMALL PROJECT AGREEMENT** is made and entered into this 04<sup>th</sup> day of May, 2026 (the "Agreement"), by and between:

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**CHANDLER CONTRACTORS, INC.**, a Florida corporation, having as its principal business address, 16200 Owasco Circle, Davie, Florida 33331 (the "Contractor").

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District desires to secure the services of a contractor to perform various projects in and around the District's clubhouse facilities known as the Club Silver Palms, located at 23770 SW 115<sup>th</sup> Avenue, Miami, FL, which projects include addressing the clubhouse side door water issue by regrading the sidewalk, and performing various clubhouse playground repairs, identified as Option #2 and Option B for repairing and painting playground telescopes (collectively, the "Project"), all as set forth and more particularly described in Contractor's two (2) proposals dated December 6, 2025 and December 8, 2025, respectively, both of which are attached hereto and made a part hereof as Composite Exhibit A (collectively, the "Proposal"); and

**WHEREAS**, the Board of Supervisors of the District at its meeting of December 9, 2025, authorized the proper District officials to enter into this Agreement with Contractor authorizing Contractor to complete the Project as described in the Proposal; and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to complete the Project as detailed in this Agreement.

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

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

## SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits (the Proposal) attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Composite Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

**SECTION 3. COMPENSATION.** Upon Contractor's completion of the entire Project described in this Agreement and in the Proposal, District agrees to compensate the Contractor in a total amount **NOT TO EXCEED NINE THOUSAND SIX HUNDRED AND 00/100 (\$9,600.00) DOLLARS** (See Proposal). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

Payment of the amount for any separate, independent portion of the overall Project as reflected in the Proposal will be made upon completion of the work necessary to complete that portion of the Project and after that portion of the Project has passed final inspection by the District and any other applicable permitting agencies. Payment of the final payment toward the not-to-exceed contract amount set forth above will be made upon completion of the work necessary to complete the entire Project and after the entire Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

**SECTION 4. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein.

The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 5. TERM.** This Agreement shall commence upon signature and shall continue until the Project described herein is completed. The Project shall begin no earlier than Jan. 5<sup>th</sup>, 2026 and be completed by Contractor by Feb 15<sup>th</sup>, 2026, weather permitting (“Scheduled Completion Date”). The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

**SECTION 6. INDEMNIFICATION.**

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney’s and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District’s and Contractor’s full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

**SECTION 7. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 8. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 9. CANCELLATION/TERMINATION.** The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

**SECTION 10. WARRANTY.** The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. Materials used are also subject to manufacturers' warranties.

**SECTION 11. INSURANCE.**

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation. Law.
- (ii) Commercial General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Palm Glades Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor. The District shall be named as an additional insured on a primary and non-contributory basis.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

**SECTION 12. CHANGES IN WORK.**

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such Work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

**SECTION 13. REMEDY FOR DELAY.**

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

**SECTION 14. NOTICES.**

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Palm Glades Community Development District**  
5385 N. Nob Hill Road  
Sunrise, Florida 33351

Attention: District Manager

With copy to: **District Counsel**  
Billing Cochran, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Chandler Contractors, Inc.**  
16200 Owasco Circle  
Davie, Florida 33331  
Attention: Wendell H. Chandler

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

#### **SECTION 15. PUBLIC RECORDS.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the

District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH  
FLORIDA, LLC  
5385 N. NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 721-8681  
EMAIL: records@gmssf.com**

**SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 17. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

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

**SECTION 19. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 20. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 21. CONFLICTS.** In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Composite Exhibit A, then this main Agreement instrument shall control.

**SECTION 22. ACCEPTANCE OF PROPOSAL.** District's acceptance of the Contractor's Proposal set forth in Composite Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Composite Exhibit A.

**SECTION 23. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

**SECTION 24. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 25. RESPONSIBLE VENDOR DETERMINATION.** Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Contractor's or any

other prospective vendor's social, political, or ideological interests when determining if the Contractor or other prospective vendor is a responsible vendor.

**SECTION 26. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION.** Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
  1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
  2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
  3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**SECTION 27. CONVICTED VENDOR LIST.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section

287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**SECTION 28. PROTECTION OF PROPERTY AND PUBLIC.**

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the services and work are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished services and work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

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

**SECTION 29. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

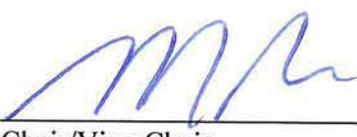
[SIGNATURE PAGE FOLLOWS]

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

ATTEST:

**PALM GLADES COMMUNITY  
DEVELOPMENT DISTRICT**

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

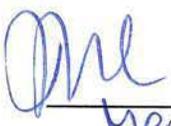
  
\_\_\_\_\_  
Chair/Vice-Chair

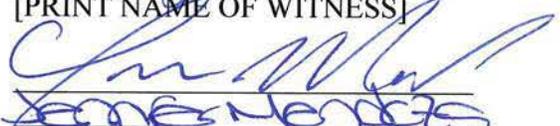
5 day of Jan, 2026

WITNESSES:

**CONTRACTOR:**

**CHANDLER CONTRACTORS, INC., a  
Florida corporation**

  
\_\_\_\_\_  
Merwyn Casco  
[PRINT NAME OF WITNESS]

  
\_\_\_\_\_  
James Mendez  
[PRINT NAME OF WITNESS]

By:   
\_\_\_\_\_  
Title: president

6 day of Jan, 2026

**COMPOSITE EXHIBIT A**

**Proposal**

Chandler Contractors Inc.  
16200 Owasco Circle  
Davie, FL 33331  
(786) 36-9797

Proposal Date  
12/8/25

Proposal Submitted to: \_\_\_\_\_ Location:  
Club Silver Palms  
23770 SW 115 Ave.  
Miami, Fl.

Job Description  
**Clubhouse Playground Repairs**

Option #1

- A) Pressure wash entire playground.
- B) Sand blast, grind & sand all rust spots & prime.
- C) Lightly sand & prep all with denatured alcohol.
- D) Paint the entire Playground.

\_\_\_\_\_  
\$21,950.00

Option #2

- A) Prep all small rust spots & touch up with matching enamel.
- B) Prep and paint the entire yellow swing set & blue monkey bars.

\_\_\_\_\_  
\$6,500.00

Additional charge for telescopes:

Options:

- A) Replace: \$3,500.00
- B) Repair and paint: \$1,250.00

\*Not included: Plans, Permits, Engineering, Processing

Owner accepts full responsibility for all costs associated with permits, plans and engineering

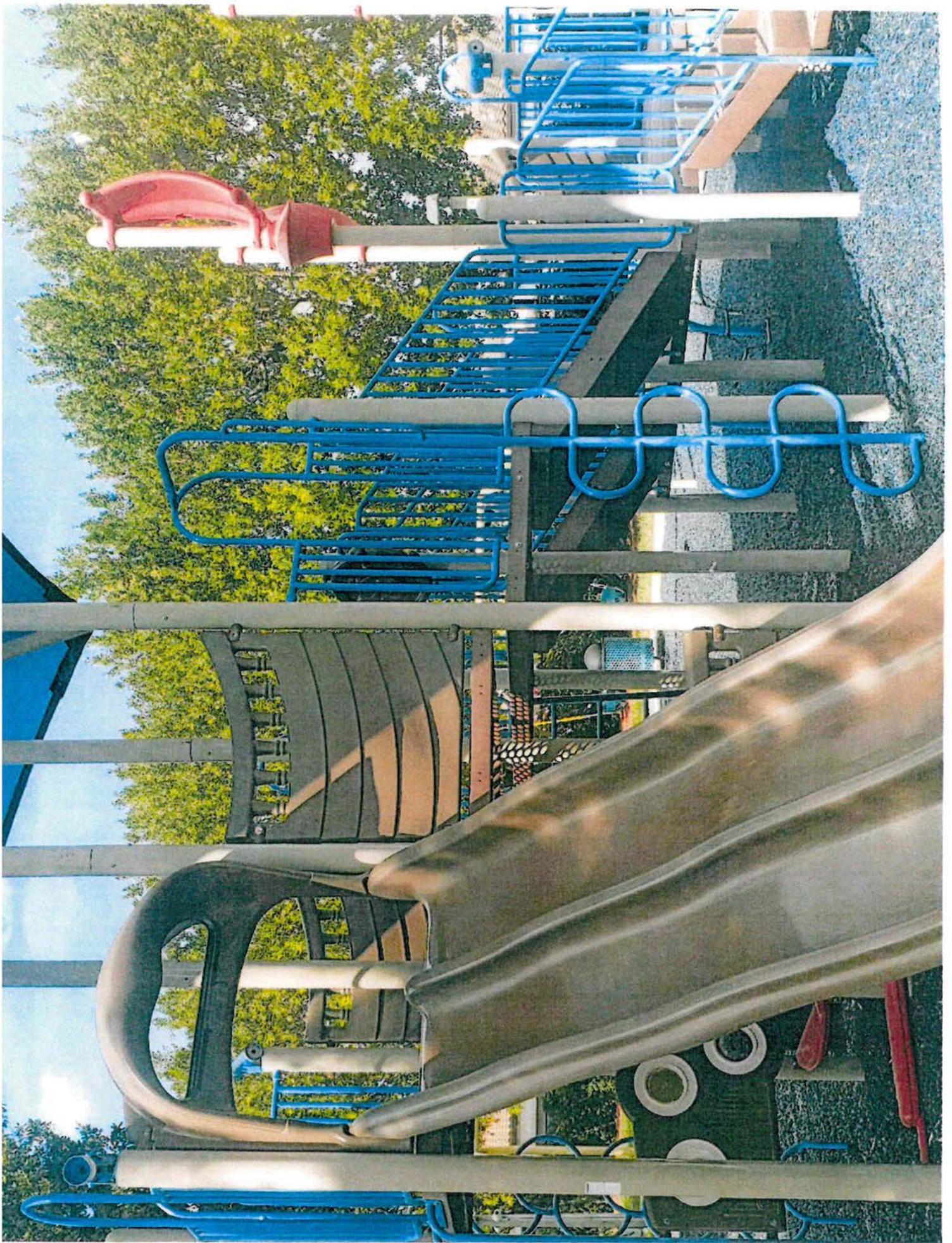
Respectfully Submitted: x \_\_\_\_\_ Date: \_\_\_\_\_

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

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

Date: \_\_\_\_\_

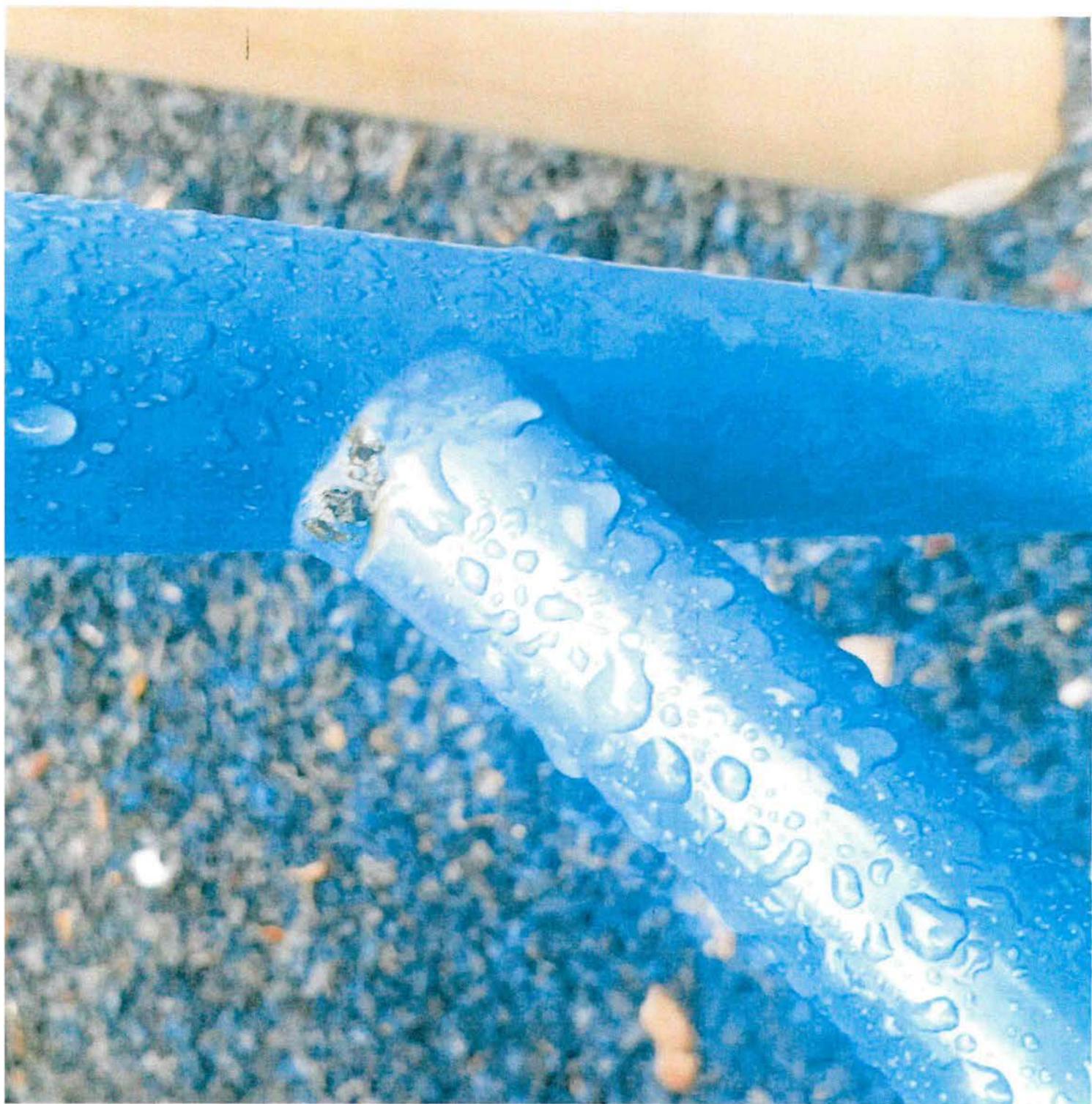


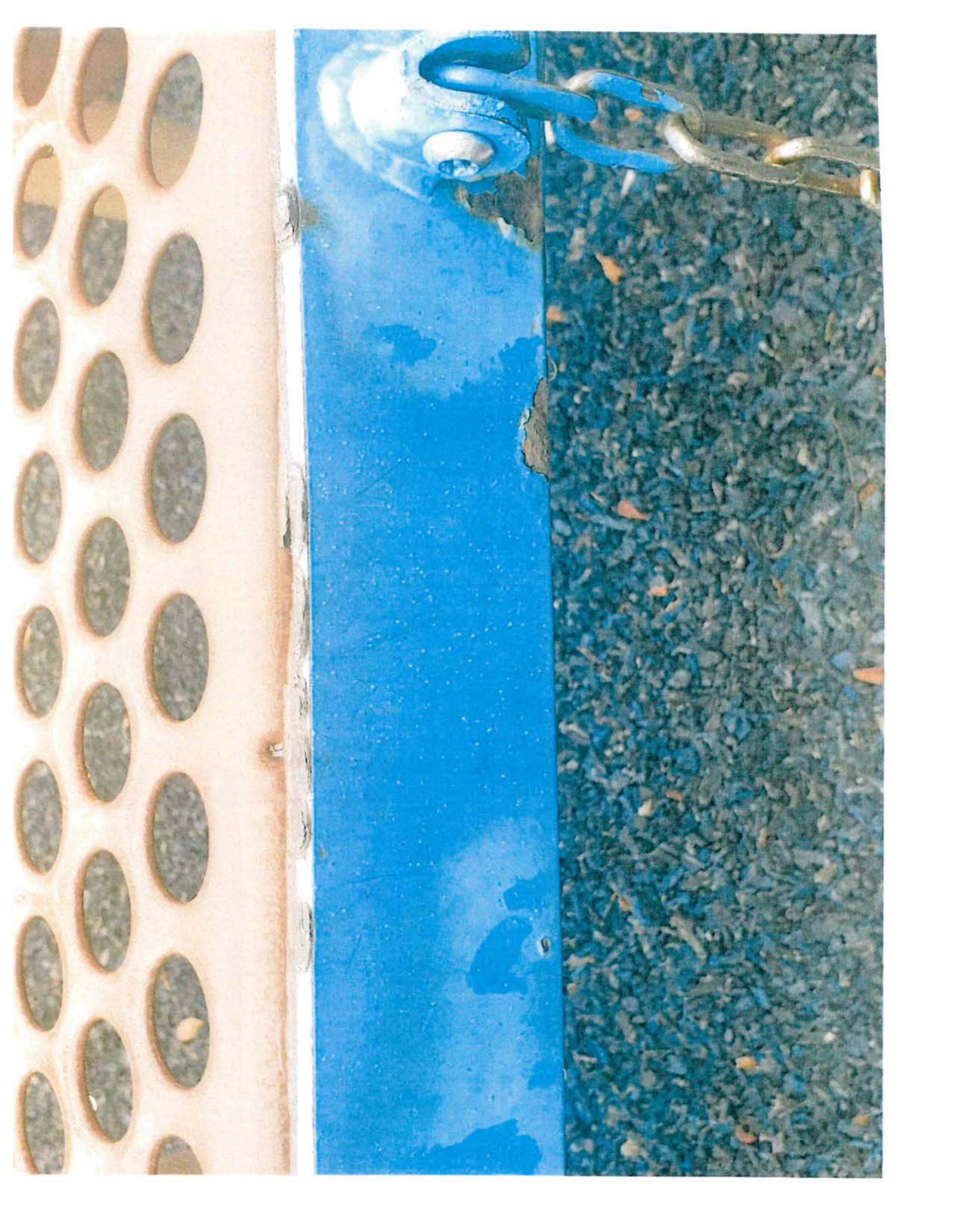
















Chandler Contractors Inc.  
16200 Owasco Circle  
Davie, FL 33331  
(786) 36-9797

Proposal Date  
12/6/25

Proposal Submitted to: \_\_\_\_\_ Location:  
Club Silver Palms  
23770 SW 115 Ave.  
Miami, Fl.

Job Description  
(Side door water Issue)

- A) Chip, grind and prep surface of existing sidewalk.
- B) Establish the desired elevation of the new concrete.
- C) Install necessary form boards for new slope.
- D) Apply bonding agent.
- E) Pour and finish new concrete to match existing concrete  
As close as possible.

**\$1,850.00**

\*Not included: Plans, Permits, Engineering, Processing  
Owner accepts full responsibility for all costs associated with permits, plans and engineering  
Chandler Contractors Inc. will co-ordinate all sub-contractors for a 15% fee.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Respectfully Submitted: x \_\_\_\_\_ Date: \_\_\_\_\_

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

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

Concrete  
Overlay



Slope

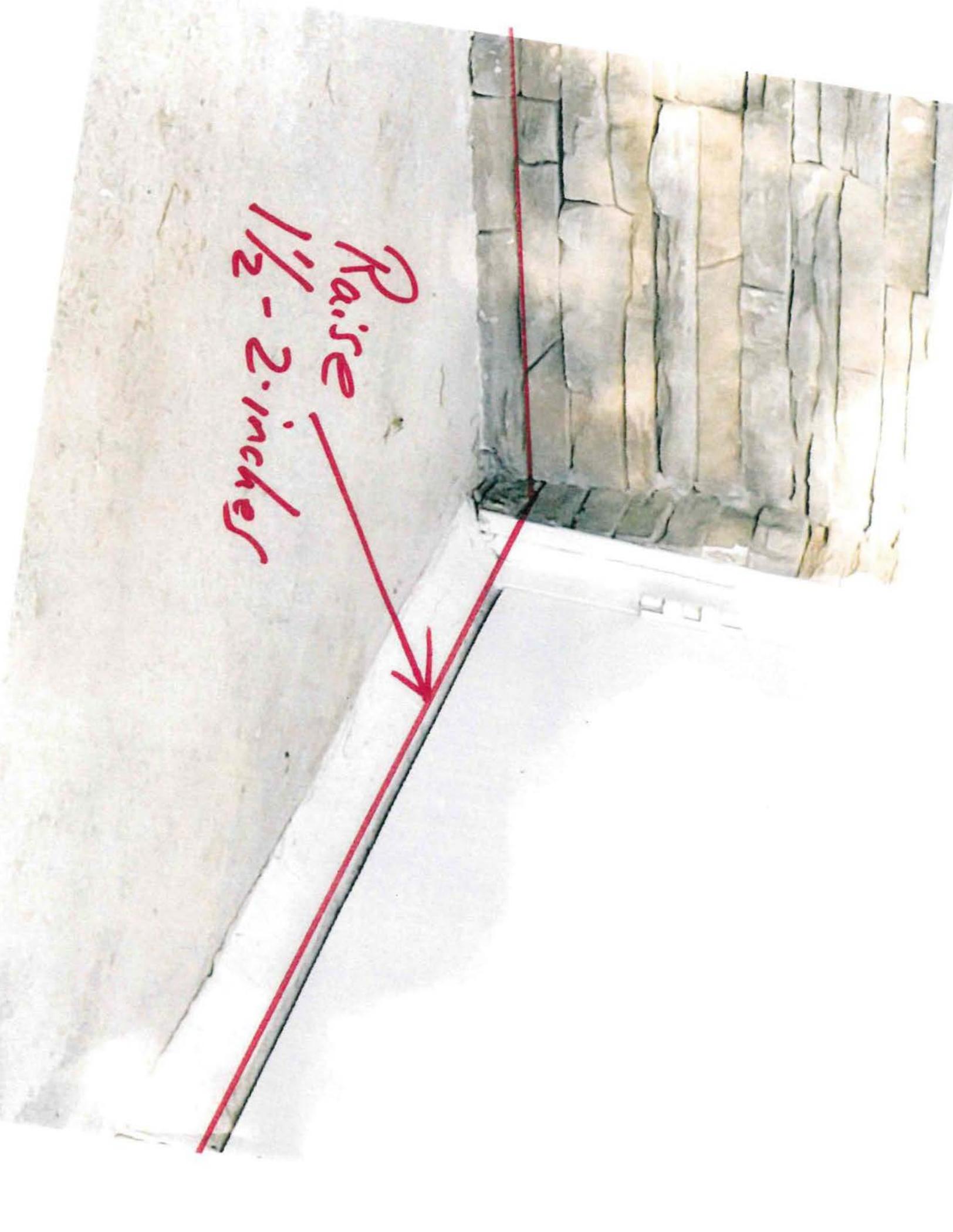
Raise 2 inches  
1/2 higher





Exit fire  
→

Raise  
 $1\frac{1}{2}$  - 2 inches



**SMALL PROJECT AGREEMENT  
(Kids Splash Pool Repairs and Painting - 2026)**

**THIS SMALL PROJECT AGREEMENT** is made and entered into this 5 day of May, 2025 (the "Agreement"), by and between:

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**CHANDLER CONTRACTORS, INC.**, a Florida corporation, having as its principal business address, 16200 Owasco Circle, Davie, Florida 33331 (the "Contractor").

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District desires to secure the services of a contractor to perform various repairs to the kids splash pool water features and associated structures located at the District's clubhouse facilities known as the Club Silver Palms, located at 23770 SW 115<sup>th</sup> Avenue, Miami, FL, including, but not limited to: draining the entire pool; disassembling the necessary sections of the water features and structure; removing all rust by sanding, grinding, wire brushing, or other method; hand sanding all areas to receive new paint; priming and painting all areas to match existing colors; assembling all components of the water features and structure; and replacing all bad water lines (the "Project"), all as set forth and more particularly described in Contractor's proposal dated November 4, 2025, which is attached hereto and made a part hereof as Exhibit A (the "Proposal"); and

**WHEREAS**, the Board of Supervisors of the District at its meeting of November 4, 2025, authorized the proper District officials to enter into this Agreement with Contractor; and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to complete the Project as detailed in this Agreement.

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

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

Kids Splash Pool Repairs & Painting  
Rev. 12-30-2025

**SECTION 2. DUTIES.**

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibit (the Proposal) attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations, and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds, and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials, and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools, and equipment from streets, alleys, parkways, open space, and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection, and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including, but not limited to, the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, if necessary, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

**SECTION 3. COMPENSATION.** Upon Contractor's completion of the entire Project described in this Agreement and in the Proposal, District agrees to compensate the Contractor in the total amount of **TWENTY-NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$29,500.00)** (See Proposal). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

Payment of the amount for any separate, independent portion of the overall Project as reflected in the Proposal will be made upon completion of the work necessary to complete that portion of the Project and after that portion of the Project has passed final inspection by the District and any other applicable permitting agencies. Payment of the final payment toward the not-to-exceed contract amount set forth above will be made upon completion of the work necessary to complete the entire Project and after the entire Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

**SECTION 4. EXAMINATION OF SITE.** The Contractor agrees that it shall be held responsible for having examined the site(s) and the location of all proposed work associated with the Project, and the Contractor is satisfied self from its own knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

**SECTION 5. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 6. TERM AND TIME FOR PERFORMANCE.** This Agreement shall commence upon signature and shall continue until the Project described herein is completed. The Project shall begin no earlier than Jan 5th, 2026 and be completed by Contractor by Feb 15th, 2026, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

**SECTION 7. INDEMNIFICATION.**

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this

provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 12 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

**SECTION 8. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 9. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 10. CANCELLATION/TERMINATION.** The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior Contractor's initiating work on the Project under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

**SECTION 11. WARRANTY.** The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. Materials used are also subject to manufacturers' warranties.

## SECTION 12. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation. Law.
- (ii) Commercial General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- 1. Premises and Operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage; and
- 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Palm Glades Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor. The District shall be named as an additional insured on a primary and non-contributory basis.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal

refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

**SECTION 13. CHANGES IN WORK.**

A. District may further order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

**SECTION 14. REMEDY FOR DELAY.**

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Project by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE COMPLETION OR PROSECUTION OF THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the work shall be made in writing to the District.

**SECTION 15. NOTICES.**

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

**DISTRICT:** **Palm Glades Community Development District**  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
Attention: District Manager

**With copy to:** **District Counsel**  
Billing Cochran, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

**CONTRACTOR:** **Chandler Contractors, Inc.**  
16200 Owasco Circle  
Davie, Florida 33331  
Attention: Wendell H. Chandler

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

**SECTION 16. PUBLIC RECORDS.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH  
FLORIDA, LLC  
5385 N. NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 721-8681  
EMAIL: records@gmssf.com**

**SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 18. ENTIRE AGREEMENT.** This instrument, including its incorporated exhibit, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 19. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 20. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 21. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 22. CONFLICTS.** In the event of a conflict between any provision(s) of this main Agreement instrument and the terms and conditions of Exhibit A, then the terms and conditions of this main Agreement instrument shall control.

**SECTION 23. ACCEPTANCE OF PROPOSAL.** District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit A.

**SECTION 24. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

**SECTION 25. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1),

Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 26. RESPONSIBLE VENDOR DETERMINATION.** Pursuant to Section 287.057012, Florida Statutes, the District has not requested documentation of or considered the Contractor's or any other prospective vendor's social, political, or ideological interests when determining if the Contractor or other prospective vendor is a responsible vendor.

**SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION.** Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
  - 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
  - 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
  - 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**SECTION 28. CONVICTED VENDOR LIST.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section

287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.**

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the services and work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the services and work are being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished services and work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

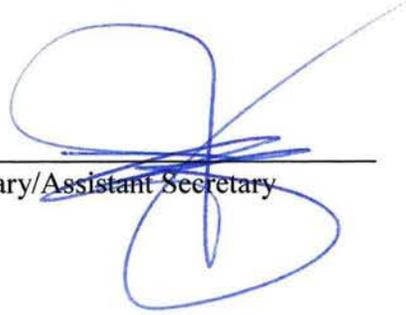
E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury

attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

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

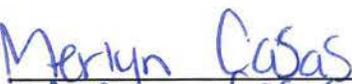
ATTEST:

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

**PALM GLADES COMMUNITY  
DEVELOPMENT DISTRICT**

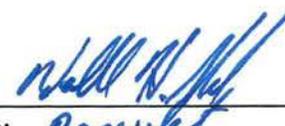
  
\_\_\_\_\_  
Chair/Vice-Chair  
5 day of Jan, 2026

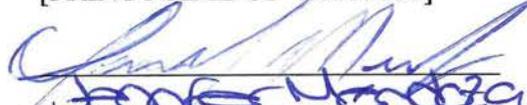
WITNESSES:

  
\_\_\_\_\_  
Meryn Casas  
[PRINT NAME OF WITNESS]

**CONTRACTOR:**

**CHANDLER CONTRACTORS, INC., a  
Florida corporation**

By:   
\_\_\_\_\_  
Title: owner  
5 day of Jan, 2026

  
\_\_\_\_\_  
[PRINT NAME OF WITNESS]

**EXHIBIT A**

**PROPOSAL**

Chandler Contractors Inc.  
16200 Owasco Circle  
Davie, FL 33331  
(786) 36-9797

Proposal Date  
11/4/25

Proposal Submitted to: \_\_\_\_\_ Location: \_\_\_\_\_  
Palm Glades CDD  
23770 SW 115 Ave.  
Miami, Fl.

Job Description

**Kiddy Splash Repairs & Painting**

- A) Drain entire pool.
- B) Disassemble all sections necessary. (only as needed)
- C) Grind, sand & sand blast all rust.
- D) Hand sand all areas to receive new paint.
- E) Prime & Paint all areas to match existing colors.
- F) Assemble all components.
- G) Replace all bad water lines.

\*Not included: Plans, Permits, Engineering, Processing  
Owner accepts full responsibility for all costs associated with permits, plans and engineering  
**\$29,500.00**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Respectfully Submitted: x \_\_\_\_\_ Date: \_\_\_\_\_

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

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

**FIRST AMENDMENT TO AMENDED AND RESTATED  
PREVENTATIVE MAINTENANCE AGREEMENT**

**THIS FIRST AMENDMENT TO AMENDED AND RESTATED PREVENTATIVE MAINTENANCE AGREEMENT** (“First Amendment”) is made and entered into this 1st day of January, 2026 (the “Effective Date”), by and between the:

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

**THE FITNESS SOLUTION, INC.**, a Florida corporation, having as its principal address at 10028 NW 53<sup>rd</sup> Street, Sunrise, Florida 33351, and a mailing address of P.O. Box 260363, Pembroke Pines, Florida 33026 (the "Contractor").

**RECITALS**

**WHEREAS**, the District entered into an Amended and Restated Preventative Maintenance Agreement with Contractor, dated November 8, 2023 (the “Agreement”); and

**WHEREAS**, the parties desire to amend the Agreement to modify the amount of compensation to be paid to the Contractor for the preventative maintenance services performed pursuant to the Agreement effective beginning January 1, 2026, in accordance with in the Contractor’s proposal entitled “Preventative Maintenance Agreement,” dated September 23, 2025 (the “2026 Proposal”), which 2026 Proposal is attached hereto and made a part hereof as Exhibit B-1; and

**WHEREAS**, additional statutory requirements have occurred since the date of the Agreement, and the Agreement needs to be amended to provide for these changes; and

**WHEREAS**, the District Board of Supervisors, at its public meeting on October 14, 2025, authorized the proper officials of District to enter into this First Amendment to the Agreement with Contractor as provided for herein.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

**Section 1.** The foregoing recitals are true and correct and are hereby incorporated into and form a material part of this First Amendment.

**Section 2.** As of the Effective Date of this First Amendment, references to the “Proposal” in the original Agreement refer to the “2026 Proposal” as defined herein.

**Section 3.** As of the Effective Date of this First Amendment, subparagraphs B. and C. in Section 3 of the Agreement, entitled “Compensation,” are hereby amended and replaced to state as follows:

B. The District agrees to compensate Contractor for preventative maintenance as follows:

<b>Preventative Maintenance</b>	<b>Cost Per Quarter</b>	<b>Maximum Annual Cost</b>
Quarterly Preventative Maintenance Visits	\$175 per visit*	\$700*
Quarterly Deck Waxes of Four (4) Treadmills	\$15 per treadmill*	\$240*

\*Amount includes the costs of necessary parts and materials.

C. The District agrees to compensate Contractor for repair work that is secondary to preventative maintenance, as the District may approve in advance and in the District’s sole discretion, at an hourly rate of \$175 for the first hour and \$55 for each hour thereafter. Any necessary costs for parts and materials outside of preventative maintenance shall be charged at the Equipment’s manufacturer suggested retail price, subject to the District’s approval.

**Section 4.** As of the Effective Date of this First Amendment, Section 23 of the Agreement, entitled “Scrutinized Company Certification,” is hereby amended and replaced with the following provision, entitled “Scrutinized Company or Other Entity Certification”:

**SECTION 23. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION.** Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**Section 5.** As of the Effective Date of this First Amendment, the Agreement is hereby amended to add new Section 28, entitled "Convicted Vendor List," and new Section 29, entitled "Anti-Human Trafficking Affidavit," as follows:

**SECTION 28. CONVICTED VENDOR LIST.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**SECTION 29. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

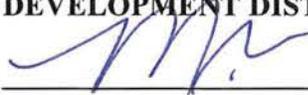
**Section 6.** This First Amendment shall be effective upon the Effective Date first written above.

**Section 7.** In all other respects not specifically amended by this First Amendment, the original Agreement dated November 8, 2023 is hereby ratified and reaffirmed and shall remain in full force and effect as provided by its terms.

**IN WITNESS WHEREOF**, the parties hereto have executed this First Amendment and further agree that it shall take effect as of the Effective Date first written above.

ATTEST:

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

**PALM GLADES COMMUNITY  
DEVELOPMENT DISTRICT**  
  
\_\_\_\_\_  
Chair/Vice-Chair

27 day of Jan, 2026

WITNESSES:

  
\_\_\_\_\_  
Mireya Vega  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Alex Sanchez  
\_\_\_\_\_  
Print Name

**THE FITNESS SOLUTION, INC., a  
Florida corporation**

By:   
\_\_\_\_\_  
Title: President

20 day of January, 2026

**EXHIBIT B-1**

**2026 Proposal**



SALES | FLOORING | MAINTENANCE | REPAIRS

**The Fitness Solution, Inc.**

PO Box 260363, Pembroke Pines, FL 33026 | Office: 954-505-4178 | Fax: 954-450-9661  
www.TheFloridaFitnessSolution.com info@TheFloridaFitnessSolution.com

**PREVENTATIVE MAINTENANCE AGREEMENT**

THIS AGREEMENT, made this 23<sup>rd</sup> day of September 2025 is between **The Fitness Solution, Inc.** (Servicer), located at 10028 NW 53<sup>rd</sup> St Sunrise FL 33351, and **Palm Glades CDD** (Customer), located at 23770 SW 115 Ave. Miami, FL 33032.

**Term-** This Agreement shall be for a term of one (1) year, commencing on January 1<sup>st</sup> 2026. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Annual renewal is automatic, unless notification is provided in writing 30 days prior to the end of term.

**Maintenance-** Each regularly scheduled preventative maintenance (PM) visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval). Please see Exhibit A for detailed description of services.

**Repairs-** Calls received for repairs, secondary to the PM service, will be responded to within two business days. Service calls are billed at a rate of \$175.00 for the first hour, and \$55 per hour thereafter. Servicer will use Original Equipment Manufacturer (OEM) parts when available, if not available servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.

**Deck Waxes-** Treadmills will be waxed every other month at a rate of \$15 per treadmill. This fee is not included in the preventative maintenance price.

**Warranty-** All service performed by Servicer shall be warranted for ninety (90) days from the service date, and will also cover the specific parts and repairs written on the service invoice. Parts and/or labor covered under the manufacturers original warranty will be provided under that warranty.

**Payment Terms-** Payment is due within 30 days of services being rendered. A service order will be left at the facility when Servicer completes work and an invoice will be emailed to the Customer. Servicer only accepts official checks.

**Insurance, Disclaimer, Indemnification-** Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located.

**Governing Law-** This Agreement has been executed in and shall be governed by the laws of the State of Florida.

**Binding Agreement-** This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.

**Prevailing Party-** If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.

**Entire Agreement-** This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.

**Severability-** If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

## Exhibit A:

The following is a schedule of **Preventive Maintenance Services** that are recommended by manufacturers to:

**EXTEND THE LONGEVITY OF YOUR EQUIPMENT • SLOW DEPRECIATION OF ASSETS  
MINIMIZE DOWNTIME • ENSURE CUSTOMER SATISFACTION  
DECREASE CUSTOMER LIABILITY**

<b>Steppers</b>	<b>Treadmills</b>	<b>Spin Bikes</b>
<ul style="list-style-type: none"> <li>• Troubleshoot for errors</li> <li>• Clean and lubricate chains</li> <li>• Check springs and chain for weaknesses</li> <li>• Clean drive assembly, chains and springs</li> <li>• Lubricate drive chain and hub assembly</li> <li>• Check alternator brushes</li> <li>• Inspect power supply, keypads and wiring</li> </ul>	<ul style="list-style-type: none"> <li>• Troubleshoot for errors and calibrate machine</li> <li>• Vacuum under hoods</li> <li>• Inspect deck and belts for wear and tear</li> <li>• Check motor brushes</li> <li>• Adjust running belt</li> <li>• Check amp draw</li> <li>• Clean exterior of machine</li> <li>• Inspect drive motor and roller bearings</li> <li>• Lubricate lift motor and lift rack assembly</li> </ul>	<ul style="list-style-type: none"> <li>• Troubleshoot for errors</li> <li>• Inspect chains for link damage</li> <li>• Lubricate seat posts, handlebars and pop-pins</li> <li>• Adjust and clean brake pads</li> <li>• Check and adjust crank assembly, pedals and bearings</li> <li>• Clean exterior</li> </ul>
<b>Elliptical Trainers</b>	<b>Single Station Trainers</b>	<b>Free Weights</b>
<ul style="list-style-type: none"> <li>• Troubleshoot for errors and calibrate machine</li> <li>• Inspect for fluency of motion and proper resistance</li> <li>• Check &amp; adjust main drive unit</li> <li>• Tighten crank arms</li> <li>• Inspect and lubricate pedal arms, lift assembly, bearings, tracks and shoes</li> <li>• Clean exterior of machine</li> </ul>	<ul style="list-style-type: none"> <li>• Check for proper operation and wear problems</li> <li>• Clean and lubricate guide rods, selector rods and seat posts</li> <li>• Inspect frame and slide mechanisms</li> <li>• Inspect pulleys, weight selectors mechanisms and cables</li> <li>• Cable repair included</li> <li>• Inspect upholstered pads</li> </ul>	<ul style="list-style-type: none"> <li>• Tighten Dumbbells/barbells</li> <li>• Inspect for weakness</li> <li>• Check all weight benches for wear</li> </ul>

**AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with \_\_\_\_\_ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

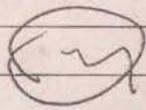
NONGOVERNMENTAL ENTITY: \_\_\_\_\_

NAME: The Fitness Solution, Inc Joseph Mosca

TITLE: President

SIGNATURE: \_\_\_\_\_

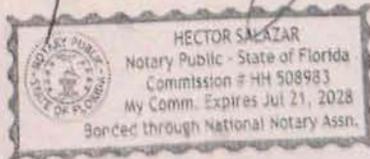
DATE: 1/22/2026, 20



STATE OF FLORIDA  
COUNTY OF Broward

SWORN TO (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 22 day of January, 2026, by Joseph Mosca in his/her capacity as President for The Fitness Solutions, Inc (name of Nongovernmental Entity).

NOTARY PUBLIC



\_\_\_\_ Personally Known OR  
X Produced Identification  
FL Driver Lic.  
Type of Identification Produced

**TEMPORARY ACCESS EASEMENT AGREEMENT  
BY AND BETWEEN THE PALM GLADES  
COMMUNITY DEVELOPMENT DISTRICT  
AND MAURICIO TELLEZ AND PATRICIA LAZO**

This **Temporary Access Easement Agreement** (“Easement Agreement”) is made and entered into this 11 day of November 2025, by and between:

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”); and

**MAURICIO TELLEZ and PATRICIA LAZO**, a married couple, whose mailing address is 23821 SW 118<sup>th</sup> Place, Miami, Florida 33032 (collectively, the “Homeowner”).

**WITNESSETH**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by an ordinance of the Miami-Dade County, Florida, Board of County Commissioners, (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District is the owner of certain lands in Miami-Dade County, Florida, more particularly described as Tract G of SILVER PALM WEST, according to the Plat thereof, as recorded in Plat Book 166, at Page 31 of the Public Records of Miami-Dade County, Florida (Parcel ID 30-6924-002-4030) (the “District Property”); and

**WHEREAS**, Homeowner is the owner of the property within the District having the address of 23821 SW 118<sup>th</sup> Place, Miami, Florida 33032, with a legal description of Lot 15, Block 45, SILVER PALM WEST, according to the Plat thereof, as recorded in Plat Book 166, at Page 31 of the Public Records of Miami-Dade County, Florida (Parcel ID 30-6924-002-3930) (the “Homeowner’s Property”); and

**WHEREAS**, Homeowner has requested that the District grant to Homeowner a temporary, non-exclusive easement over a portion of the District Property for the purpose of gaining access to Homeowner’s Property for the construction of a swimming pool (the “Improvements”) in the rear yard at Homeowner’s Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

**WHEREAS**, the portion of District Property over which the temporary easement is requested consists of the portion of District Property beyond the rear property line of the Homeowner’s Property, from the western boundary of Tract G immediately behind the Homeowner’s Property (from the northern boundary of the Homeowner’s property line to the southern boundary of the Homeowner’s property line) east to the eastern boundary of Tract G (the “Easement Property”),

which Easement Property is more particularly described in Exhibit A and more particularly depicted in Exhibit B, which exhibits are attached hereto and made a part hereof.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

**1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

**2. GRANT OF EASEMENT.** The District hereby grants to Homeowner a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the purpose of Homeowner gaining access to his lot for the purpose of constructing the Improvements in the rear yard at Homeowner's Property (the "Easement"). The Homeowner agrees and acknowledges that, while the District believes it is the owner of the Easement Property depicted on Exhibit A, the District has not verified such ownership and makes no representations or warranties regarding such ownership. It shall be the Homeowner's responsibility to confirm property ownership to ensure that Homeowner is not using property over which it has not been granted legal access. Additionally, Homeowner agrees and acknowledges that the District makes no representations or warranties that the Easement Property is wide enough or suitable for the Homeowner's needs. To the extent there is any discrepancy in ownership or if the Easement Property is not wide enough or otherwise suitable for the Homeowner's needs, the Homeowner and its contractors assume any and all risk and liability associated with trespassing or any other unauthorized use of non-District-owned property. Homeowner shall be responsible for securing all required permits from Miami-Dade County or any other governmental entity or agency having jurisdiction thereof in connection with the construction of the Improvements in the rear yard of Homeowner's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property. Homeowner shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner.

**3. TERM.** Homeowner shall be permitted to use the Easement until the earlier of the completion of construction of the Improvements in the rear yard at Homeowner's Property or one hundred and twenty (120) calendar days from the date this Agreement is fully executed by the parties, at which time the Easement shall automatically terminate. Notwithstanding the foregoing, any damage to Easement Property or the District's other property or any improvements thereon, shall be restored in accordance with Section 5 below no later than forty-five (45) calendar days from the date this Agreement is fully executed by the parties.

**4. INDEMNIFICATION.**

a. Homeowner agrees to indemnify, defend, and hold the District, its supervisors, officers, employees, and agents, harmless from and against any and all claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and

appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, negligence, default, or intentional conduct of the Homeowner or the Homeowner's agents, employees, or independent contractors in the use of the Easement Property or in making the Improvements.

b. Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

c. These indemnification obligations shall survive the expiration or termination of this Easement Agreement to the extent provided for by Florida law.

**5. DAMAGE TO DISTRICT PROPERTY.** In the event that Homeowner, his or her respective employees, agents, assignees, or contractors (or their subcontractors, employees, or materialmen) cause damage to the Easement Property or any of the improvements located within the Easement Property or cause damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowner agrees that the District may have a contractor of District's own choosing, at the District's sole discretion, commence and diligently pursue the restoration of the property and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures (the "Restoration"). Homeowner further agrees that Homeowner shall pay the entire cost and expense of such Restoration within fifteen (15) calendar days of the District's written demand for such payment supported by an invoice from the District's contractor. In the event Homeowner fails to pay the entire cost and expense of the Restoration within the fifteen (15)-day period, the District shall be entitled to collect interest from the Homeowner at the maximum extent allowed by law, and all costs and expenses associated with the Restoration, including any accrued interest, may result in a lien against the Homeowner's Property as described above, which lien may be enforced through foreclosure, or may result in an additional non-ad valorem special assessment imposed on the Homeowner's Property for the full amount associated with the Restoration and any accrued interest. Homeowner hereby waives any claims for damages against the District, its supervisors, officers, employees, or agents, arising out of or in any way connected with the Restoration by the District.

**6. DEFAULT.** A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief, and/or specific performance.

**7. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Homeowner seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, and appellate proceedings.

**8. NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party

pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner:	Mauricio Tellez and Patricia Lazo 23821 Southwest 118 <sup>th</sup> Place Miami, Florida 33032
To the District:	Palm Glades Community Development District 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
With a copy to:	Billing Cochran, P.A. 515 East Las Olas Blvd., Suite 600 Ft. Lauderdale, Florida 33301 Attn: Michael J. Pawelczyk, Esq.

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

**9. THIRD PARTIES.** This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect its rights from interference by a third party.

**10. ASSIGNMENT.** No party may assign, transfer, or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

**11. CONTROLLING LAW AND VENUE.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that the venue for any dispute arising out of this Easement Agreement shall be in a court of competent jurisdiction in Miami-Dade County, Florida.

**12. PUBLIC RECORDS.** Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

**14. BINDING EFFECT.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

**15. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

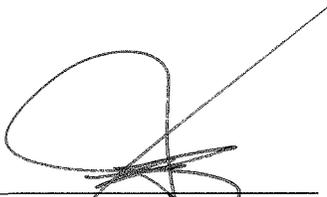
**16. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

**17. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

ATTEST:



Print name: 11-13-25  
Secretary/Assistant Secretary

**PALM GLADES COMMUNITY DEVELOPMENT DISTRICT**

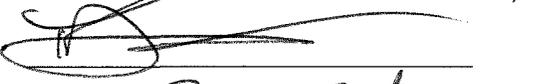


Print name: Mauricio Pelaez  
Chairperson/Vice Chair

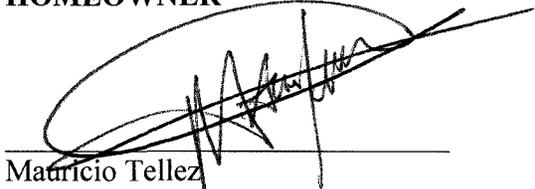
Date: 11-13-25

WITNESSES:

  
Print name: [Signature]

  
Print name: Brian Rodriguez

**HOMEOWNER**

  
Mauricio Tellez

  
Patricia Lazo

Date: 11/10/2025

**Exhibit A****Description of Easement Property**

A portion of Tract G, SILVER PALM WEST, according to the Plat thereof, as recorded at Plat Book 166, at Page 31 of the Public Records of Miami-Dade County, Florida, which portion is limited to that part of Tract G beyond the rear property line of Lot 15, Block 45, SILVER PALM WEST, according to the Plat thereof, from the western boundary of Tract G immediately behind the Homeowner's Property (from the northern boundary of the Homeowner's property line to the southern boundary of the Homeowner's property line) east to the eastern boundary of Tract G, as more particularly shown in Exhibit B.

**Exhibit B**

**Depiction of Easement Property**

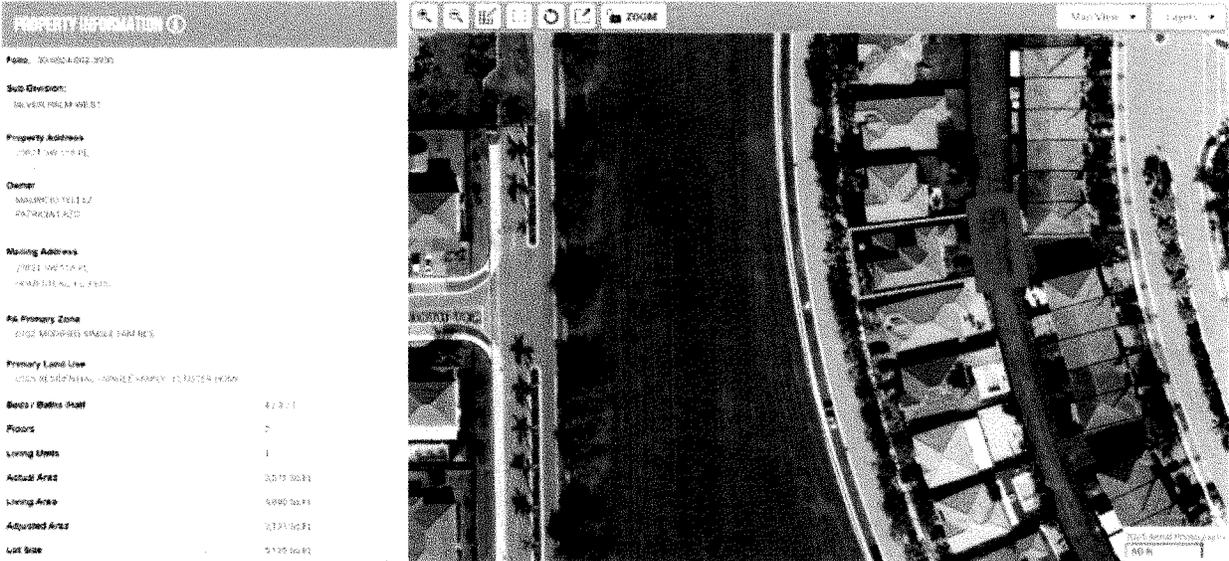
# Palm Glades Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

954-721-8681 Telephone 954-721-9202 Facsimile

## Exhibit B

### 23821 SW 118<sup>th</sup> Place: CDD Easement Access



The screenshot shows a web interface for property information. On the left is a sidebar with the following details:

- Parcel:** 30-0024-002-3930
- Sub-Division:** DELVER FOREM WEST
- Property Address:** 23821 SW 118 PL
- Owner:** MARIANNE YELLY PATRICIA LAYD
- Mailing Address:** 23821 SW 118 PL, SUITE 100, SUNRISE, FL 33351
- PA Primary Zone:** ZONE 23821 SW 118 PL
- Primary Land Use:** COMMERCIAL OFFICE
- Bees / Baths / Staff:** 4 / 2 / 1
- Floors:** 2
- Living Units:** 1
- Actual Area:** 50,750 sq ft
- Living Area:** 50,750 sq ft
- Adjusted Area:** 51,750 sq ft
- Lot Size:** 5,125 sq ft

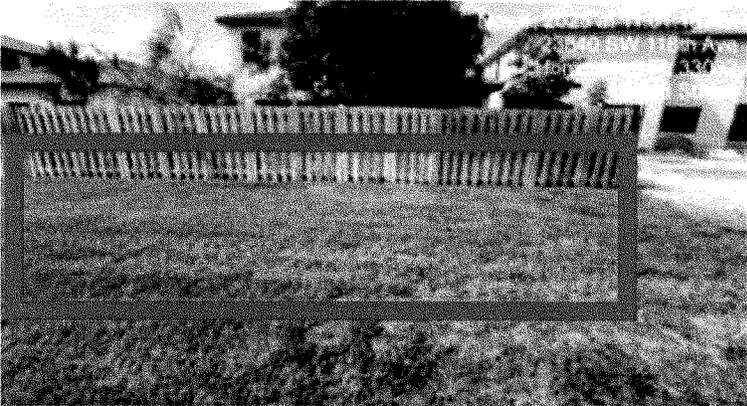
The main area of the screenshot is an aerial map view showing a residential or commercial development with a grid of streets and buildings. The map includes navigation icons and a 'ZOOM' control. A scale bar at the bottom right indicates 100 feet.



# *Palm Glades Community Development District*

*5385 N. Nob Hill Road, Sunrise, Florida 33351*

*954-721-8681 Telephone 954-721-9202 Facsimile*



# ***Palm Glades Community Development District***

*5385 N. Nob Hill Road, Sunrise, Florida 33351*

*954-721-8681 Telephone 954-721-9202 Facsimile*



LAW OFFICES  
**BILLING COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM  
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GABRIELLA A. FERNANDEZ PEREZ  
MARLENE E. GONZALEZ  
LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. WOLFE

February 3, 2026

VIA E-MAIL ONLY – [jduque@gmssf.com](mailto:jduque@gmssf.com)

Ms. Juliana Duque  
District Manager  
Governmental Management Services  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure  
Palm Glades Community Development District  
Our File: 612.04267**

Dear Juliana:

This firm's current fee structure has been in place since 2018. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

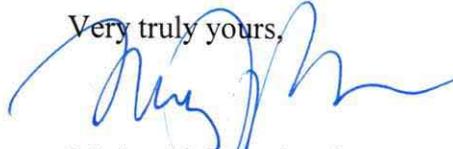
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Juliana Duque  
February 3, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



KW PROPERTY MANAGEMENT & CONSULTING

**Club Silver Palms**  
**Monthly Manager's Report**

January 2026

**The Board of Directors:**

Mauricio Pelaez	Chairman
Julie Varela- Medina	Vice Chair
Lakisha Macias	Assistant Secretary
Shirley Guimaray-Mendez,	Assistant Secretary
Zuzer Calero	Assistant Secretary



**Presented By**

**KW Property Management:**

Jennifer Mendoza	General Manager
Anelis Esquijarosa	Assistant General Manager
Annet Bonzon	Regional Vice President



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**SUPPLEMENTAL REPORTS ..... 4**

PREVENTATIVE MAINTENANCE SUMMARY ..... 4

ACTION PLAN/PROJECT SUMMARY ..... 4

VALUE OPTIMIZATION & RECOMMENDATIONS..... 5

**HOSPITALITY/ SOCIAL EVENTS ..... 5**

SOCIAL EVENTS ..... 5



## FACILITIES MANAGEMENT

### WORK ORDERS SUMMARY

Work Orders Report Club Silver Palms

From: 01/06/2026 – 01/30/2026

Location	Issue Summary	Assigned To:	Progress	Photos
Main Pool – Kid's Splash	Paver Leveling	Chandler Contractor	Completed	
Clubhouse	Parking Poles Removed	In-house Maintenance	Completed	
Clubhouse – Rear	SW Repair	Chandler Contractor	Completed	
Kid's Splash	Repair of Pool Tank Cover	Chandler Contractor	Completed	
Janitorial Closet	Rebuilt the wash sink faucet	Chandler Contractor	Completed	
Clubhouse – front	Office Side door concrete leveling	Chandler Contractor	Completed	

## SUPPLEMENTAL REPORTS

### PREVENTATIVE MAINTENANCE SUMMARY

- E&J Quality Pool Service preventive maintenance is still ongoing.
- Gym preventive maintenance has been completed for this quarter.
- HVAC preventive maintenance has been completed for this quarter.
- Biweekly landscaping maintenance has been completed for January.
- Indoor pest control has been completed for January.

### ACTION PLAN/PROJECT SUMMARY

Location	Issue Summary	Assigned To:	Progress	Photos
Playground	Playground Renovation	Chandler Contractor	In-Progress	
Exterior Building	Foam Band Repairs	Chandler Contractor	In-Progress	
Main Pool	Burned Lights - Timer	Chandler Contractor	In-Progress	
Kid's Splash	Repaint	Chandler Contractor	In-Progress	
Gym	New Equipment	Manager	In-Progress	

Back of Clubhouse	Addition of electrical outlets	Chandler Contractor	Pending	
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**VALUE OPTIMIZATION & RECOMMENDATIONS**

- Equipment Upgrade for the Fitness Center.
- Upgrade for the Fitness Center Bathrooms and Locker Rooms.

**HOSPITALITY/ SOCIAL EVENTS**

**SOCIAL EVENTS**

**January**

National Bagel Day – 01/15/2026

National Croissant Day – 01/30/2026



# CLUB SILVER PALMS

23770 SW 115<sup>th</sup> Avenue  
MIAMI FL 33032  
786-410-5464

FOLIO NUMBER: 30-6019-013-3540  
PERMIT NUMBER: 13120-00333

# EMERGENCY ACTION PLAN

**APPROVED BY:**

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

**DATE:**

\_\_\_\_\_



# EMERGENCY EVACUATION

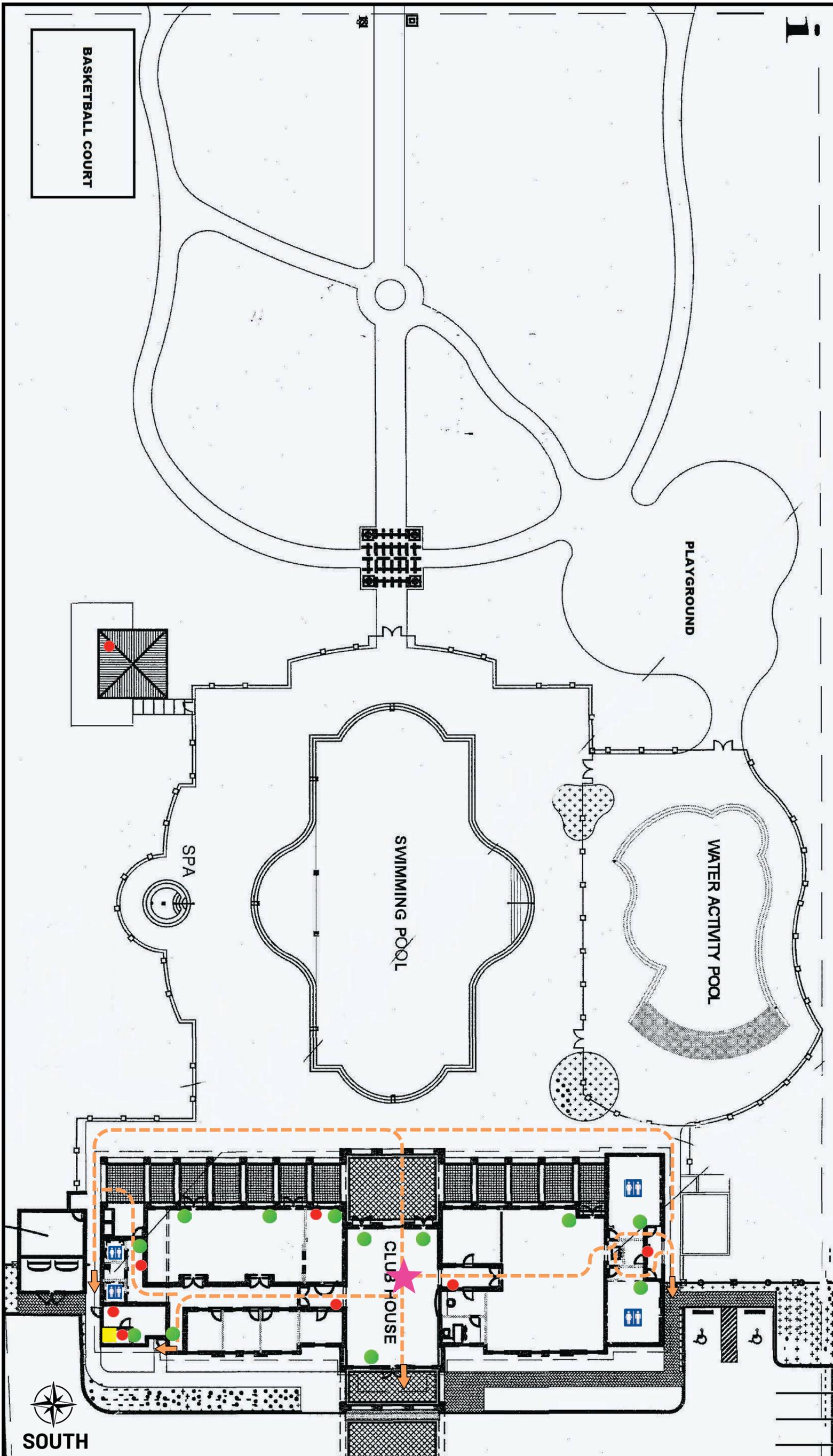
## KEY

-  You Are Here
-  Evacuation Route
-  Exit
-  Restroom
-  Fire Extinguisher
-  Fire Alarm
-  Fire Alarm Control Panel

## IF THERE IS AN EMERGENCY:

- Sound the alarm.
- Assist persons with disabilities.
- Exit the building using the nearest exit.
- Report to the nearest designated outside assembly area.
- Do not re-enter until authorized to do so.

 The Fire Alarm Control Panel is located near the south exit door.





# EMERGENCY EVACUATION

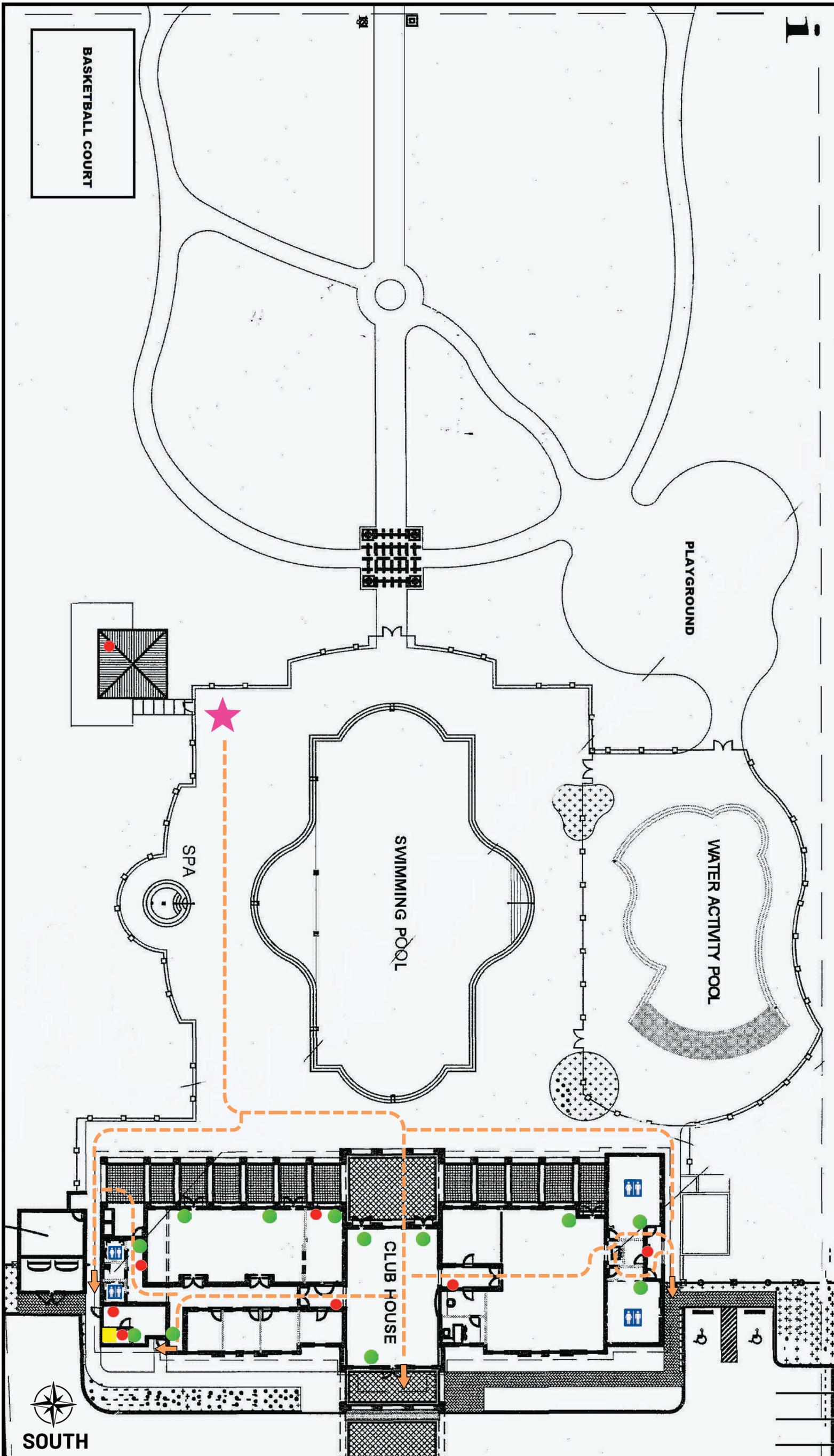
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 The Fire Alarm Control Panel is located near the south exit door.



## 24 HR EMERGENCY CONTACT INFORMATION

### OWNER INFORMATION:

NAME	Palm Glades Community Development District C/O Govl Mgmt Servs South FI LLC
ADDRESS	5385 N. Nob Hill Road Sunrise, FL 33351
PHONE	(954) 72-8681
EMAIL ADDRESS	jduque@gmssf.com

### MANAGEMENT COMPANY:

NAME	KW Property Management & Consulting
ADDRESS	23770 SW 115 <sup>th</sup> Miami, FL 33032
ADMIN. NAME	Jennifer Mendoza
ADMIN. PHONE	(786) 410-5464
ADMIN. EMAIL	jvargas@kwpmc.com

### EMERGENCY CONTACTS:

NAME	Jennifer Mendoza
PHONE	(786) 650-9838
EMAIL	jvargas@kwpmc.com
NAME	Anelis Esquijarosa
PHONE	(305) 510-4940
EMAIL	aesquijarosa@kwpmc.com
NAME	Juliana Duque
PHONE	(786) 344-9352
EMAIL	jduque@gmssf.com

## **EMERGENCY ACTION PLAN IN CASE OF A FIRE....**

The **RACE** system is an acronym which provides an abbreviated example of the above points. Remember to access the 911 system as soon as possible.

- R -** REMOVE ALL RESIDENTS AND PERSONNEL IN THE IMMEDIATE VICINITY OF FIRE.
  
- A -** ACTIVATE THE FIRE ALARM, DIAL 911, AND NOTIFY OTHER STAFF MEMBERS THAT A FIRE EXISTS.
  
- C -** CONTAIN THE FIRE AND SMOKE BY CLOSING ALL DOORS IN THE AREA.
  
- E -** EXTINGUISH THE FIRE USING THE APPROPRIATE CLASS OF FIRE EXTINGUISHERS IF IT A VERY SMALL FIRE OR ALLOW THE FIRE DEPARTMENT TO EXTINGUISH IT.

## **IMPORTANT PHONE NUMBERS**

### **POLICE AND FIRE DEPARTMENTS: CALL 911**

- Police non-emergency: 311 or (305) 743-7433
- Fire non-emergency: (786) 331-5000

### **AMERICAN RED CROSS:**

- (305) 644-1200
- 1-800-RED-CROSS (1-800-733-2767)

### **EMERGENCY PREPAREDNESS:**

- Miami-Dade County 311 Contact Center: 3-1-1 or (305) 468-5900
- Miami Dade Emergency Management: (305) 468-5400
- Federal Emergency Management Agency (FEMA): 1-800-621-FEMA (3362)
- Emergency & Evacuation Assistance Program (EEAP): (305) 513-7700
- State Assistance Information Line: 1-800-342-3557
- Price Gouging Hotline: 1-800-646-0444

### **ESSENTIAL SERVICES CONTACTS**

- FPL: 305-442-8770 or Report Outage 1-800-468-8243
- Water & Sewer: (305) 274-9272 Emergency 24-hour call center
- Miami-Dade County 311 Contact Center: 3-1-1 or (305) 468-5900
- Miami Dade Animal Control: 3-1-1 or (305) 468-5900
- Poison Control: 1-800-222-1222
- Florida Agency for Health Care Administration: 1-888-419-3456
- MDFR Fire Watch, Fire Prevention Division: (786) 331-4800
- Florida Department of Children and Families: Abuse 1-800-962-2873 – Domestic Violence 1-800-500-1119 – Suicide Prevention 9-8-8
- Environmental Emergency Hotline: (305) 372-6955

## **EMERGENCY ACTION PLAN**

### **I. RESPONSE TO FIRE ALARM**

A. In a small facility, the role of different staff members during a fire emergency is the same. In a large facility, all staff members are expected to carry out various functions.

### **II. REPORTING THE FIRE**

A. Sound the local fire alarm, and call 911 immediately.

B. State your name.

C. Describe the situation (fire, etc.) in detail, and be sure to include any danger to life or limb.

D. Give the address and phone number that you are calling from including building numbers and/or areas.

E. Responsibilities of the facility staff members when fire is discovered include:

1. Assure that all of the endangered residents are removed from the building to a safe area immediately.

2. Make provisions to have all evacuees gather in a designated meeting place outside the facility.

3. Report unaccounted people to the rescue crews.

4. Cut off all electricity and exit the building, if this can be done safely.

### **III. ISOLATION OF FIRE**

A. The fire should be confined by closing doors.

B. The staff may attempt to extinguish a small fire, using extinguishers, if it can be extinguished quickly and safely.

C. If using an extinguisher is not successful, immediately sound the fire alarm, call 911 and begin evacuation.

### **IV. EVACUATION AREA**

A. In case of the fire, the whole facility will be evacuated.

B. Everyone will be evacuated beginning with those that are closest to the fire area.

C. The evacuation meeting place will be located outside the facility, in an area away from the incoming fire and rescue trucks.

## **EMERGENCY ACTION PLAN (cont.)**

- D. A facility Evacuation map is located throughout all exits for the facility for review by residents and staff. Attached is the facility's evacuation map.
- E. The staff will conduct a census at the meeting place.
- F. The average number of residents in this facility is 100.

### V. SAFETY TRAINING

- A. Twelve fire drills are conducted annually at varying times throughout the 24-hour day. Some drills will include a full evacuation. Fire drills are documented monthly.
- B. Employees are trained in fire safety by the administrator and/or a Fire Inspector.
- C. If deficiencies are noted during the fire drill, these will be discussed with the staff.

### VI. FIRE WATCH POLICY

- A. Notify the Fire Prevention immediately at (786) 331-4800 of any life safety system failure that cannot be corrected within four hours.
- B. See Provision of Private Fire Watch Policy found in the last (2) pages of this packet.

## **EMERGENCY ACTION PLAN POLICY & PROCEDURES**

### **POLICY:**

One of the most devastating events that can occur at the facility is a fire. Although visible fire is certainly dangerous, it is often less serious than the gases and fumes released from burning materials. The staff's primary concern in the event of a fire is to ensure the safety of residents, visitors, and staff.

The building is equipped with a fire alarm system and various types of fire-extinguishing equipment. Although every person (staff and residents) should be instructed in the proper use of fire-extinguishing equipment, at no time should anyone endanger their own life or the lives of others by attempting to extinguish a fire.

### **PROCEDURES:**

It is vital to familiarize staff and residents with the procedures to follow in the event the fire alarm sounds. The first person responding should also be advised of the location of the fire, what is burning, and whether everyone has evacuated the building.

### **PREVENTION:**

1. Participate in monthly fire drills during the morning, afternoon, and evening shifts.  
These drills will be logged and reviewed by the Administrator.
2. Do not cover alarm boxes, smoke detectors, or fire-extinguishing equipment.
3. Conduct at least quarterly maintenance checks of the fire alarm system and fire-extinguishing equipment.
4. Review residents' needs to determine the level of assistance required to exit the facility safely.
5. Maintain all electrical appliances in good working condition.
6. Smoking is permitted only in designated outdoor areas of the facility.
7. Instruct new residents and staff members on the policies and procedures related to the fire escape plan, including designated fire escape routes.

## **FIRE ESCAPE POLICY & PROCEDURES**

### **POLICY:**

It is the policy of the clubhouse to ensure the safety of all residents and staff members in the event of a fire by implementing and following a departmental fire plan procedure.

### **PROCEDURE:**

#### **A. In the event of a MAJOR fire:**

1. The staff member in charge will call the Fire Department by dialing 9-1-1. He or she will provide the exact location of the fire, if known. If the fire location is unknown, the staff member will provide the facility's address and current situation.
2. The staff member in charge will notify the Administrator or designee if they are not present at the facility.
3. If the fire alarm is not activated by the fire, the staff member in charge will activate the fire alarm and contact the Police Department for security purposes, if necessary.
4. All staff on duty will then proceed to escort residents out of the facility through the front or side doors, in accordance with the facility's evacuation plan map.
5. If the front door (primary exit) cannot be used, residents will be escorted through the designated alternate exit (side door) or another safe exit as necessary.
6. The staff member in charge will then check the entire facility, including bathrooms, kitchen, and all rooms, to ensure no residents remain unaccounted for.
7. If safe to do so, staff members will close all doors and exits and disconnect electrical equipment, including air conditioning units.

#### **B. In the event of a MINOR fire:**

1. Call 9-1-1 immediately, regardless of how small the fire may appear.
2. If the fire is small and contained (e.g., a trash can fire), trained staff only may attempt to extinguish it using a fire extinguisher, and only if it is safe to do so. Staff must use the PASS technique (Pull, Aim, Squeeze, Sweep). Untrained staff should not attempt to fight the fire.

## **EVACUATION PROCEDURES**

1. At the sound of an alarm:
  - a. Staff should immediately clear the facility of all persons by visually checking all rooms and treatment areas.
  - b. Make sure all electrical items are off, including lights A/C. Make sure all the windows and doors are closed securely.
  - c. Specific duties of staff:
    - Administrator or staff member discovering the fire should Dial 911.
    - Check all rooms to make certain everyone is out.
    - Identify location of the fire per alarm system.
    - Communicate location of the fire to all staff and residents.
    - Conduct roll call of residents, staff and visitors.
  
2. If fire, smoke or other signs of danger exist:
  - a. Call the Fire Department, Dial 9-1-1.
  - b. Assist in the evacuation of all residents.
  - c. Notify the “on-call” personnel.
  - d. Clear all vehicles away from the facility to allow quick entry of the fire department.
  
3. If no smoke, fire or other signs of danger exist:
  - a. Staff member will enter the room to determine the cause and search the area.
  - b. Turn off the alarm and reset the alarm immediately.
  - c. Call the Fire department to state it was a falsa alarm.
  - d. Notify the administrator is he/she was not there at the time.

## **NO EVACUATION REQUIRED PROCEDURES In-House Emergencies**

1. Internal Situations

- a. Immediately remove all residents from the affected room or area and relocate them to a safe location.
- b. Close all doors and windows to contain the situation, when applicable.
- c. Shut off utilities (gas, electricity, water) only if it can be done safely and without delay.
- d. Maintain order by giving residents clear, calm, and direct instructions.
- e. Call 911 immediately. All alarm and fire response procedures must follow Miami-Dade Fire Rescue (MDFR) guidance. Do not silence or reset any alarm until responders confirm the area is safe.

After the emergency is over, return the facility to its normal operational routines.

2. External Situations

- a. Remove all residents from the affected area and relocate them to a safe location away from the hazard.
- b. Secure the facility building by closing doors and restricting access to the affected area, as appropriate.
- c. Maintain control of residents by providing clear, calm instructions, as necessary.
- d. Notify the Administrator or Supervisor immediately.
- e. Call 911 immediately. All alarm and fire response procedures must follow Miami-Dade Fire Rescue (MDFR) guidance. Do not silence or reset any alarm until responders confirm the area is safe.

After the emergency is over, return the facility to its normal operational routines.

# Fire Drill Log

**Drill Type (check one)**

Partial Evacuation  Full Evacuation

**Areas Involved**

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**Participation**

# of Residents Involved: \_\_\_\_\_ # of Staff Involved: \_\_\_\_\_

**Evacuation**

Evacuation Route / Assembly Area:

---

---

**Notes**

Issues Observed / Improvements Needed:

---

---

**Follow-Up (if needed)**

Action Required: \_\_\_\_\_

Responsible Person: \_\_\_\_\_

**Verification**

Conducted By (Name & Title): \_\_\_\_\_

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

# **Clubhouse Playground Safety Checklist Picture January 16, 2026**



# Playground Safety Checklist

## SURFACING

- ✓ Adequate protective surfacing under and around the equipment.
- ✓ Surfacing materials have not deteriorated.
- ✓ Loose-fill surfacing have no foreign objects or debris.
- ✓ Loose-fill surfacing materials are not compacted.
- ✓ Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

## DRAINAGE

- ✓ The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

## GENERAL HAZARDS

- ✓ There are no sharp points, corners, or edges on the equipment.
- ✓ There are no missing or damaged protective caps or plugs.
- ✓ There are no hazardous protrusions.
- ✓ There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.
- ✓ There are no crush and shearing points on exposed moving parts.
- ✓ There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

## SIGNAGE

- ✓ Signage should be in good condition and clearly visible as users enter the play area.

- ✓ Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

## SECURITY OF HARDWARE

- ✓ There are no loose fastening devices or worn connections.
- ✓ Moving parts, such as swing hangers, merry-go-round bearings, track rides, are not worn.

## DURABILITY OF EQUIPMENT

- ✓ There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.
- ✓ There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.
- ✓ There are no damaged fences, benches, or signs on the playground.
- ✓ All equipment is securely anchored.

## GENERAL UPKEEP OF PLAYGROUNDS

- ✓ There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
- ✓ The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
- ✓ There are no missing trash receptacles.

## INSPECTION BY:

J. Ricardo Rivaspicita

## DATE OF INSPECTION:

01.14.26

# **Clubhouse Playground Safety Checklist Picture January 26, 2026**



# Playground Safety Checklist

## SURFACING

- ✓ Adequate protective surfacing under and around the equipment.
- ✓ Surfacing materials have not deteriorated.
- ✓ Loose-fill surfacing have no foreign objects or debris.
- ✓ Loose-fill surfacing materials are not compacted.
- ✓ Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

## DRAINAGE

- ✓ The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

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- ✓ All equipment is securely anchored.

## GENERAL UPKEEP OF PLAYGROUNDS

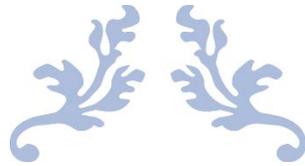
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- ✓ The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
- ✓ There are no missing trash receptacles.

## INSPECTION BY:

J. Ricardo Rivasplata

## DATE OF INSPECTION:

01.26.26



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# PALM GLADES CDD

---



## ***FIELD REPORT***



**Meeting Date: Tuesday, February 10, 2026**

**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351**

### **LANDSCAPING**

- Brightview (BV) completed the landscaping services as indicated within the January schedule. Please see the attached February schedule for more information.
- The Quality Site Assessment survey was completed on January 27<sup>th</sup>. Please see the attached report for more information.
- Pesticide applications were completed, please see the attached report for more details.
- The low-hanging branches at the parks will be trimmed.
- New turf will be installed to address the ruts.
- There are (19) remaining Bismarck Palms along the powerlines at 232<sup>nd</sup> Street to be cut down.
- BV advised the cold weather will impact the health of grass, trees and plants.



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

- The January wet check repairs were completed. Please refer to the attached report for more information.
  - The mainline repair at 113<sup>th</sup> Avenue was completed.



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**5385 N. Nob Hill Road Sunrise, FL 33351**



- New turf was installed behind the walkway at the entrance side of 238<sup>th</sup> Street.



- The annuals are doing well.



- Below you will find the landscaping task list.

Palm Glades - Landscaping List				
Date	Address	Concern	Notes	Status
3.2025	23971 SW 114th Court	Removal of three Brazilian Beauty Leaf Trees next to driveway.	Inspected by BV. Removal approved.	BV completed the tree removal. The new tree plantings is pending to finalize the permit.
9.2025	23811 SW 118th Place	Damage d turf behind the property per pool construction project.	The agreement was finalized.	The construction is completed. Awaiting the completion of the neighbors project before the reimbursement/replacement turf is completed.
9.2025	23821 SW 118th Place	Damage d turf behind the property per pool construction project.	The agreement was finalized.	The construction is in progress.
10.2025	11286 SW 238th Street	Request for new turf along the side of unit.		The Board approved the request. The new turf will be installed once the landscaping enhancement is completed by the owner; pending.
10.2025	11371 SW 232nd Terrace	Hedge ACC Denied. Seed pods and palm fronds debris left behind after trimming. FPL repaired light post and damaged turf.		BV installed new turf around the FPL lamppost. The owner is not in agreement with the removal of his landscaping border and mulch, and replacement turf.
10.2025	11296 SW 238th Lane	Possible leak behind the unit and concerned about tree roots effecting patio and unit.	Inspection scheduled for both concerns.	The 4-inch mainline was repaired by BV. The tree removal is pending.
11.2025	238th Street Main Entrance Median	Accident.	BV completed the landscaping repairs.	The reimbursement is pending.

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- BV removed multiple trees to the left of 23971 SW 114<sup>th</sup> Court due to invasive roots. They are working on the replacement trees to finalize the permit.



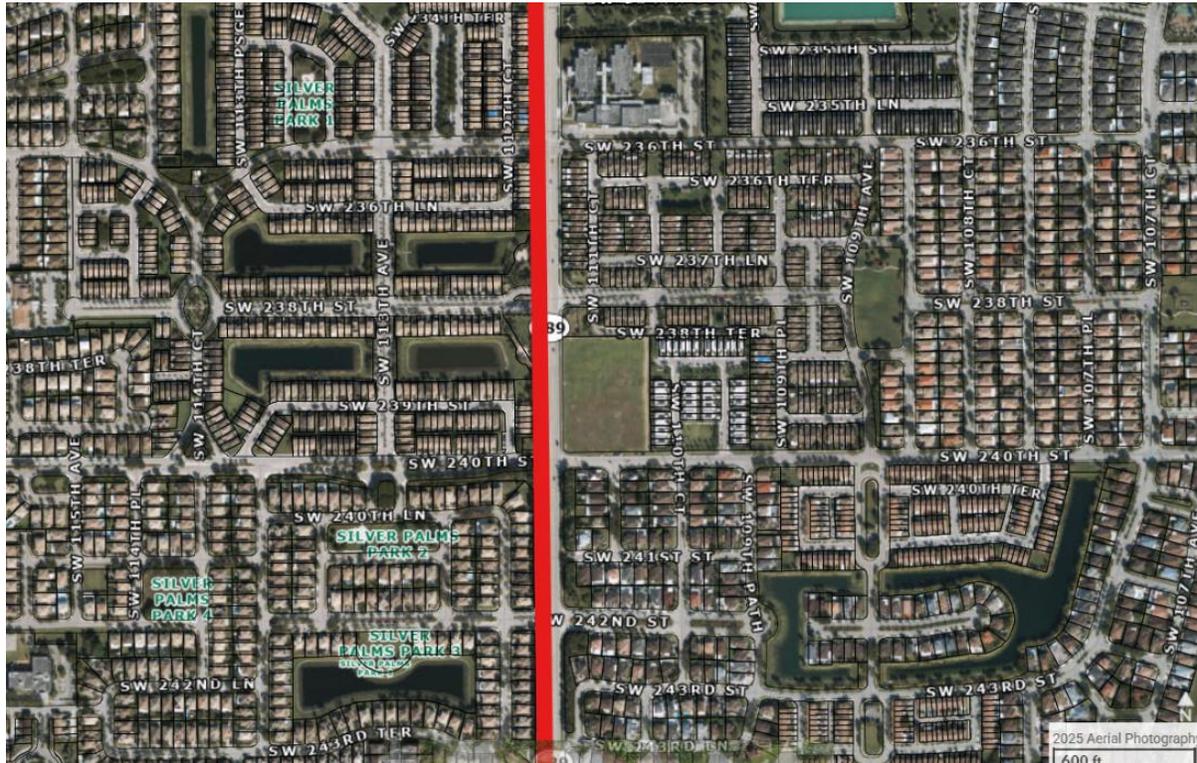
**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**



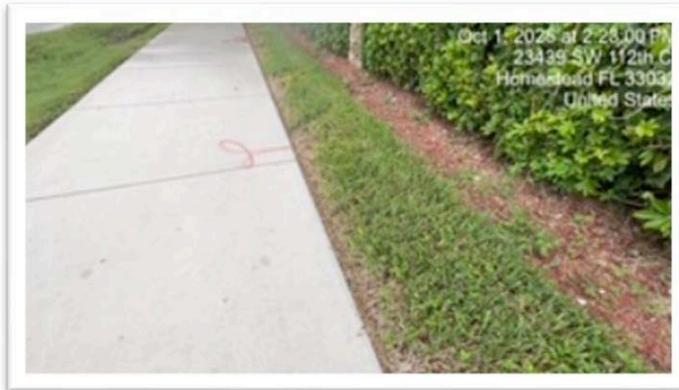
**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

- The Florida Senate for District 38 has been contacted regarding the turf replacement along SW 112<sup>th</sup> Avenue; pending.

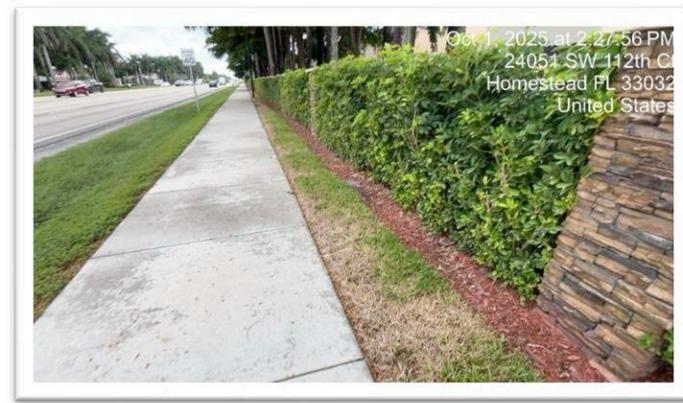
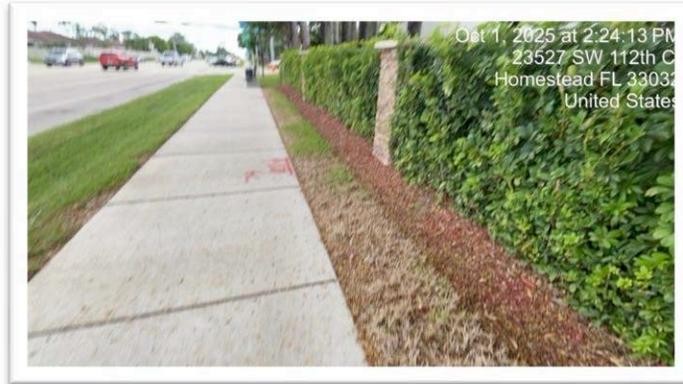


**Governmental Management Services-South Florida, LLC**

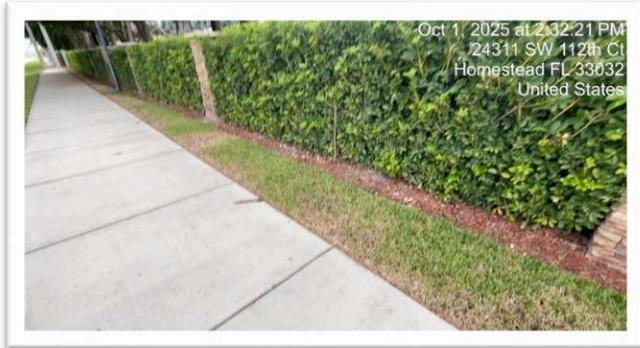
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



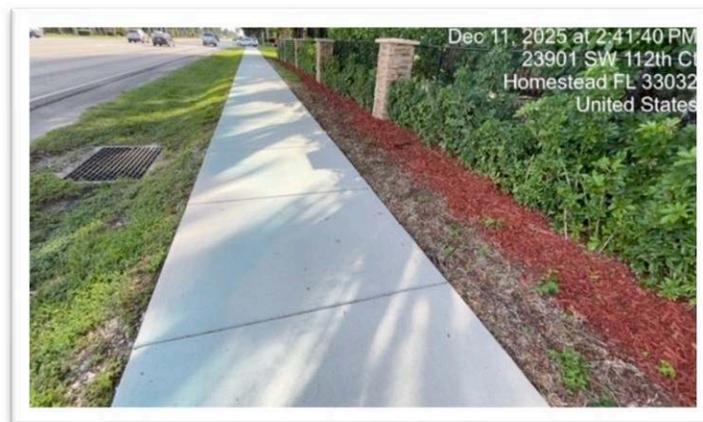
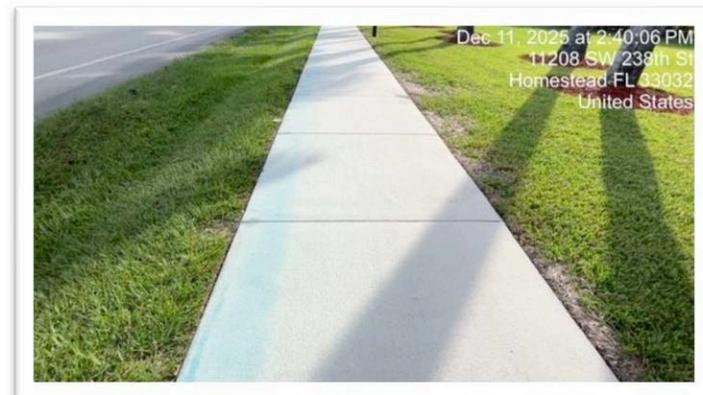
**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**  
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**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

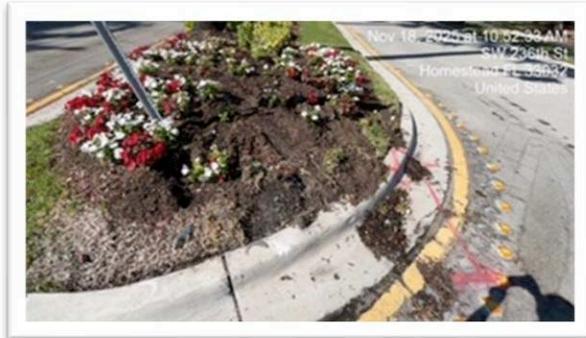
- 11371 SW 232<sup>nd</sup> Terrace: the landscaping hedge was approved with an agreement. The landscaping border and bark-mulch must be removed by the owner.



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

- The 236<sup>th</sup> Street entrance median was repaired after the accident. The police report has been obtained. A claim has been filed with the insurance company of the driver; reimbursement is pending.



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

## **LAKES**

- Southeast Land and Water Management (SLW) completed the lake maintenance services on January 14<sup>th</sup> and 28<sup>th</sup>.
  - The February services are scheduled for the 11<sup>th</sup> and 25<sup>th</sup>.
  - The cattails and shoreline are being treated.



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

**FIELD MAINTENANCE**

- Please see the attached playground checklists for more information.
  - Working with Chandler Construction (CC) regarding the playground replacement equipment and restoration project.
  - BV provided a proposal to replenish the mulch at Park #3.



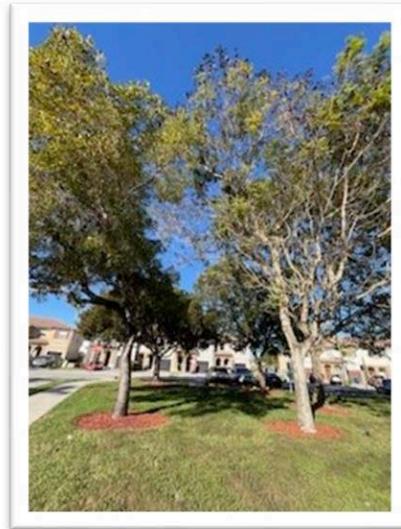
**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

- Playground #1 SW 240<sup>th</sup> Lane.



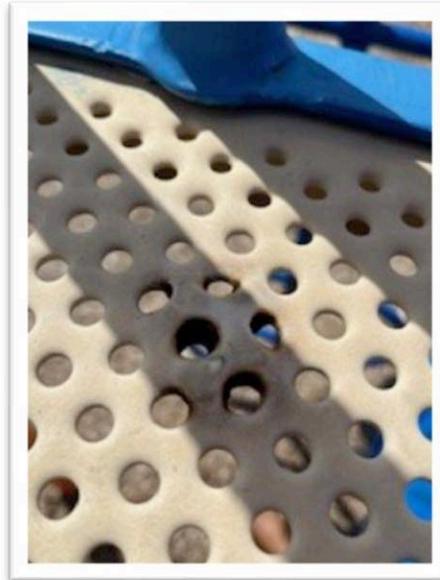
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- Playground #2 SW 113<sup>th</sup> Place.



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

- Playground #3 SW 233<sup>rd</sup> Terrace.



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

- CV Pro Lighting (CVP) removed the holiday decorations and lights.



- Chandler Construction (CC) will be repairing the monuments soon.



Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351

- The mailbox kiosk repairs were approved. CC is scheduling the work.



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

- CC completed the sidewalk repairs.



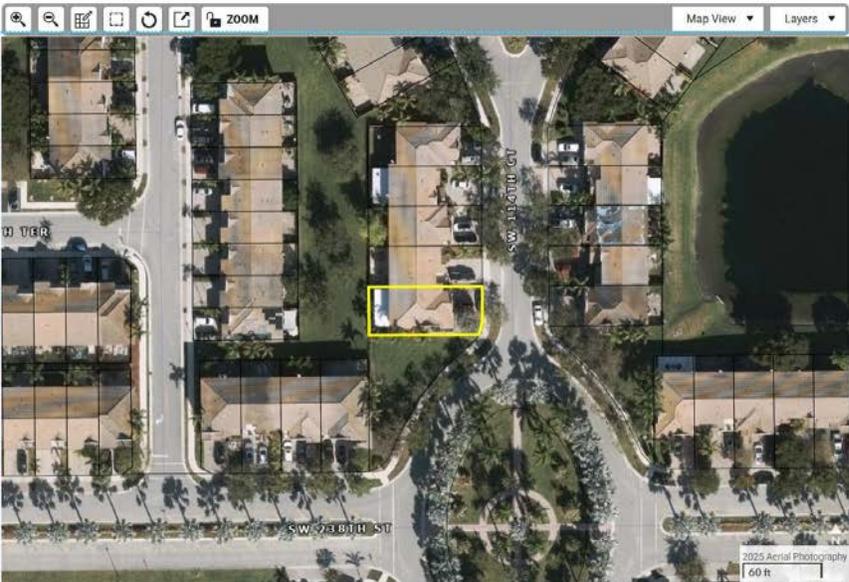
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**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

- Nelco Testing and Engineering completed the percolation testing at the alleyway behind 23766 SW 114<sup>th</sup> Court. Working with the Engineering Team to review the results.

PROPERTY INFORMATION ⓘ	
Folio:	30-6019-013-1820
Sub-Division:	SILVER PALM EAST SECTION TWO
Property Address	23766 SW 114 CT
Owner	DIANA GOMEZ
Mailing Address	23766 SW 114 CT MIAMI, FL 33032
PA Primary Zone	2800 TOWNHOUSE
Primary Land Use	0410 RESIDENTIAL - TOTAL VALUE : TOWNHOUSE
Beds / Baths / Half	4 / 2 / 1
Floors	2
Living Units	1
Actual Area	2,460 Sq Ft
Living Area	2,040 Sq Ft
Adjusted Area	2,040 Sq Ft
Lot Size	3,071 Sq Ft



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

- Raptor Vac completed the outfall cleaning project at Tracts H and J. Please see attached report for more information.
  - The storm drain cleaning next to the alleyway behind 23766 SW 114<sup>th</sup> Court is pending.



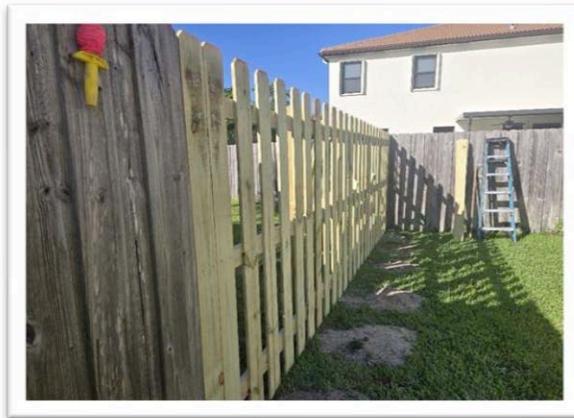
**Governmental Management Services-South Florida, LLC**

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- FCC Construction completed the installation of a new fence next to 23911 SW 114<sup>th</sup> Place; the final permit is pending.



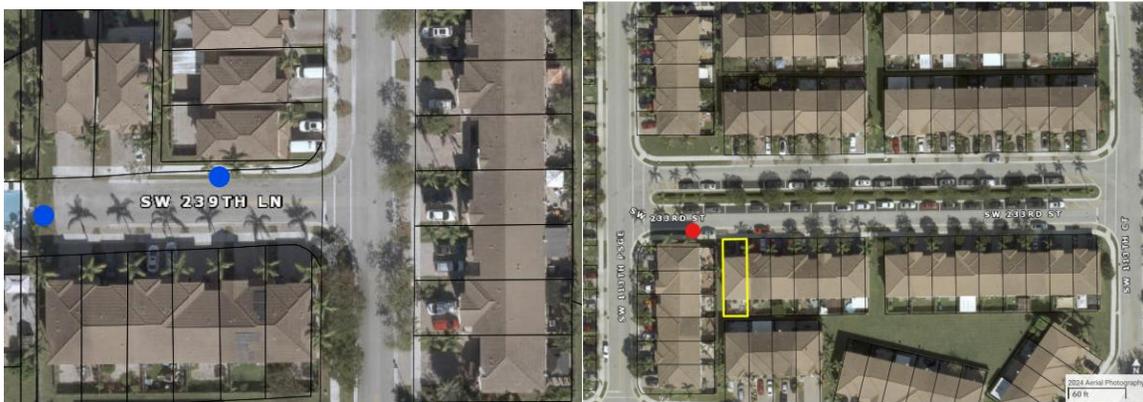
**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

- We are working with Lennar and FPL to finalize the installation of electrical meters at 118th Place and 237<sup>th</sup> Terrace mailbox kiosks.
  - Both kiosks were pressure cleaned by CC.



**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

- Working with CC and Allstar Electric (AE) to assess the pending lamppost requests.
  - 239<sup>th</sup> Lane
  - 233<sup>rd</sup> Street
  - Area near 23636 SW 117<sup>th</sup> Court
  - Guest parking near 11300 SW 236<sup>th</sup> Lane



PROPERTY INFORMATION ⓘ	
Folio:	30-6924-004-0420
Sub-Division:	SILVER PALM WEST REPLAT
Property Address:	23636 SW 117 CT
Owner:	GUSTAVO BRITO DE SA STEPHANIA DEL C FERRELLI SALGADO
Mailing Address:	23636 SW 117 CT HOMESTEAD, FL 33032
TA Primary Zone:	2860 TOWNHOUSE
Primary Land Use:	0410 RESIDENTIAL - TOTAL VALUE, TOWNHOUSE
Beds / Baths / Half:	3 / 2 / 1
Floors:	2
Living Units:	1
Actual Area:	1,796 Sq Ft
Living Area:	1,387 Sq Ft
Adjusted Area:	1,387 Sq Ft
Lot Area:	1,385 Sq Ft



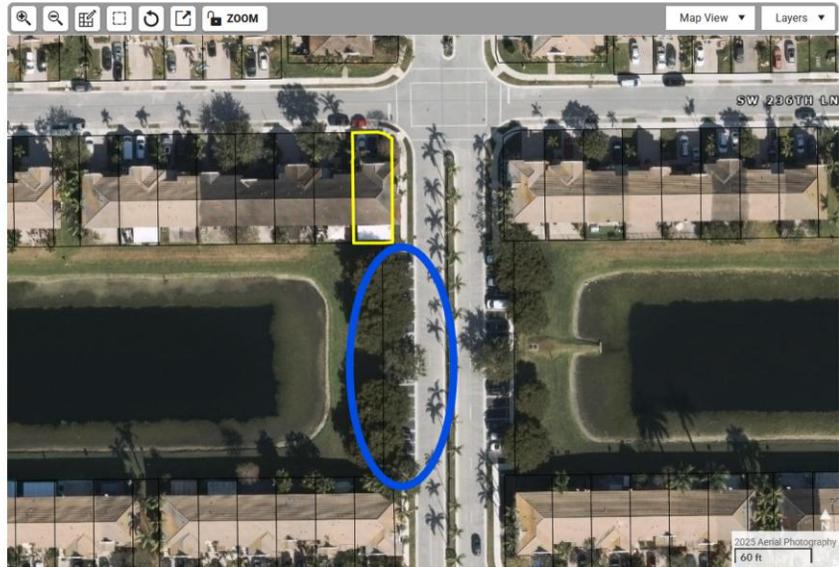
**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

**PALM GLADES CDD**  
**(SILVER PALMS BY LENNAR)**

FIELD DIVISION REPORT  
 Jesus Lorenzo  
 jlorenzo@gmsf.com  
 Cell Phone 954.643.5104

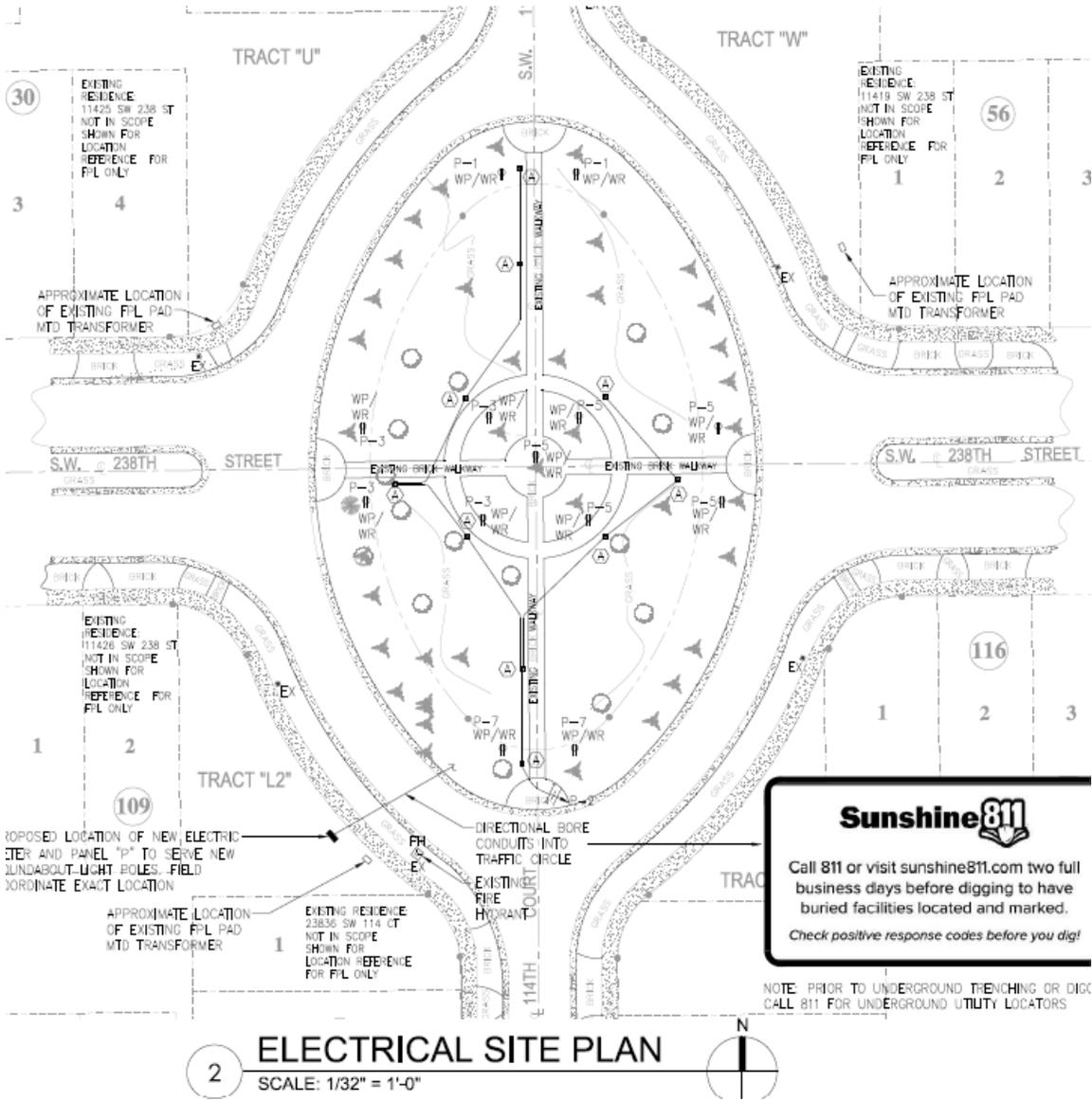
PROPERTY INFORMATION ⓘ	
<b>Folio:</b>	30-6019-013-2490
<b>Sub-Division:</b>	SILVER PALM EAST SECTION TWO
<b>Property Address</b>	11300 SW 236 LN
<b>Owner</b>	SUSANA BARBARA CASTRO
<b>Mailing Address</b>	11300 SW 236 LN HOMESTEAD, FL 33032
<b>PA Primary Zone</b>	2800 TOWNHOUSE
<b>Primary Land Use</b>	0410 RESIDENTIAL - TOTAL VALUE : TOWNHOUSE
<b>Beds / Baths /Half</b>	4 / 2 / 1
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	2,460 Sq Ft
<b>Living Area</b>	2,040 Sq Ft
<b>Adjusted Area</b>	2,040 Sq Ft
<b>Lot Size</b>	2,551 Sq Ft



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

- CC and AE are working on the permit application for the roundabout lamppost project.



**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

**EXHIBITS**

**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

# February 2026

February 2026

	Su	Mo	Tu	We	Th	Fr	Sa
6	1	2	3	4	5	6	7
7	8	9	10	11	12	13	14
8	15	16	17	18	19	20	21
9	22	23	24	25	26	27	28

March 2026

	Su	Mo	Tu	We	Th	Fr	Sa
10	1	2	3	4	5	6	7
11	8	9	10	11	12	13	14
12	15	16	17	18	19	20	21
13	22	23	24	25	26	27	28
14	29	30	31				

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
WEEK 6	Feb 1 Silver Palms CDD	2 detail porter weed control wet check	3 detail porter weed control wet check	4 detail porter weed control wet check	5 detail weed control	6 detail porter weed control	7 porter
	8	9 detil insect control mow 1 porter weed control	10 detail mow 1 porter weed control	11 mow 1 porter weed control	12 detail weed control	13 detail porter weed control	14 porter
WEEK 7	15	16 detail porter weed control	17 detil porter weed control	18 detail porter weed control	19 detail weed control	20 detil porter weed control	21 porter
	22	23 detail mow 2 porter	24 detail mow 2 porter	25 detail mow 2 porter	26 detail	27 porter	28 porter
WEEK 8							
WEEK 9							



# Quality Site Assessment

Prepared for: Silver Palms - Palm Glades CDD

## General Information

- DATE:** Wednesday, Jan 28, 2026
- NEXT QSA DATE:** Monday, Apr 27, 2026
- CLIENT ATTENDEES:** Juliana Duque, Jesus Lorenzo
- BRIGHTVIEW ATTENDEES:** Nicolas Quiroz

## Customer Focus Areas

### Quality you can count on.

<b>7</b> Seven Standards of Excellence	<b>1</b>  Site Cleanliness	<b>2</b>  Weed Free	<b>3</b>  Green Turf
	<b>4</b>  Crisp Edges	<b>5</b>  Spectacular Flowers	<b>6</b>  Uniformly Mulched Beds

# QUALITY SITE ASSESSMENT

## Silver Palms - Palm Glades CDD

### Carryover Items



- 1** Reshape shrubs as soon as Christmas lights are removed . Located at West side monument.
- 2** Hand pull weeds out of ground cover plants on 113 Ave&236 st median.
- 3** Reshape shrubs as soon as Christmas lights are removed . Located at West side monument.

# QUALITY SITE ASSESSMENT

## Silver Palms - Palm Glades CDD

### Maintenance Items



- 1** Continue to lower height on croton beds on medians.
- 2** Raise low tree branches over sidewalks on parks.
- 3** Clean agave by removing sitting mulch on plant and separate ground cover from agave plant.
- 4** Treat for any piles on median and rotunda.

# QUALITY SITE ASSESSMENT

## Silver Palms - Palm Glades CDD

### Maintenance Items



**5** Clean up median end cap on 236 St & 113 Avenue.

**6** Don't trim the trinette hedges located on 117 avenue & 240 st median. Need to fillet them fill in on the sides.

**7** Remove seed pods throughout.

**8** Trim back tree branches to clear traffic.

# QUALITY SITE ASSESSMENT

## Silver Palms - Palm Glades CDD

### Maintenance Items



- 9** Trim Japanese fern located at West Side Monument.

# QUALITY SITE ASSESSMENT

## Silver Palms - Palm Glades CDD

### Recommendations for Property Enhancements



- 1** Recommend to cut down and stump grind 19 bismark palms on 232 st berm. From 117 Avenue through 119 Avenue.
- 2** Recommend to repair turf ruts on 240 Terrace park.
- 3** Turf treatments on median exposing bare areas. Recommend to install grass.
- 4** Recommend to install playground mulch to bring up to height.

# QUALITY SITE ASSESSMENT

## Silver Palms - Palm Glades CDD

### Recommendations for Property Enhancements



**5** Recommend to remove one agave from 118 Avenue median.

**6** Recommend to replace damaged turf on swale located at 233 St & 118 Avenue Park.

# QUALITY SITE ASSESSMENT

## Silver Palms - Palm Glades CDD

### Notes to Owner / Client



- 1** Over spray on palm rings located on 240 st median.
- 2** Dense canopy creating lots of shade for grass. Located on 242 st & 115 Avenue park.
- 3** Loss of leaves due to recent cold temperatures.
- 4** Nice looking hedges. Trimmed and full on the sides at 113 Avenue.

# QUALITY SITE ASSESSMENT

## Silver Palms - Palm Glades CDD

### Completed Items



- 1** Hand pull weeds out of ground cover plants on 113 Ave&236 st median.



4155 East Mowry Dr. Homestead FL 33033  
 Ph: (305) 258-8011. Fax: (305) 258-0809

Date: **January 14, 2026**

Time: **2:00pm**

Job Name: **Palm Glades CDD**  
 Job Address: **23800 S.W 112 Ave**

Water Management:  
 Program A:

**January Wet Check Report TIMERS 1-4**

Servicing Tech:



<b>Timer #1</b> Schedule: Pro A: Mon Wed and Fri @ 10pm/ Pro B Tues Thurs & Sat @ 10pm / Pro C Everyday new annuals only 5am and noon	
Zone4: Adjusted rotor head to prevent water hitting fence.	BV
Zone7-8: Replaced 2 broken pop-ups.	BV
Zone14: Replaced rotor stop turning.	BV
Zone21and23: Need to replace 10" valve box and repair broken lateral line by roots.	\$325.00
Zone32: Need to repair broken lateral line by roots.	\$250.00
Need to troubleshoot and repair broken wires to 6 zones not coming on with timer. Time and Materials	\$1,825.00
<b>Rest of Zones Ok</b>	



<b>Timer #2</b> Schedule: Mon Wed & Fri @ 8pm/ Pro B: Tues Thurs & Sat @ 8pm/ Pro C Mon - Sun @ 5am & noon new annuals	
Zone3,15,20,21,28,42,54,68and84: Replaced 18 clogged nozzles.	BV
Zone6,17,25,36,45,52,59and81: Lifted and straightened pop-ups for better water coverage.	BV
Zone48,51and63: Need to replace 3 10" valve boxes.	\$225.00
Zone49: Need to repair broken lateral line by roots.	\$250.00
<b>Rest of Zones Ok</b>	



<b>Timer #3</b> Schedule: Mon Wed and Sat @ 12:00am	
Zone5,8 and 10: Replaced broken rotor and straightened tilted rotor.	BV
<b>Rest of Zones Ok</b>	



<b>Timer #4</b> Schedule: Pro A Mon Wed and Fri @ 8pm/ Pro B: Tues Thurs and Sat @ 8pm/ Pro C Mon - Sun @ 5am & noon new annuals	
Zone2,3,11,23,33,36,42and50: Replaced 12 clogged nozzles.	BV
Zone8,33and 45: Replaced 2 broken rotors and one rotor stop turning.	BV
Zone26,30,32,and55:Lifted and straightened rotor heads for better coverage to sod.	BV
Zone58: Need to replace broken 10" valve box and 2 rotors not turning and 1 rotor clogged.	\$240.00
Zone64: Need to repair lateral line break.	\$250.00
<b>Rest of Zones Ok</b>	



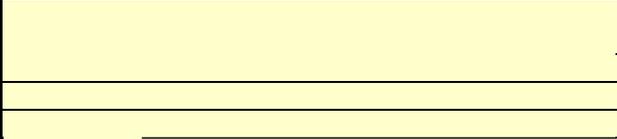
<b>Total Labor &amp; Materials</b>	<b>\$3,365.00</b>
------------------------------------	-------------------



4155 East Mowry Dr. Homestead FL 33033  
Ph: (305) 258-8011. Fax: (305) 258-0809

### Contract & Authorization For Extra Work

Date:	January 8, 2026	Time:	12:00pm
Job Name:	Palm Glades CDD		
Job Address:	171 NE 30 Road		
	Homestead FL, 33033		
Attention:	Juliana Duque		



**Replace broken mainline pipe inside sleeve under main road - Mainline Break**

Proposal to repair broken mainline under main road inside sleeve found broken as well.  
Replaced old 4" sch pipe and installed new mainline.  
Labor 6 hours/2 techs 80feet sch 40 pipe.

Labor & Materials \$811.25



Total Labor & Materials

\$811.25

**THIS IS NOT AN INVOICE**



Pesticide Application

352102013

Tracking: I-DrhMKw



### Property & Applicator

#### Estimated Time

Date of Application

Start Time

End Time

01/26/2026

8:35 AM

2:40 PM

Job/Site Name

352102013 - Silver Palms - Palm Glades CDD

Application Address

23800 S.W. 112 Ave - Homestead, FL 33032

Application Location

Branch

35210 - BVLS Homestead

Address

4155 E Mowry Dr, Homestead FL 33033

### Company Making the Application

Name

Branch Name

Branch Phone Number

Branch Address

BrightView LLC

35210 - BVLS Homes(305) 258-8011

4155 E Mowry Dr, Homestead FL 33033

Copy of pesticide label is available upon request

## Products Used

Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
Lesco Bandit 2F	432-1312	Imidacloprid	White fly
Rate Of Application	Total Product Applied	Unit	
Norma	2	Ounces	

# Application

Crop/Commodity Treated

Trees

---

Size of Area Treated (1)

Unit

Total Dry Weight or Liquid Volume Applied (1)

Unit

33

Plants

125

Gallons

---

Size of Area Treated(2)

Unit

Total Dry Weight or Liquid Volume Applied (2)

Unit

---

Method of Application

Other Method of Application

Temperature (°F)

Wind Speed (mph)

Wind Direction

Other

Spray gun/drench

84

13

W

---

Post Application Restrictions

Do not enter until spray has dried

---

Other Notes

---

## Signature & Submit

Applicator Name

Garcia, Juan B.

License #

JE188260 - Pesticide Lic - Indiv Level 2

---

Signature

A handwritten signature in black ink, appearing to be 'Juan B. Garcia', written in a cursive style. The signature is positioned on the left side of the page, below the 'Signature' label and above a horizontal line.

---

Supervising Certified Applicator and Certification Number

Same as the Applicator



Pesticide Application

352102013

Tracking: aNwIqvUdW



### Property & Applicator

#### Estimated Time

Date of Application	Start Time	End Time
01/20/2026	10:25 AM	2:40 PM

Job/Site Name

352102013 - Silver Palms - Palm Glades CDD

Application Address

23800 S.W. 112 Ave - Homestead, FL 33032

Application Location

238st/240st

Branch

35210 - BVLS Homestead

Address

4155 E Mowry Dr, Homestead FL 33033

### Company Making the Application

Name	Branch Name	Branch Phone Number	Branch Address
BrightView LLC	35210 - BVLS Homes	(305) 258-8011	4155 E Mowry Dr, Homestead FL 33033

Copy of pesticide label is available upon request

## Products Used

Brand/Trade Name	EPA	Active Ingredient	Target Pest or Control
Crosscheck Plus	279-3206-10404	Bifenthrin	White fly, thrips, mealy bug
Rate Of Application	Total Product Applied	Unit	
Normal	10.5	Ounces	

# Application

Crop/Commodity Treated

Shrubs

---

Size of Area Treated (1)

Unit

Total Dry Weight or Liquid Volume Applied (1)

Unit

350

Plants

70

Gallons

---

Size of Area Treated(2)

Unit

Total Dry Weight or Liquid Volume Applied (2)

Unit

---

Method of Application

Temperature (°F)

Wind Speed (mph)

Wind Direction

Spray Gun

72

16

NE

---

Post Application Restrictions

Do not enter until spray has dried

---

Other Notes

---

## Signature & Submit

Applicator Name

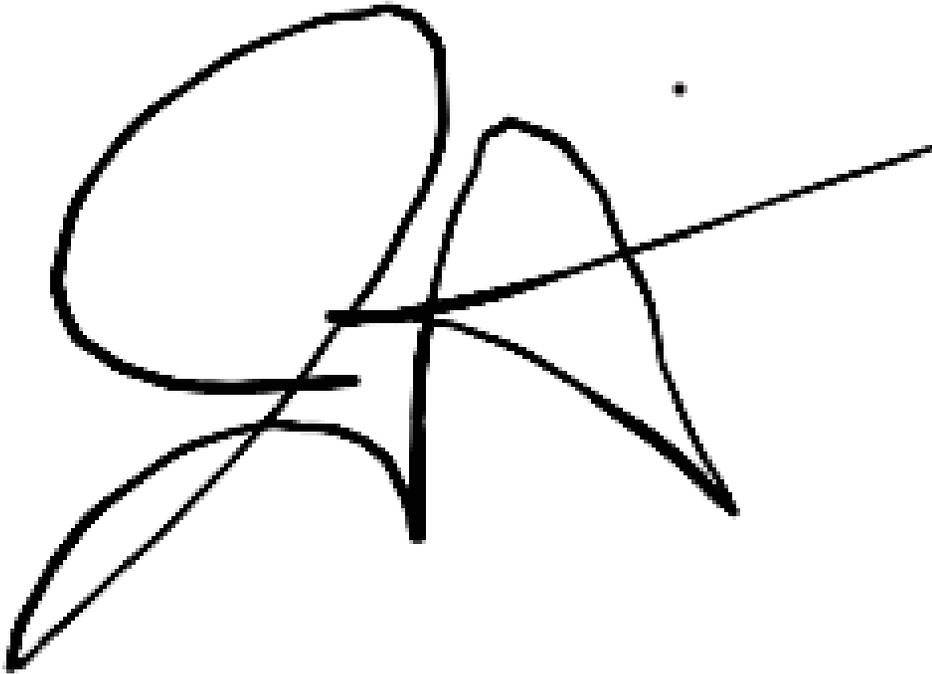
Garcia, Juan B.

License #

JE188260 - Pesticide Lic - Indiv Level 2

---

Signature

A handwritten signature in black ink, appearing to read 'Juan B. Garcia'. The signature is stylized with large loops and a long horizontal stroke extending to the right. A small black square is visible above the signature.

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Supervising Certified Applicator and Certification Number

Same as the Applicator

**SITE: Palm Glades CDD**

**SCOPE: Control Structure and Outfall Cleaning**

**SERVICE DATE: December 12 & 13, 2025**

**ADDRESS: 23770 SW 115th Ave, Princeton, FL 33032**

### Site Plan



### Project Overview

The two outfalls were found to have substantial sediment near the headwall, the littoral was also noted to be higher than the outfall invert. Plugging and dewatering of the outfall and its connecting structure was required in order to conduct cleaning of the infrastructure. Additionally, the littoral was excavated below the pipe invert.

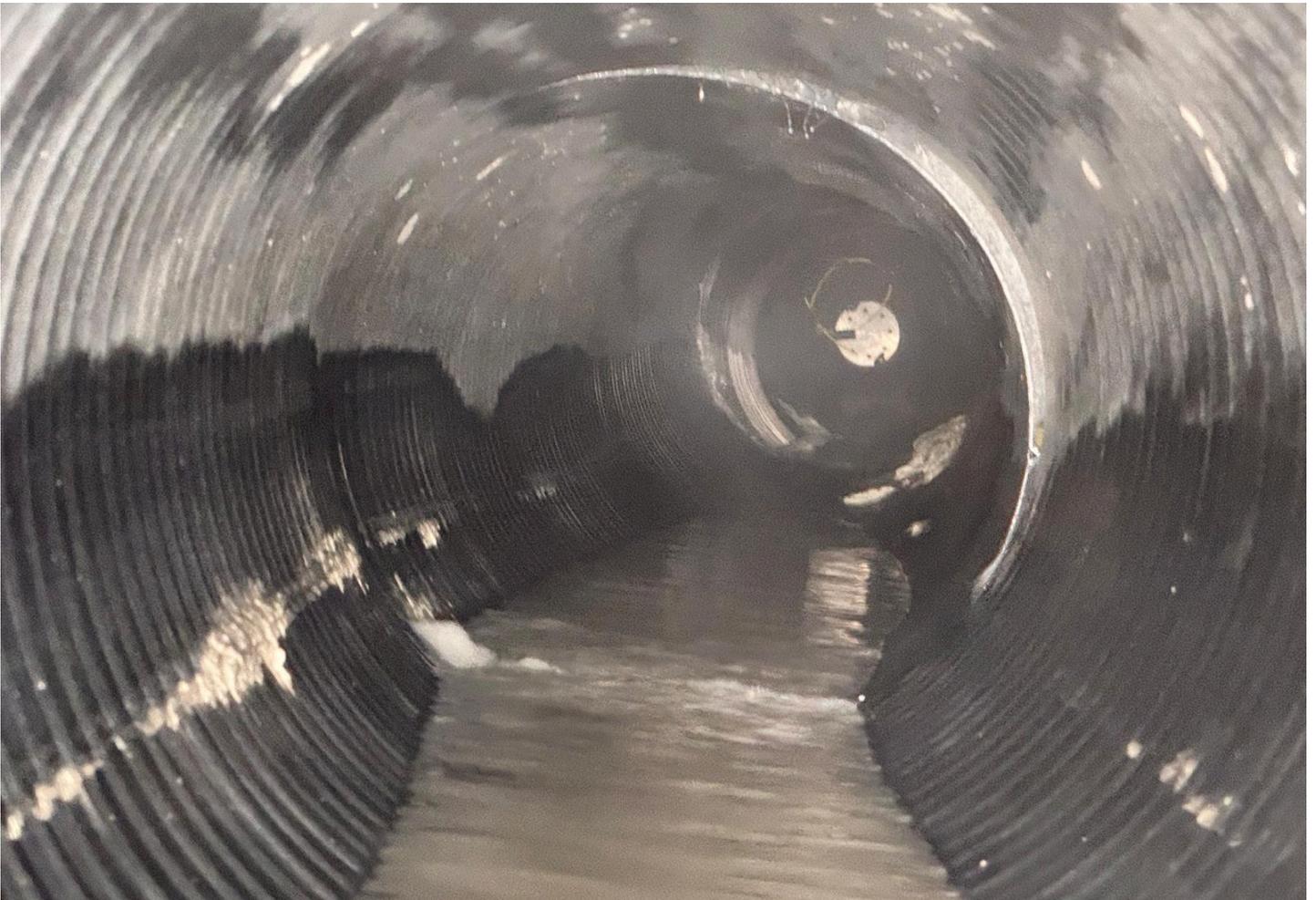
### General Findings

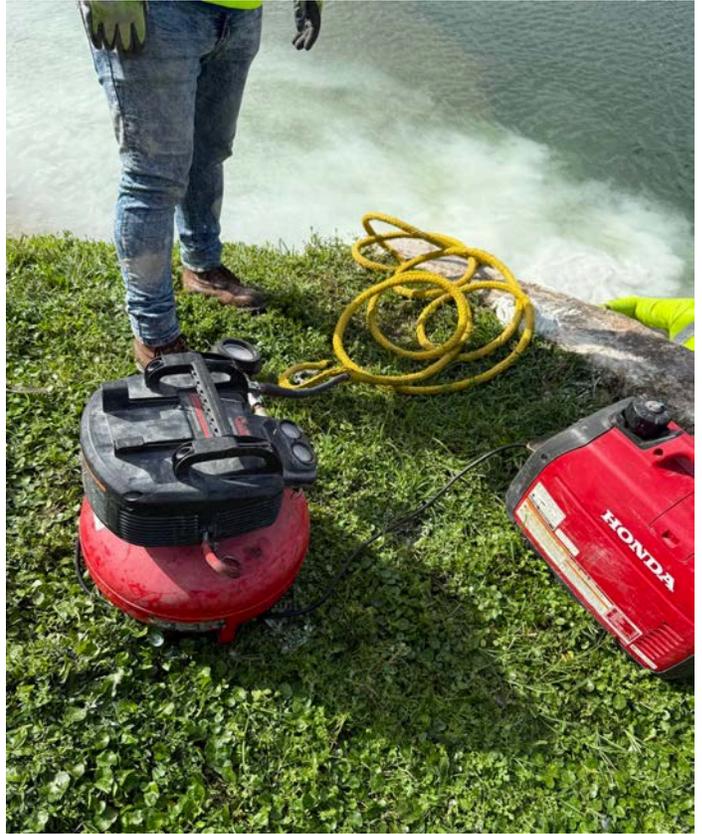
The littoral bed was midway through the 24" outfall pipes, between 8" and 12" of sediment were also present along the entire length of the outfall pipe. The control structures had around 12" of sediment and large rocks and bricks which were extracted. Outfall can now operate at full capacity during the upcoming rainy season.

Project Images



# South Outfall





# North Outfall



## Excavation Work







**Littoral rock was hard at both locations, limiting excavation work, nonetheless, outfalls were fully cleared.**

# NELCO

## TESTING AND ENGINEERING SERVICES

### PERCOLATION TEST REPORT

**CLIENT:** Governmental Management Services -  
 South Florida, LLC  
 5385 N. Nob Hill Road  
 Sunrise, Florida 33351

**DATE:** January 24, 2026  
**JOB No.:** P-2601251

<b>Project:</b>	Silver Plams East - Section II: Proposed Drainage Design
<b>Location:</b>	Alleyway Behind 23766 SW 114 Court, Homestead, Florida

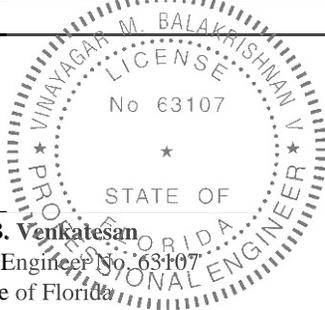
PERCOLATION TEST RESULTS		
Test Number (No) (u)	1	<b>SOIL CONDITIONS</b>
Test Hole Diameter (d) (ft)	0.5	0.0' - 0.5': Topsoil
Depth to Water Table (H <sub>2</sub> ) (ft)	5.5	0.5' - 15.0': Sandy limestone
Saturated Depth (D <sub>s</sub> ) (ft)	9.5	
"Stabilized" Flow Rate (Q) (c.f.s.)	<b>1.79E-02</b>	
Hydraulic Conductivity (K)	<b>1.67E-04</b>	

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

**Per S.F.W.M.D. Permitting Information Manual (Vol IV - May, 2004)" Usual Open-Hole Test"**

Comments: **Please note:** "Soil Conditions" listed above are representative of material encountered in test hole only.  
 In no way whatsoever shall any assumptions of soil conditions outside the test hole area be made based on the soil conditions outlined in this report.

This item has been digitally signed and sealed by **V.M.B. Venkatesan** on **1/29/2026**. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

  
**V.M.B. Venkatesan**  
 Professional Engineer No. 63107  
 State of Florida

# NELCO

## TESTING AND ENGINEERING SERVICES

### PERCOLATION TEST REPORT

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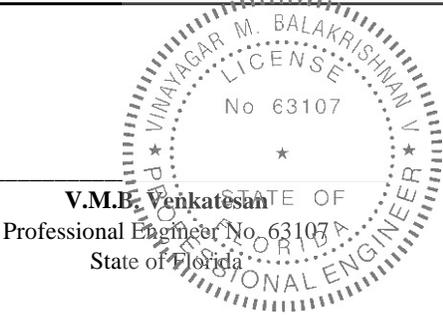
PERCOLATION TEST RESULTS		
Test Number (No) (u)	2	SOIL CONDITIONS
Test Hole Diameter (d) (ft)	0.5	0.0' - 0.5': Topsoil
Depth to Water Table (H <sub>2</sub> ) (ft)	5	0.5' - 15.0': Sandy limestone
Saturated Depth (D <sub>s</sub> ) (ft)	10	
"Stabilized" Flow Rate (Q) (c.f.s.)	2.23E-02	
Hydraulic Conductivity (K)	2.25E-04	

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

**Per S.F.W.M.D. Permitting Information Manual (Vol IV - May, 2004)" Usual Open-Hole Test"**

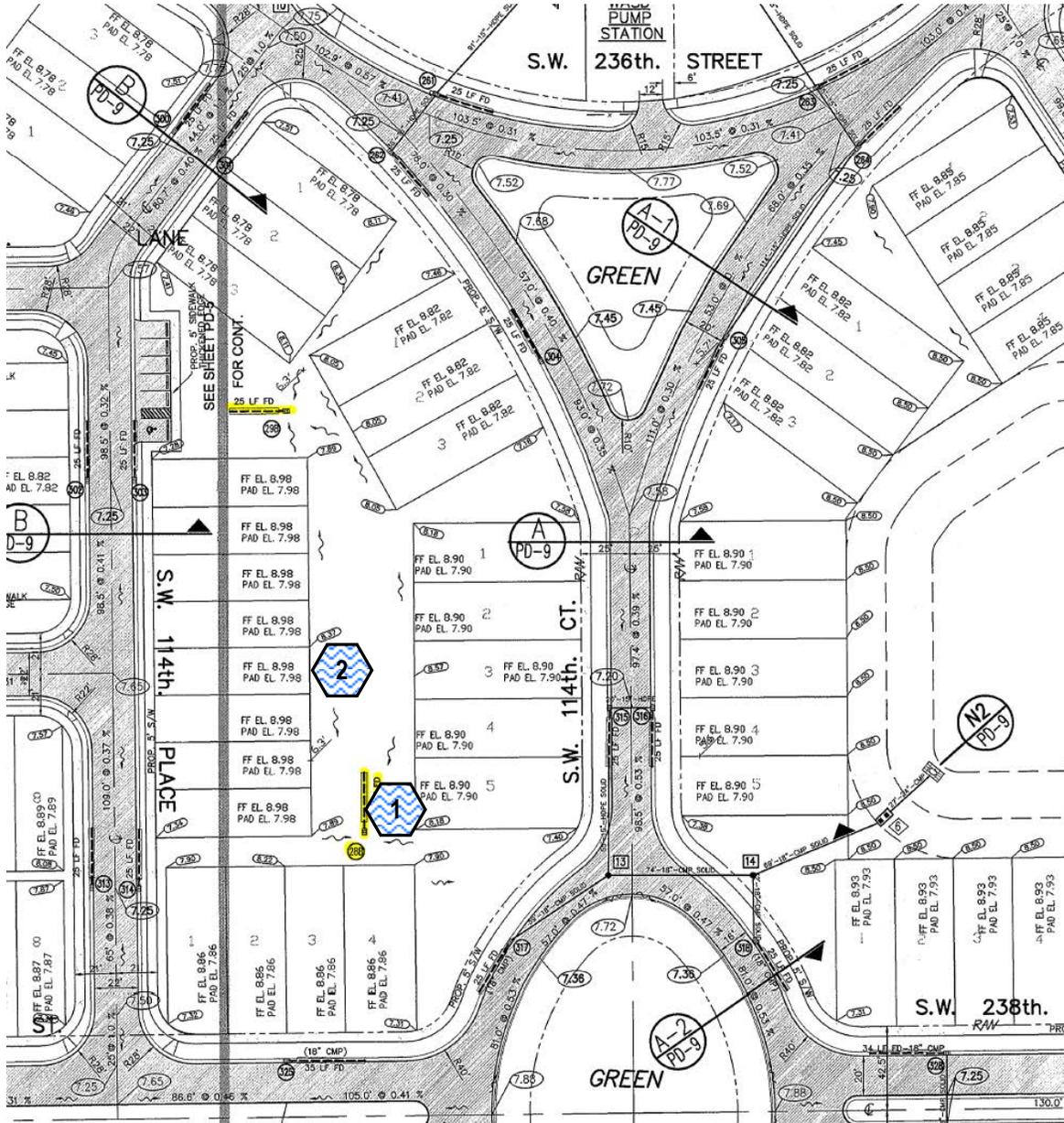
Comments: **Please note:** "Soil Conditions" listed above are representative of material encountered in test hole only.  
 In no way whatsoever shall any assumptions of soil conditions outside the test hole area be made based on the soil conditions outlined in this report.

This item has been digitally signed and sealed by **V.M.B. Venkatesan** on **1/29/2026**. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



# NELCO TESTING AND ENGINEERING SERVICES

## Soil Percolation Test Location Sketch



Percolation Test Locations

Preserve and Lake Management Report

Customer: Silver Palms

Date: 1-14-26

Technician(s): Joey Eric

SITE/LAKE NUMBER	INSPECTION	TREATMENT	SKIFF	SIDE BY SIDE	BACKPACK	ALGAE	GRASSES	SUBMERGED	FLOATING	WATER LEVEL
1	/			/						✓
2	/			/						
3	/			/						
4	/			/						
5	/			/						
6	/			/						
7	/			/						
8	/			/						
9										

Weather Conditions

Temp 68° Wind Speed 7-8 Wind Direction N/A

Wildlife Observations: Ducks, Fish, Birds

Comments: Today we inspected all lakes. All lakes are looking healthy at this time. No signs of surface algae or aquatic plants at this time. Water levels are low at this time.



## Waterway Inspection Report

### General Information:

Date	1-28-26
Location	Silver Palms

### Technician(s):

Joey & Eric

### Weather Conditions:

Temperature	52	Wind Speed	7-8	Wind Direction	N/A
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SITE/LAKE #	INSPECTION	TREATMENT	SKIFF	SIDE-BY-SIDE	BACK-PACK	ALGAE	GRASSES	SUB-MERGED	FLOATING	WATER LEVEL
1	✓			✓						
2	✓			✓						
3	✓			✓						
4	✓			✓						
5	✓			✓						
6	✓			✓						
7	✓			✓						
8-9	✓			✓						

### Wildlife Observations:

Ducks, Birds

### Comments:

Today we picked up debris off all shorelines. No signs of surface/bottom algae or aquatic plants at this time. Lakes are looking healthy.

# Playground Safety Checklist

Park #1  
240 Lane

## SURFACING

- Adequate protective surfacing under and around the equipment.
- Surfacing materials have not deteriorated.
- Loose-fill surfacing have no foreign objects or debris.
- Loose-fill surfacing materials are not compacted.
- Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

## DRAINAGE

- The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

## GENERAL HAZARDS

- There are no sharp points, corners, or edges on the equipment.
- There are no missing or damaged protective caps or plugs.
- There are no hazardous protrusions.
- There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.
- There are no crush and shearing points on exposed moving parts.
- There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

## SIGNAGE

- Signage should be in good condition and clearly visible as users enter the play area.

Signage should indicate the appropriate age group(s) for equipment, reminder of adult supervision, and warning of potential hot surfaces.

## SECURITY OF HARDWARE

- There are no loose fastening devices or worn connections.
- Moving parts, such as swing hangers, merry-go-round bearings, track rides, are not worn.

## DURABILITY OF EQUIPMENT

- There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.
- There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.
- There are no damaged fences, benches, or signs on the playground.
- All equipment is securely anchored.

## GENERAL UPKEEP OF PLAYGROUNDS

- There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
- The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
- There are no missing trash receptacles.

INSPECTION BY: Jesus

DATE OF INSPECTION: Jan. 5

# Playground Safety Checklist

Park #2  
113 Place

## SURFACING

- Adequate protective surfacing under and around the equipment.
- Surfacing materials have not deteriorated.
- Loose-fill surfacing have no foreign objects or debris.
- Loose-fill surfacing materials are not compacted.
- Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

## DRAINAGE

- The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

## GENERAL HAZARDS

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- There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.
- There are no crush and shearing points on exposed moving parts.
- There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

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## DURABILITY OF EQUIPMENT

- There are no rust, rot, cracks, or splinters on any equipment. Pay close attention to where the equipment comes in contact with the ground.
- There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.
- There are no damaged fences, benches, or signs on the playground.
- All equipment is securely anchored.

## GENERAL UPKEEP OF PLAYGROUNDS

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- The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
- There are no missing trash receptacles.

INSPECTION BY: Jesus

DATE OF INSPECTION: Jan. 5

# Playground Safety Checklist

Park #3  
233 Terrace

## SURFACING

- Adequate protective surfacing under and around the equipment.
- Surfacing materials have not deteriorated.
- Loose-fill surfacing have no foreign objects or debris.
- Loose-fill surfacing materials are not compacted.
- Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

## DRAINAGE

- The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

## GENERAL HAZARDS

- There are no sharp points, corners, or edges on the equipment.
- There are no missing or damaged protective caps or plugs.
- There are no hazardous protrusions.
- There are no potential clothing entanglement hazards such as open S-hooks or protruding bolts.
- There are no crush and shearing points on exposed moving parts.
- There are no trip hazards, such as exposed footings or anchoring devices and rocks, roots, or any other obstacles in the play zone.

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- There are no broken or missing components on the equipment. This includes handrails, guardrails, steps, rungs, etc.
- There are no damaged fences, benches, or signs on the playground.
- All equipment is securely anchored.

## GENERAL UPKEEP OF PLAYGROUNDS

- There are no user modifications to the equipment, such as strings and ropes tied to equipment, swings looped over top rails, etc.
- The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
- There are no missing trash receptacles.

INSPECTION BY: Jesus

DATE OF INSPECTION: Jan. 5

# Playground Safety Checklist

Park #1  
240 Lane ✓

## SURFACING

- Adequate protective surfacing under and around the equipment.
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- Loose-fill surfacing materials are not compacted.
- Loose-fill surfacing materials have not been displaced under heavy use areas such as under swings or at slide exits.

## DRAINAGE

- The entire play area has satisfactory drainage, especially in heavy use areas such as under swings and at slide exits.

## GENERAL HAZARDS

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- There are no missing trash receptacles.

INSPECTION BY:

Jesus

DATE OF INSPECTION:

Jan. 22

# Playground Safety Checklist

Park #2  
113 Place

## SURFACING

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## GENERAL UPKEEP OF PLAYGROUNDS

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- The entire playground is free from debris or litter such as tree branches, soda cans, bottles, glass, etc.
- There are no missing trash receptacles.

INSPECTION BY: Jesus

DATE OF INSPECTION: Jan. 22

# Playground Safety Checklist

Park #3  
233 Terrace

## SURFACING

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INSPECTION BY: Jesus

DATE OF INSPECTION: Jan. 22

**Palm Glades**  
COMMUNITY DEVELOPMENT DISTRICT

Check Register

12/01/25 - 12/31/25

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
12/01-12/31/25	4977-5017	\$4,147,616.22
	<b>TOTAL</b>	<b>\$ 4,147,616.22</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/08/25	00065	12/02/25	2235	202512	320-54100-46600				*	6,000.00		
			DEC 25 - JANITORIAL SVC					ALL PROFESSIONAL CLEANING LLC			6,000.00	004977
12/08/25	00324	12/01/25	8892	202511	310-51300-31100				*	17,500.00		
			OCT/NOV25 - ENGINEER SVCS					ALVAREZ ENGINEERS, INC.			17,500.00	004978
12/08/25	00190	12/02/25	84956006	202512	320-54100-41010				*	216.58		
			DEC 25 - CABLE					COMCAST			216.58	004979
12/08/25	00190	12/06/25	84956006	202512	320-54100-41010				*	222.81		
			DEC 25 - INTERNET					COMCAST			222.81	004980
12/08/25	00301	11/30/25	7826	202511	320-54100-47100				*	250.00		
			EMERG CALL/BROWN CODE									
		12/01/25	7793	202512	320-54100-47000				*	3,790.00		
			DEC 25 - POOL SERVICE					E&J QUALITY POOL SERVICE			4,040.00	004981
12/08/25	00001	12/01/25	460	202512	320-57200-34000				*	2,087.83		
			DEC 25 - FIELD SERVICES									
		12/01/25	461	202512	310-51300-34000				*	4,641.83		
			DEC 25 - MGMT FEES									
		12/01/25	461	202512	310-51300-31300				*	229.17		
			DEC 25 - DISSEMINATION									
		12/01/25	461	202512	310-51300-35110				*	275.00		
			DEC 25 - WEBSITE ADMIN									
		12/01/25	461	202512	310-51300-42000				*	51.80		
			DEC 25 - POSTAGE									
		12/01/25	461	202512	310-51300-42500				*	5.85		
			DEC 25 - COPIES					GOVERNMENTAL MANAGEMENT SERVICES -			7,291.48	004982
12/08/25	00272	11/17/25	40603566	202511	320-54100-51000				*	466.24		
			COPYSTAR CS 4054CI COPIER					GREAT AMERICA FINANCIAL SVCS.			466.24	004983
12/08/25	00321	10/21/25	2335	202510	320-54100-49200				*	400.00		
			IGUANA REMOVAL					HUMANE IGUANA CONTROL, INC.			400.00	004984
12/08/25	00314	12/01/25	I-122507	202512	320-54100-34510				*	135.00		
			1 YEAR GALAXY PREV MAINT					IDEAL TECH SOLUTIONS LLC			135.00	004985

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/08/25	00217	12/01/25 IN119160	202512 320-54100-41000		IPFONE	*	105.49	105.49 004986
12/08/25	00312	12/01/25 17732	202512 320-54100-41500		IT WORKS NETWORK GROUP, INC	*	208.00	208.00 004987
12/08/25	00193	12/03/25 ZZXXKW2	202511 320-54100-34000		KW PROPERTY MANAGEMENT	*	8,112.49	8,112.49 004988
12/08/25	00269	12/08/25 12082025	202512 300-20700-10600		PALM GLADES CDD C/O WELLS FARGO	*	2,409.54	2,409.54 004989
12/08/25	00010	12/08/25 12082025	202512 300-20700-10100		PALM GLADES CDD C/O WELLS FARGO	*	72,668.26	72,668.26 004990
12/08/25	00025	12/08/25 12082025	202512 300-20700-10300		PALM GLADES CDD C/O WELLS FARGO	*	56,951.86	56,951.86 004991
12/08/25	00209	12/08/25 12082025	202512 300-20700-10400		PALM GLADES CDD C/O WELLS FARGO	*	24,736.41	
		12/08/25 12082025	202512 300-20700-10400		PALM GLADES CDD C/O WELLS FARGO	*	29,599.66	
								54,336.07 004992
12/08/25	00240	12/08/25 12082025	202512 300-20700-10500		PALM GLADES CDD C/O WELLS FARGO	*	3,993.86	3,993.86 004993
12/08/25	00298	12/04/25 1113158	202512 320-54100-46900		POWERX	*	90.00	
		12/04/25 1115168	202512 320-54100-46901			*	160.00	
								250.00 004994
12/08/25	00243	11/11/25 IV821320	202511 320-54100-34520		PYE BARKER FIRE & SAFETY, LLC	*	400.00	400.00 004995
12/08/25	00273	11/20/25 27347	202511 320-57200-34500			*	21,149.80	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/20/25 27348	202511 320-54100-34500		SECURITY SVCS 11/07-11/20	*	3,713.60	
					SEACOAST BUSINESS FUNDING			24,863.40 004996
12/08/25	00184	11/25/25 60489111	202511 320-54100-51000		SPONGES/TEA/CUPS/NAPKINS	*	303.37	
		11/25/25 60489111	202511 320-54100-51000		DAWN SOAP/CUPS	*	99.28	
		11/25/25 60489111	202511 320-54100-51000		PPR TWL/GLOVES	*	65.18	
		11/25/25 60489111	202511 320-54100-51000		PURE LIFE WATER	*	87.95	
		11/25/25 60489111	202511 320-54100-51000		SCOURING PADS/ESPRESSO	*	108.46	
					STAPLES BUSINESS CREDIT			664.24 004997
12/08/25	00186	11/26/25 55112625	202511 320-54100-46220		REMOVE HEDGE	*	15,782.40	
		12/01/25 15120125	202512 320-54100-46200		DEC 25 - LANDSCAPE SVC	*	1,960.00	
					TONY'S NURSERY & GARDEN			17,742.40 004998
12/08/25	00062	11/15/25 3579991W	202512 320-57200-44000		DEC 25 - WASTE SERVICES	*	1,760.48	
					WASTE CONNECTIONS OF FLORIDA			1,760.48 004999
12/17/25	00007	11/30/25 196406	202511 310-51300-31500		NOV 25 - ATTORNEY FEES	*	2,337.50	
		11/30/25 196407	202511 310-51300-31500		EXP AREA LEGAL FEES	*	1,812.50	
					BILLING COCHRAN, P.A.			4,150.00 005000
12/17/25	00055	11/25/25 9590884	202511 320-57200-46290		REPLC DAMAGED PLANTS	*	675.55	
		11/25/25 9596756	202511 320-57200-46290		CUT DOWN TREE/STUMP GRIND	*	2,100.00	
		11/25/25 9596758	202511 320-57200-46290		ST. AUGUSTINE GRASS	*	166.41	
		11/26/25 9599703	202511 320-57200-46200		NOV 25 - LANDSCAPE MAINT	*	15,907.50	
		11/26/25 9599703	202511 320-57200-46280		NOV 25 - COLOR	*	4,700.13	
		11/26/25 9599703	202511 320-57200-46300		NOV 25 - IRRIGATION	*	1,900.00	
		11/26/25 9599703	202511 320-57200-46250		NOV 25 - MULCH	*	32,040.48	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/26/25		9599703	202511	320-57200-46270	PEST CONTR & FERT	*	3,629.83		
11/26/25		9599703	202511	300-20500-10000	LESS 10% RETAINAGE	*	5,817.79-		
11/26/25		9599704	202511	320-57200-46210	NOV 25 - PORTER SERVICES	*	5,967.00		
BRIGHTVIEW LANDSCAPE SERVICES, INC.								61,269.11	005001
12/17/25	00221	12/06/25	12625	202512 320-54100-46220	CLUBH PLANTER REHAB	*	2,125.00		
		12/09/25	12925	202512 320-54100-46100	BBALL CRT FENCE REP/RPLC	*	7,950.00		
		12/11/25	121125	202512 320-54100-49200	CLBH SOUTH PLANTER MODS	*	5,700.00		
		12/15/25	121525	202512 320-57200-49100	MISC. REP & ADDT'L REQ	*	2,825.00		
		12/16/25	121625	202512 320-54100-49200	CLBH ANNUAL CLEANING	*	6,925.00		
CHANDLER CONTRACTORS, INC.								25,525.00	005002
12/17/25	00276	12/15/25	INV57750	202512 320-54100-51000	QTRLY MAINT 9/13-12/12/25	*	120.74		
EBS COPIERS								120.74	005003
12/17/25	00271	12/03/25	5569 399	202511 320-54100-51000	NOV 25 - CREDIT CARD CHGS	*	1,285.59		
		12/03/25	5569 399	202511 320-54100-49300	NOV 25 - CREDIT CARD CHGS	*	5,459.43		
		12/03/25	5569 399	202511 320-54100-46910	NOV 25 - CREDIT CARD CHGS	*	425.05		
		12/03/25	5569 399	202511 320-54100-46700	NOV 25 - CREDIT CARD CHGS	*	259.90		
		12/03/25	5569 399	202511 320-54100-49300	CASH BACK CREDIT	*	206.70-		
ELITE CARD PAYMENT CENTER								7,223.27	005004
12/17/25	00310	11/20/25	0249	202512 320-54100-49300	DEC 25 - FITNESS CLASSES	*	700.00		
FIT FOR L.Y.F.E								700.00	005005
12/17/25	00024	12/13/25	DEC 25	202512 320-57200-43000	DEC 25 - ELECTRIC	*	3,283.58		
		12/13/25	DEC 25	202512 320-54100-43000	DEC 25 - ELECTRIC CLUBH	*	3,706.35		
FPL								6,989.93	005006

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/25	00058	12/10/25 60143	202512 310-51300-31100 DEC 25 - CONSULTING SVC	NELCO TESTING & ENGINEERING SVCS	*	2,200.00	2,200.00 005007
12/17/25	00269	12/17/25 12172025	202512 300-20700-10600 TRANSFER OF TAX RECEIPTS	PALM GLADES CDD C/O WELLS FARGO	*	25,578.87	25,578.87 005008
12/17/25	00010	12/17/25 12172025	202512 300-20700-10100 TRANSFER OF TAX RECEIPTS	PALM GLADES CDD C/O WELLS FARGO	*	739,953.07	739,953.07 005009
12/17/25	00025	12/17/25 12172025	202512 300-20700-10300 TRANSFER OF TAX RECEIPTS	PALM GLADES CDD C/O WELLS FARGO	*	604,580.52	604,580.52 005010
12/17/25	00209	12/17/25 12172025	202512 300-20700-10400 TRANSFER OF TAX RECEIPTS	PALM GLADES CDD C/O WELLS FARGO	*	301,401.98	563,994.83 005011
		12/17/25 12172025	202512 300-20700-10400 TRANSFER OF TAX RECEIPTS		*	262,592.85	
12/17/25	00240	12/17/25 12172025	202512 300-20700-10500 TRANSFER OF TAX RECEIPTS	PALM GLADES CDD C/O WELLS FARGO	*	42,397.37	42,397.37 005012
12/17/25	00202	12/15/25 2077	202512 320-54100-46910 UPHOLSTRY CLEANING	PREMIER STEAM CLEANING	*	525.00	525.00 005013
12/17/25	00273	12/04/25 27448	202512 320-57200-34500 SECURITY SVCS 11/21-12/04	SEACOAST BUSINESS FUNDING	*	21,803.81	25,707.31 005014
		12/04/25 27449	202512 320-54100-34500 SECURITY SVCS 11/21-12/04		*	3,903.50	
12/17/25	00326	12/15/25 1751	202512 320-57200-46600 DEC 25 - LAKE MAINT	SOUTHEAST LAND AND WATER	*	750.00	750.00 005015
12/17/25	00014	12/12/25 12122025	202512 300-15100-10000 TRANSFER EXCESS TO SBA	STATE BOARD OF ADMINISTRATION	*	1,750,000.00	1,750,000.00 005016
12/17/25	00186	12/10/25 55121025	202512 320-54100-46220 PLANT/MULCH RELACEMENT	TONY'S NURSERY & GARDEN	*	5,213.00	5,213.00 005017
TOTAL FOR BANK A						4,147,616.22	

PLMG -PALM GLADES- ACOOPER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER							4,147,616.22	

***Palm Glades***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2025***



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**Palm Glades**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
<b><u>Cash:</u></b>					
Operating Account	\$ 358,035	\$ -	\$ -	\$ -	\$ 358,035
Capital Reserve	-	-	6,043	-	6,043
Due From General Fund - S2016	-	28,095	-	-	28,095
Due From General Fund - S2017A	-	11,348	-	-	11,348
Due From General Fund - S2018	-	16,373	-	-	16,373
Due From General Fund - S2020	-	796	-	-	796
Due From General Fund - S2021	-	480	-	-	480
<b><u>Investments:</u></b>					
State Board of Administration (SBA)	2,185,292	-	480,073	-	2,665,365
<b><u>Series 2016</u></b>					
Reserve	-	549,853	-	-	549,853
Revenue	-	1,312,802	-	-	1,312,802
Interest	-	50	-	-	50
Principal	-	71	-	-	71
<b><u>Series 2017</u></b>					
Reserve	-	151,918	-	-	151,918
Revenue	-	758,865	-	-	758,865
Interest	-	58	-	-	58
Sinking	-	45	-	-	45
<b><u>Series 2018A1</u></b>					
Reserve	-	333,384	-	-	333,384
Interest	-	55	-	-	55
Revenue	-	785,195	-	-	785,195
Principal	-	6	-	-	6
<b><u>Series 2018A2</u></b>					
Reserve	-	38,754	-	-	38,754
Interest	-	14	-	-	14
Principal	-	71	-	-	71
Sinking	-	13	-	-	13
Acq. & Construction - Series 2018A1	-	-	-	2,919	2,919
<b><u>Series 2020</u></b>					
Reserve	-	29,672	-	-	29,672
Interest	-	5	-	-	5
Revenue	-	65,549	-	-	65,549
Sinking	-	2	-	-	2
<b><u>Series 2021</u></b>					
Reserve	-	3,491	-	-	3,491
Revenue	-	34,963	-	-	34,963
Acq. & Construction - Series 2021	-	-	-	90	90
Deposits	6,874	-	-	-	6,874
<b>Total Assets</b>	<b>\$ 2,550,201</b>	<b>\$ 4,121,927</b>	<b>\$ 486,116</b>	<b>\$ 3,010</b>	<b>\$ 7,161,254</b>

**Palm Glades**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Liabilities:</b>					
Accounts Payable	\$ 180,194	\$ -	\$ -	\$ -	\$ 180,194
Due to DS - Series 2016	28,095	-	-	-	28,095
Due to DS - Series 2017A	11,348	-	-	-	11,348
Due to DS - Series 2018	16,373	-	-	-	16,373
Due to DS - Series 2020	796	-	-	-	796
Due to DS - Series 2021	480	-	-	-	480
Retainage Payable - Landscape	2,144	-	-	-	2,144
<b>Total Liabilities</b>	<b>\$ 239,430</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 239,430</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ 6,874	\$ -	\$ -	\$ -	\$ 6,874
Restricted for:					
Debt Service	-	4,121,927	-	-	4,121,927
Capital Project	-	-	-	3,010	3,010
Assigned for:					
Capital Reserve Fund	-	-	486,116	-	486,116
Unassigned	2,303,898	-	-	-	2,303,898
<b>Total Fund Balances</b>	<b>\$ 2,310,771</b>	<b>\$ 4,121,927</b>	<b>\$ 486,116</b>	<b>\$ 3,010</b>	<b>\$ 6,921,825</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,550,201</b>	<b>\$ 4,121,927</b>	<b>\$ 486,116</b>	<b>\$ 3,010</b>	<b>\$ 7,161,254</b>

**Palm Glades**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,585,061	\$ 2,404,509	\$ 2,404,509	\$ -
Interest Income	42,500	10,625	6,658	(3,967)
Guess Passes	-	-	50	50
Party Rental Fees	13,000	3,250	695	(2,555)
Non-Residential Memberships	-	-	9,660	9,660
Key Card/Replacements	-	-	260	260
Landscape Replacement Damage	-	-	393	393
Resident Events	-	-	94	94
<b>Total Revenues</b>	<b>\$ 2,640,561</b>	<b>\$ 2,418,384</b>	<b>\$2,422,318</b>	<b>\$ 3,934</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ -
PR-FICA	918	230	230	-
Engineering	10,000	2,500	22,625	(20,125)
Attorney	45,000	11,250	13,500	(2,250)
Annual Audit	7,300	1,825	-	1,825
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	2,400	600	-	600
Dissemination Agent	2,750	688	688	(0)
Trustee Fees	24,000	7,500	7,500	-
Management Fees	55,702	13,925	13,925	(0)
Website Maintenance	3,300	825	825	-
Telephone	100	25	-	25
Postage & Delivery	1,000	250	281	(31)
Insurance General Liability	11,530	11,530	11,568	(38)
Printing & Binding	2,170	543	147	396
Legal Advertising	2,600	650	-	650
Other Current Charges	1,050	263	198	64
Office Supplies	260	65	10	55
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	63	-	63
<b>Total General &amp; Administrative</b>	<b>\$ 184,505</b>	<b>\$ 57,905</b>	<b>\$ 76,671</b>	<b>\$ (18,766)</b>

# Palm Glades

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Landscape Maintenance	\$ 200,435	\$ 50,109	\$ 47,723	\$ 2,386
Porter Service	79,560	19,890	19,890	-
Mulch	65,050	16,263	32,040	(15,778)
Tree Trimming & Palm Pruning	39,000	34,045	34,045	-
Landscape Fertilization and Pest Control	43,870	10,968	10,889	78
Annuals	15,000	3,750	4,700	(950)
Plants Replacement	50,000	12,500	12,333	167
Irrigation System	23,940	5,985	5,700	285
Irrigation Repairs	30,000	7,500	3,125	4,375
Electricity	40,000	10,000	9,348	652
Refuse	18,500	4,625	5,072	(447)
Entrance Maintenance & Repairs	29,000	7,250	1,640	5,610
Janitorial Supplies	4,200	1,050	-	1,050
Lake Maintenance	13,500	3,375	2,320	1,055
Lake Debris Removal	3,600	900	-	900
Cleaning of Drainage System	22,000	5,500	-	5,500
Pressure Cleaning - Sidewalk	20,000	20,000	29,500	(9,500)
Field Management	25,054	6,263	6,263	(0)
Security Services	661,128	165,282	149,715	15,567
Holiday Decorations	45,000	11,250	-	11,250
Sidewalk Repairs	50,000	12,500	-	12,500
Contingency	60,000	15,000	15,362	(362)
Capital Reserves	157,325	39,331	-	39,331
<b>Subtotal Field Expenditures</b>	<b>\$ 1,696,162</b>	<b>\$ 463,335</b>	<b>\$ 389,666</b>	<b>\$ 73,669</b>
<b>Clubhouse Expenditures</b>				
Access Control (cards, systems, cameras maint.)	\$ 5,000	\$ 1,250	\$ 2,099	\$ (849)
Air Conditioning Maintenance	7,000	1,750	-	1,750
Basketball Court Repairs and Maintenance	10,000	2,500	7,950	(5,450)
Cable & Internet Service	5,000	1,250	1,279	(29)
IT Services	2,500	625	836	(211)
Circuit Training Equipment Maintenance	6,350	1,588	210	1,378
Sauna Equipment Maintenance	3,500	875	-	875
Electricity	51,000	12,750	11,580	1,170
Fire Alarm & Building Alarm Monitoring	8,000	2,000	1,680	320
Gazebo and Trellis Repairs and Maintenance	11,000	2,750	-	2,750
Holiday Decorations	14,100	3,525	-	3,525
Insurance	69,300	63,194	63,194	-
Flood Insurance	14,000	3,500	-	3,500
Irrigation Repairs and Maintenance	5,000	1,250	-	1,250
Janitorial	72,000	18,000	18,200	(200)
Janitorial Supplies	5,200	1,300	895	405
Landscape Maintenance	30,540	7,635	5,880	1,755
Landscape Replacement (Includes Mulching)	26,176	26,176	48,710	(22,534)
Management Fees	260,000	65,000	70,915	(5,915)
Office Equipment Maintenance	9,000	2,250	-	2,250
Office Supplies/Clubhouse Supplies	18,000	4,500	6,564	(2,064)
Pest Control - Exterior	8,300	2,075	270	1,805

# Palm Glades

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Clubhouse Expenditures (continued)</b>				
Pest Control - Interior	\$ 3,500	\$ 875	\$ 480	395
Pool, Spa and Waterpark Maintenance	45,000	11,250	11,370	(120)
Pool, Spa and Waterpark Repairs	32,500	8,125	885	7,240
Printing & Postage	2,400	600	-	600
Property Taxes	500	125	-	125
Repairs/Maintenance & Supplies (General)	50,000	12,500	2,994	9,506
Residential Social Expenses	70,000	17,500	26,623	(9,123)
Security	76,545	19,136	26,871	(7,735)
Telephone	900	225	287	(62)
Trash Collection/Recycling	6,500	1,625	-	1,625
Water & Sewer	8,000	2,000	1,325	675
Window Cleaning/Pressure Cleaning	4,000	1,000	-	1,000
Contingency	31,783	7,946	18,205	(10,259)
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 972,594</b>	<b>\$ 308,650</b>	<b>\$ 329,301</b>	<b>\$ (20,651)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,668,756</b>	<b>\$ 771,985</b>	<b>\$ 718,967</b>	<b>\$ 53,018</b>
<b>Total Expenditures</b>	<b>\$ 2,853,261</b>	<b>\$ 829,890</b>	<b>\$ 795,638</b>	<b>\$ 34,252</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (212,700)</b>	<b>\$ 1,588,494</b>	<b>\$ 1,626,680</b>	<b>\$ 38,186</b>
<b>Net Change in Fund Balance</b>	<b>\$ (212,700)</b>	<b>\$ 1,588,494</b>	<b>\$ 1,626,680</b>	<b>\$ 38,186</b>
<b>Fund Balance - Beginning</b>	<b>\$ 212,700</b>		<b>\$ 684,091</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 2,310,771</b>	

**Palm Glades**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues</b>				
Capital Reserve Contributions	\$ 157,325	\$ -	\$ -	\$ -
Interest Income	5,000	1,250	4,975	3,725
<b>Total Revenues</b>	<b>\$ 162,325</b>	<b>\$ 1,250</b>	<b>\$ 4,975</b>	<b>\$ 3,725</b>
<b>Expenditures:</b>				
Bank Charges	500	125	\$ 176	(51)
<b>Total Expenditures</b>	<b>\$ 500</b>	<b>\$ 125</b>	<b>\$ 176</b>	<b>\$ (51)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 161,825</b>		<b>\$ 4,798</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 161,825</b>	<b>\$ -</b>	<b>\$ 4,798</b>	<b>\$ (51)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 476,787</b>		<b>\$ 481,318</b>	
<b>Fund Balance - Ending</b>	<b>\$ 638,612</b>		<b>\$ 486,116</b>	

**Palm Glades**  
**Community Development District**  
**Debt Service Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 899,599	\$ 840,716	\$ 840,716	\$ -
Interest Income	15,000	3,750	11,422	7,672
<b>Total Revenues</b>	<b>\$ 914,599</b>	<b>\$ 844,466</b>	<b>\$ 852,138</b>	<b>\$ 7,672</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 152,081	\$ 152,081	\$ 152,081	\$ -
Principal Expense - 5/1	580,000	-	-	-
Interest Expense - 5/1	152,081	-	-	-
<b>Total Expenditures</b>	<b>\$ 884,163</b>	<b>\$ 152,081</b>	<b>\$ 152,081</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 30,436</b>	<b>\$ 692,385</b>	<b>\$ 700,057</b>	<b>\$ 7,672</b>
<b>Net Change in Fund Balance</b>	<b>\$ 30,436</b>	<b>\$ 692,385</b>	<b>\$ 700,057</b>	<b>\$ 7,672</b>
<b>Fund Balance - Beginning</b>	<b>\$ 685,776</b>		<b>\$ 1,190,813</b>	
<b>Fund Balance - Ending</b>	<b>\$ 716,212</b>		<b>\$ 1,890,870</b>	

# Palm Glades

## Community Development District

### Debt Service Fund Series 2017

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 727,253	\$ 672,881	\$ 672,881	\$ -
Interest Income	10,000	2,500	3,706	1,206
<b>Total Revenues</b>	<b>\$ 737,253</b>	<b>\$ 675,381</b>	<b>\$ 676,587</b>	<b>\$ 1,206</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 179,050	\$ 179,050	\$ 179,050	\$ -
Principal Expense - 5/1	375,000	-	-	-
Interest Expense - 5/1	179,050	-	-	-
<b>Total Expenditures</b>	<b>\$ 733,100</b>	<b>\$ 179,050</b>	<b>\$ 179,050</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,153</b>	<b>\$ 496,331</b>	<b>\$ 497,537</b>	<b>\$ 1,206</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,153</b>	<b>\$ 496,331</b>	<b>\$ 497,537</b>	<b>\$ 1,206</b>
<b>Fund Balance - Beginning</b>	<b>\$ 278,235</b>		<b>\$ 424,698</b>	
<b>Fund Balance - Ending</b>	<b>\$ 282,388</b>		<b>\$ 922,235</b>	

**Palm Glades**  
**Community Development District**  
**Debt Service Fund Series 2018A-1 & A-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 682,304	\$ 634,704	\$ 634,704	\$ -
Interest Income	20,000	5,000	8,565	3,565
<b>Total Revenues</b>	<b>\$ 702,304</b>	<b>\$ 639,704</b>	<b>\$ 643,269</b>	<b>\$ 3,565</b>
<b>Expenditures:</b>				
<b>Series 2018A1</b>				
Interest Expense - 11/1	\$ 167,945	\$ 167,945	\$ 167,945	\$ -
Principal Expense - 11/1	215,000	215,000	215,000	-
Interest Expense - 5/1	164,183	-	-	-
<b>Series 2018A2</b>				
Interest Expense - 11/1	43,434	43,434	43,434	-
Principal Expense - 11/1	40,000	40,000	40,000	-
Interest Expense - 5/1	42,534	-	-	-
<b>Total Expenditures</b>	<b>\$ 673,096</b>	<b>\$ 466,379</b>	<b>\$ 466,379</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 29,208</b>	<b>\$ 173,324</b>	<b>\$ 176,889</b>	<b>\$ 3,565</b>
<b>Net Change in Fund Balance</b>	<b>\$ 29,208</b>	<b>\$ 173,324</b>	<b>\$ 176,889</b>	<b>\$ 3,565</b>
<b>Fund Balance - Beginning</b>	<b>\$ 634,459</b>		<b>\$ 996,975</b>	
<b>Fund Balance - Ending</b>	<b>\$ 663,667</b>		<b>\$ 1,173,864</b>	

**Palm Glades**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 51,000	\$ 47,187	\$ 47,187	\$ -
Interest Income	1,000	250	588	338
<b>Total Revenues</b>	<b>\$ 52,000</b>	<b>\$ 47,437</b>	<b>\$ 47,775</b>	<b>\$ 338</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 15,300	\$ 15,300	\$ 15,300	\$ -
Principal Expense - 5/1	20,000	-	-	-
Interest Expense - 5/1	15,300	-	-	-
<b>Total Expenditures</b>	<b>\$ 50,600</b>	<b>\$ 15,300</b>	<b>\$ 15,300</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,400</b>	<b>\$ 32,137</b>	<b>\$ 32,475</b>	<b>\$ 338</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,400</b>	<b>\$ 32,137</b>	<b>\$ 32,475</b>	<b>\$ 338</b>
<b>Fund Balance - Beginning</b>	<b>\$ 34,884</b>		<b>\$ 63,548</b>	
<b>Fund Balance - Ending</b>	<b>\$ 36,284</b>		<b>\$ 96,024</b>	

**Palm Glades**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 30,769	\$ 28,469	\$ 28,469	\$ -
Interest Income	500	125	319	194
<b>Total Revenues</b>	<b>\$ 31,269</b>	<b>\$ 28,594</b>	<b>\$ 28,787</b>	<b>\$ 194</b>
<b>Expenditures:</b>				
Interest Expense - 12/15	\$ 8,836	\$ 8,836	\$ 8,836	\$ -
Principal Expense - 12/15	13,000	13,000	13,000	-
Interest Expense - 6/15	8,693	-	-	-
<b>Total Expenditures</b>	<b>\$ 30,530</b>	<b>\$ 21,836</b>	<b>\$ 21,836</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 739</b>	<b>\$ 6,757</b>	<b>\$ 6,951</b>	<b>\$ 194</b>
<b>Net Change in Fund Balance</b>	<b>\$ 739</b>	<b>\$ 6,757</b>	<b>\$ 6,951</b>	<b>\$ 194</b>
<b>Fund Balance - Beginning</b>	<b>\$ 28,487</b>		<b>\$ 31,983</b>	
<b>Fund Balance - Ending</b>	<b>\$ 29,226</b>		<b>\$ 38,934</b>	

**Palm Glades**  
**Community Development District**  
**Capital Projects Fund Series 2018A-1 & A-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 29	\$ 29
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29</b>	<b>\$ 29</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29</b>	<b>\$ 29</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 29</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 2,891</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,919</b>	

**Palm Glades**  
**Community Development District**  
**Capital Projects Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 1</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 90</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 91</b>	

**Palm Glades**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 205,808	\$ 2,198,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,404,509
Interest Income	2,091	1,574	2,992	-	-	-	-	-	-	-	-	-	6,658
Guess Passes	50	-	-	-	-	-	-	-	-	-	-	-	50
Party Rental Fees	695	-	-	-	-	-	-	-	-	-	-	-	695
Non-Residential Memberships	8,280	1,380	-	-	-	-	-	-	-	-	-	-	9,660
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Key Card/Replacements	170	90	-	-	-	-	-	-	-	-	-	-	260
Landscape Replacement Damage	-	393	-	-	-	-	-	-	-	-	-	-	393
Resident Events	94	-	-	-	-	-	-	-	-	-	-	-	94
<b>Total Revenues</b>	<b>\$ 11,380</b>	<b>\$ 209,245</b>	<b>\$ 2,201,693</b>	<b>\$ -</b>	<b>\$ 2,422,318</b>								

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
PR-FICA	77	77	77	-	-	-	-	-	-	-	-	-	230
Engineering	2,925	17,500	2,200	-	-	-	-	-	-	-	-	-	22,625
Attorney	6,188	4,150	3,163	-	-	-	-	-	-	-	-	-	13,500
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	229	229	229	-	-	-	-	-	-	-	-	-	688
Trustee Fees	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500
Management Fees	4,642	4,642	4,642	-	-	-	-	-	-	-	-	-	13,925
Website Maintenance	275	275	275	-	-	-	-	-	-	-	-	-	825
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	99	59	123	-	-	-	-	-	-	-	-	-	281
Insurance General Liability	11,568	-	-	-	-	-	-	-	-	-	-	-	11,568
Printing & Binding	75	66	6	-	-	-	-	-	-	-	-	-	147
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	109	66	23	-	-	-	-	-	-	-	-	-	198
Office Supplies	5	5	-	-	-	-	-	-	-	-	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	\$ -	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total General &amp; Administrative</b>	<b>\$ 36,866</b>	<b>\$ 28,068</b>	<b>\$ 11,737</b>	<b>\$ -</b>	<b>\$ 76,671</b>								

**Palm Glades**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Landscape Maintenance	\$ 15,908	\$ 15,908	\$ 15,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,723
Porter Service	5,967	7,956	5,967	-	-	-	-	-	-	-	-	-	19,890
Mulch	-	32,040	-	-	-	-	-	-	-	-	-	-	32,040
Tree Trimming & Palm Pruning	34,045	-	-	-	-	-	-	-	-	-	-	-	34,045
Landscape Fertilization and Pest Control	3,630	3,630	3,630	-	-	-	-	-	-	-	-	-	10,889
Annuals	-	4,700	-	-	-	-	-	-	-	-	-	-	4,700
Plants Replacement	2,399	6,933	3,002	-	-	-	-	-	-	-	-	-	12,333
Irrigation System	1,900	1,900	1,900	-	-	-	-	-	-	-	-	-	5,700
Irrigation Repairs	3,125	-	-	-	-	-	-	-	-	-	-	-	3,125
Electricity	3,027	3,037	3,284	-	-	-	-	-	-	-	-	-	9,348
Refuse	1,577	1,734	1,760	-	-	-	-	-	-	-	-	-	5,072
Entrance Maintenance & Repairs	1,640	-	-	-	-	-	-	-	-	-	-	-	1,640
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	785	785	750	-	-	-	-	-	-	-	-	-	2,320
Lake Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning of Drainage System	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning - Sidewalk	-	-	29,500	-	-	-	-	-	-	-	-	-	29,500
Field Management	2,088	2,088	2,088	-	-	-	-	-	-	-	-	-	6,263
Security Services	42,099	42,335	65,281	-	-	-	-	-	-	-	-	-	149,715
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	9,772	1,679	3,910	-	-	-	-	-	-	-	-	-	15,362
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ 127,961</b>	<b>\$ 124,726</b>	<b>\$ 136,979</b>	<b>\$ -</b>	<b>\$ 389,666</b>								

**Palm Glades**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Clubhouse Expenditures</b>													
Access Control (cards, systems, cameras maint)	\$ 1,133	\$ 831	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,099
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Basketball Court Repairs and Maintenance	-	-	7,950	-	-	-	-	-	-	-	-	-	7,950
Cable & Internet Service	420	420	439	-	-	-	-	-	-	-	-	-	1,279
IT Services	208	420	208	-	-	-	-	-	-	-	-	-	836
Circuit Training Equipment Maintenance	-	210	-	-	-	-	-	-	-	-	-	-	210
Sauna Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity	3,876	3,998	3,706	-	-	-	-	-	-	-	-	-	11,580
Fire Alarm & Building Alarm Monitoring	1,080	500	100	-	-	-	-	-	-	-	-	-	1,680
Gazebo and Trellis Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	63,194	-	-	-	-	-	-	-	-	-	-	-	63,194
Flood Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	6,200	6,000	6,000	-	-	-	-	-	-	-	-	-	18,200
Janitorial Supplies	260	260	375	-	-	-	-	-	-	-	-	-	895
Landscape Maintenance	1,960	1,960	1,960	-	-	-	-	-	-	-	-	-	5,880
Landscape Replacement (Includes Mulching)	-	15,782	32,928	-	-	-	-	-	-	-	-	-	48,710
Management Fees	10,272	38,513	22,130	-	-	-	-	-	-	-	-	-	70,915
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Clubhouse Supplies	1,474	4,073	1,017	-	-	-	-	-	-	-	-	-	6,564
Pest Control - Exterior	90	90	90	-	-	-	-	-	-	-	-	-	270
Pest Control - Interior	160	160	160	-	-	-	-	-	-	-	-	-	480
Pool, Spa and Waterpark Maintenance	3,790	3,790	3,790	-	-	-	-	-	-	-	-	-	11,370
Pool, Spa and Waterpark Repairs	250	635	-	-	-	-	-	-	-	-	-	-	885
Printing & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs/Maintenance & Supplies (General)	1,700	769	525	-	-	-	-	-	-	-	-	-	2,994
Residential Social Expenses	19,011	5,876	1,735	-	-	-	-	-	-	-	-	-	26,623
Security	7,427	7,854	11,589	-	-	-	-	-	-	-	-	-	26,871
Telephone	76	105	105	-	-	-	-	-	-	-	-	-	287
Trash Collection/Recycling	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	1,325	-	-	-	-	-	-	-	-	-	-	1,325
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	2,230	3,350	12,625	-	-	-	-	-	-	-	-	-	18,205
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 124,809</b>	<b>\$ 96,923</b>	<b>\$ 107,569</b>	<b>\$ -</b>	<b>329,301</b>								
<b>Total Operations &amp; Maintenance</b>	<b>\$ 252,771</b>	<b>\$ 221,648</b>	<b>\$ 244,548</b>	<b>\$ -</b>	<b>718,967</b>								
<b>Total Expenditures</b>	<b>\$ 289,637</b>	<b>\$ 249,716</b>	<b>\$ 256,285</b>	<b>\$ -</b>	<b>795,638</b>								
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (278,257)</b>	<b>\$ (40,471)</b>	<b>\$ 1,945,408</b>	<b>\$ -</b>	<b>1,626,680</b>								
<b>Net Change in Fund Balance</b>	<b>\$ (278,257)</b>	<b>\$ (40,471)</b>	<b>\$ 1,945,408</b>	<b>\$ -</b>	<b>1,626,680</b>								

**Palm Glades**  
**Community Development District**  
**Long Term Debt Report**

Special Assessment Refunding Bonds, Series 2016		
Original Issue Amount: 04/28/2016		\$12,435,000
Term 1:	\$4,590,000.00	
Interest Rate:	2.631%	
Maturity Date:	5/1/2025	
Term 2:	\$3,855,000.00	
Interest Rate:	3.750%	
Maturity Date:	5/1/2031	
Term 3:	\$3,990,000.00	
Interest Rate:	4.000%	
Maturity Date:	5/1/2036	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$449,800	
Reserve Fund Balance	549,853	
Bonds Outstanding at - 9/30/22		\$9,490,000
Less: Principal Payment - 05/01/23		(\$530,000)
Less: Principal Payment - 05/01/24		(\$550,000)
Less: Principal Payment - 05/01/25		(\$565,000)
<b>Current Bonds Outstanding</b>		<b>\$7,845,000</b>

Special Assessment Refunding Bonds, Series 2017		
Original Issue Amount: 08/31/2017		\$9,755,000
Term 1:	\$1,085,000.00	
Interest Rate:	3.500%	
Maturity Date:	5/1/2021	
Term 2:	\$2,120,000.00	
Interest Rate:	4.000%	
Maturity Date:	5/1/2027	
Term 3:	\$6,550,000.00	
Interest Rate:	5.000%	
Maturity Date:	5/1/2039	
Reserve Fund Definition	125% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$125,000	
Reserve Fund Balance	151,918	
Bonds Outstanding at - 9/30/22		\$8,350,000
Less: Principal Payment - 05/01/23		(\$330,000)
Less: Principal Payment - 05/01/24		(\$345,000)
Less: Principal Payment - 05/01/25		(\$360,000)
<b>Current Bonds Outstanding</b>		<b>\$7,315,000</b>

**Palm Glades**  
**Community Development District**  
**Long Term Debt Report**

<b>Senior Special Assessment Bonds, Series 2018 A-1</b>		
Original Issue Amount: 05/31/2018		\$9,455,000
Term 1:	\$1,165,000	
Interest Rate:	3.000%	
Maturity Date:	11/1/2024	
Term 2:	\$910,000	
Interest Rate:	3.500%	
Maturity Date:	11/1/2028	
Term 3:	\$2,960,000	
Interest Rate:	4.000%	
Maturity Date:	11/1/2038	
Term 4:	\$4,420,000	
Interest Rate:	4.200%	
Maturity Date:	11/1/2048	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$276,720	
Reserve Fund Balance	333,384	
Bonds Outstanding - 05/31/2018		\$9,455,000
Less: Principal Payment - 11/1/19		(\$180,000)
Less: Principal Payment - 11/1/20		(\$185,000)
Less: Principal Payment - 11/1/21		(\$190,000)
Less: Principal Payment - 11/1/22		(\$195,000)
Less: Principal Payment - 11/1/23		(\$205,000)
Less: Principal Payment - 11/1/24		(\$210,000)
Less: Principal Payment - 11/1/25		(\$215,000)
<b>Current Bonds Outstanding</b>		<b>\$8,075,000</b>
<b>Subordinate Special Assessment Bonds, Series 2018 A-2</b>		
Original Issue Amount: 05/31/2018		\$1,935,000
Term 1:	\$165,000	
Interest Rate:	3.725%	
Maturity Date:	11/1/2023	
Term 2:	\$210,000	
Interest Rate:	4.500%	
Maturity Date:	11/1/2028	
Term 3:	\$585,000	
Interest Rate:	5.000%	
Maturity Date:	11/1/2038	
Term 4:	\$975,000	
Interest Rate:	5.125%	
Maturity Date:	11/1/2048	
Reserve Fund Definition	25% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$32,167	
Reserve Fund Balance	38,754	
Bonds Outstanding - 05/31/2018		\$1,935,000
Less: Principal Payment - 11/1/19		(\$30,000)
Less: Principal Payment - 11/1/20		(\$30,000)
Less: Principal Payment - 11/1/21		(\$35,000)
Less: Principal Payment - 11/1/22		(\$35,000)
Less: Principal Payment - 11/1/23		(\$35,000)
Less: Principal Payment - 11/1/24		(\$40,000)
Less: Principal Payment - 11/1/25		(\$40,000)
<b>Current Bonds Outstanding</b>		<b>\$1,690,000</b>

**Palm Glades**  
**Community Development District**  
**Long Term Debt Report**

Special Assessment Bonds, Series 2020		
Original Issue Amount: 04/29/2020		\$845,000
Term 1:	\$60,000	
Interest Rate:	3.250%	
Maturity Date:	5/1/2024	
Term 2:	\$785,000	
Interest Rate:	4.000%	
Maturity Date:	5/1/2050	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$25,500	
Reserve Fund Balance	29,672	
Bonds Outstanding - 04/29/2020		\$845,000
Less: Principal Payment - 05/1/21		(\$15,000)
Less: Principal Payment - 05/1/22		(\$15,000)
Less: Principal Payment - 05/1/23		(\$15,000)
Less: Principal Payment - 05/1/24		(\$15,000)
Less: Principal Payment - 05/1/25		(\$20,000)
<b>Current Bonds Outstanding</b>		<b>\$765,000</b>

Special Assessment Bonds, Series 2021		
Original Issue Amount: 10/25/2021		\$550,000
Term 1:	\$62,000	
Interest Rate:	2.200%	
Maturity Date:	12/15/2026	
Term 2:	\$69,000	
Interest Rate:	2.700%	
Maturity Date:	12/15/2031	
Term 3:	\$174,000	
Interest Rate:	3.125%	
Maturity Date:	12/15/2041	
Term 4:	\$245,000	
Interest Rate:	4.000%	
Maturity Date:	12/15/2051	
Reserve Fund Definition	10% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$3,077	
Reserve Fund Balance	3,491	
Bonds Outstanding - 10/25/2021		\$550,000
Less: Principal Payment -12/15/22		(\$12,000)
Less: Principal Payment -12/15/23		(\$12,000)
Less: Principal Payment -12/15/24		(\$12,000)
Less: Principal Payment -12/15/25		(\$13,000)
<b>Current Bonds Outstanding</b>		<b>\$501,000</b>

**PALM GLADES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts - Miami Dade County  
Fiscal Year 2026

**ASSESSED THROUGH MIAMI-DADE COUNTY**

PHASE I							TOTAL ASSESSMENT LEVY GROSS				
							General Fund		S2016	S2018	Total
							\$977,682.75	\$459,543.15	\$946,946.02	\$385,715.55	\$2,769,887.47
							35.30%	16.59%	34.19%	13.93%	100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	Adm&Field	Clubhouse	2016A DSF Portion	Club Debt	Total
11/12/25	10/1-10/31/25	\$11,900.88	\$476.04	\$114.25	\$0.00	\$11,310.59	\$3,992.28	\$1,876.50	\$3,866.77	\$1,575.04	\$11,310.59
11/17/25	11/1-11/10/25	\$90,028.68	\$3,545.30	\$864.83	\$0.00	\$85,618.55	\$30,220.64	\$14,204.70	\$29,270.56	\$11,922.65	\$85,618.55
11/18/25	06/01-10/31/25	\$27,158.17	\$1,397.81	\$257.60	\$0.00	\$25,502.76	\$9,001.67	\$4,231.08	\$8,718.67	\$3,551.34	\$25,502.76
11/28/25	11/11/25 - 11/30/25	\$94,831.86	\$3,793.31	\$910.39	\$0.00	\$90,128.16	\$31,812.39	\$14,952.87	\$30,812.26	\$12,550.63	\$90,128.16
12/05/25	11/21/25 - 11/30/25	\$2,277,376.61	\$91,096.09	\$21,862.81	\$0.00	\$2,164,417.71	\$763,971.06	\$359,091.60	\$739,953.07	\$301,401.98	\$2,164,417.71
12/24/25	12/01/25-12/15/25	\$86,343.91	\$3,334.77	\$830.09	\$0.00	\$82,179.05	\$29,006.61	\$13,634.06	\$28,094.69	\$11,443.69	\$82,179.05
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$2,587,640.11</b>	<b>\$103,643.32</b>	<b>\$24,839.97</b>	<b>\$0.00</b>	<b>\$2,459,156.82</b>	<b>\$868,004.65</b>	<b>\$407,990.82</b>	<b>\$840,716.02</b>	<b>\$342,445.33</b>	<b>\$2,459,156.82</b>

93%	Percent Collected
\$ 182,247.36	Balance Remaining to Collect

**PALM GLADES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts - Miami Dade County  
Fiscal Year 2026

**ASSESSED THROUGH MIAMI-DADE COUNTY**

PHASE II							TOTAL ASSESSMENT LEVY GROSS						
							General Fund		S2017	S2018	S2020	S2021	Total
							\$887,756.85	\$396,140.94	\$765,529.31	\$332,499.18	\$53,684.21	\$32,388.36	\$2,467,998.85
							35.97%	16.05%	31.02%	13.47%	2.18%	1.31%	100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS	Adm&Field	Clubhouse	2017 DSF Portion	Club Debt	Expansion Area	2021 DSF Portion	Total
11/17/25	11/1-11/10/25	\$97,309.27	\$3,892.36	\$934.17	\$0.00	\$92,482.74	\$33,266.70	\$14,844.50	\$28,686.50	\$12,459.66	\$2,011.70	\$1,213.68	\$92,482.74
11/18/25	06/01-10/31/25	\$15,085.90	\$720.43	\$143.65	\$0.00	\$14,221.82	\$5,115.69	\$2,282.76	\$4,411.36	\$1,916.02	\$309.35	\$186.64	\$14,221.82
11/28/25	11/11/25 - 11/30/25	\$80,916.64	\$3,236.65	\$776.80	\$0.00	\$76,903.19	\$27,662.63	\$12,343.81	\$23,854.00	\$10,360.72	\$1,672.81	\$1,009.23	\$76,903.19
12/05/25	11/21/25 - 11/30/25	\$2,050,835.19	\$82,032.98	\$19,688.03	\$0.00	\$1,949,114.18	\$701,110.32	\$312,854.25	\$604,580.52	\$262,592.86	\$42,397.37	\$25,578.87	\$1,949,114.18
12/24/25	12/01/25-12/15/25	\$38,279.71	\$1,324.26	\$369.55	\$0.00	\$36,585.90	\$13,160.21	\$5,872.44	\$11,348.29	\$4,929.01	\$795.82	\$480.13	\$36,585.90
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$2,282,426.71</b>	<b>\$91,206.68</b>	<b>\$21,912.20</b>	<b>\$0.00</b>	<b>\$2,169,307.83</b>	<b>\$780,315.55</b>	<b>\$348,197.75</b>	<b>\$672,880.67</b>	<b>\$292,258.27</b>	<b>\$47,187.05</b>	<b>\$28,468.54</b>	<b>\$2,169,307.83</b>

92%	Percent Collected
\$ 185,572.14	Balance Remaining to Collect