

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 16, 2023**

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, FEBRUARY 16, 2023 AT 2:00 P.M.
NORTH RIVER RANCH CLUBHOUSE
LOCATED AT 11510 LITTLE RIVER WAY, PARRISH, FL 34219**

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Matt O'Brien Brent Dunham Bruce Danielson Allison Martin Vacant
District Manager	Inframark	Brian Lamb Angie Grunwald
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	ZNS Engineering	Jeb C. Mulock

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

The meeting will begin at 2:00 p.m.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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

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

February 16, 2023
Parrish Plantation Community Development District

Dear Board Members:

The Regular Meeting of Parrish Plantation Community Development District will be held on **February 16, 2023 at 2:00 p.m. at the North River Ranch Clubhouse located at 11510 Little River Way, Parrish, FL 34219.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

BOARD OF SUPERVISORS REGULAR MEETING

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Acceptance of Board of Supervisor Resignation- Supervisor KingTab 01
- B. Appointment of Supervisor to Open Board Seat
 - i. Administer Oath of Office
 - ii. Confirmation of Supervisor Compensation
- C. Consideration of Resolution 2023-04; Redesignating Officers.....Tab 02
- D. Consideration of Engineer's Validation Report.....Tab 03
- E. Consideration of Bond Validation Report.....Tab 04
- F. Consideration of Resolution 2023-05; Amended Authorizing Bond Resolution.....Tab 05
- G. Discussion on Facilities Rules & Regulations.....Tab 06
- H. Discussion on Recreational Facilities Policy..... Tab 07
- I. Discussion on Golf Cart Use Policy..... Tab 08
- J. Consideration of Resolution 2023-06; Setting Public Hearing to Adopt Recreational, Facilities & Golf Cart Use Policies.....Tab 09
- K. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisors Landowner Election November 17, 2022 Tab 10
- B. Consideration of Board of Supervisors Regular Meeting November 17, 2022 Tab 11
- C. Consideration of Operations and Maintenance Expenditures October 2022 Tab 12
- D. Consideration of Operations and Maintenance Expenditures November 2022 Tab 13
- E. Consideration of Operations and Maintenance Expenditures December 2022..... *Under Separate Cover*
- F. Review of Financial Statements for Month Ending December 31, 2022..... *Under Separate Cover*

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager Tab 14
 - i. Inspection Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJOURNMENT

Sincerely,



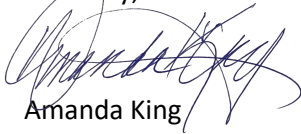
Brian Lamb
Inframark

January 11, 2023

To whom it may concern,

Please allow this letter to serve as my resignation from the Parrish Plantation CDD Board.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amanda King", with a large, stylized flourish extending from the end of the signature.

Amanda King

RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF PARRISH
PLANTATION COMMUNITY DEVELOPMENT DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Parrish Plantation Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Manatee; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16th DAY OF FEBRUARY, 2023.

ATTEST:

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman

The Expansion Area of Parrish Plantation Community Development District

Bond Validation Report

February 2023

Prepared By:

**ZNS Engineering, L.C.
1023 Manatee Avenue West, 7th Floor
Bradenton, FL 34205**

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 - 6. Stormwater Management
 - 7. Landscaping and Irrigation
 - 8. Hardscape
 - 9. Professional Fees, Design/Permitting
 - 10. Consultants/Contingencies
 - 11. Off-Site Improvements
 - 12. Amenities
- IV. PUBLIC IMPROEVMENTS COSTS
- V. SUMMARY AND CONCLUSION

EXHIBITS

- A. VICINITY MAP Exhibit A
- B. PUBLIC IMPROVEMENTS COST Exhibit B

I. INTRODUCTION

The District was established by Manatee County Ordinance 19-33 effective October 8, 2019 with 199.446 acres. The District added a boundary amendment that adjusted the acreage to 201.053 acres. The District expanded additional lands known as the Parrish Plantation Expansion Area. This expansion area was added to the District under ordinance 21-32 effective August 24, 2021 to add 591.242 acres. This makes the total Parrish Plantation Community Development District area approximately 792.295 acres. The District's purpose is to construct, maintain and operate all or a portion of the public improvements and community facilities within the District. This Bond Validation Report is to provide the estimated cost of the public improvements and community facilities being funded by the District for the Parrish Plantation Expansion Area.

The Expansion area of Parrish Plantation Community Development District ("District"), is comprised of 591.242 acres, located north of State Road No. 62 and east of US 301 North in Section 21, Township 33 South, Range 19 East. See attached Vicinity Map as exhibit A

II. DEVELOPMENT

The Parrish Plantation Expansion Area is owned by CWR LAC Cone, LLC, JEN Tampa 4, LLC & Homes by WestBay.

The public improvements to be constructed within the expansion area are to include, but are not limited to, stormwater management facilities, wastewater collection system, water and reclaimed water distribution system, roadway infrastructure, amenity buildings, parks and recreation as well as landscaping, hardscaping and irrigation.

III. PUBLIC IMPROVEMENTS

The following sections provide brief description of the public improvements proposed to the Parrish Plantation Expansion Area.

1. Roadway Infrastructure:

Roadways are to include asphalt, base, subgrade, sidewalks, curb and gutter. All roadways will be designed in accordance with Manatee County standards. Manatee County will own and maintain the public roadways.

2. Street Lighting:

The District may enter into a lease agreement with Florida Power and Light (FPL) for the street light installation and maintenance cost, and will pay those costs through an annual operations and maintenance assessment. All FPL installed street lights will be owned and maintained by FPL. The District also may install solar street lighting in portions of the project which will be owned and maintained by the District.

3. Potable Water:

The District property is located in the Manatee County Utilities service area. Manatee County has been and will continue to provide potable water service to the District property. The water supply system will be designed in accordance with Manatee County standards. Manatee County will own and maintain the water facilities.

4. Reclaimed Water:

The District property is located within the Manatee County Utilities service area. Manatee County has been and will continue to provide reclaimed water service to the District property. The reclaimed water supply system will be designed in accordance with Manatee County standards. Manatee County will own and maintain the reclaimed water facilities.

5. Sanitary Sewer:

The District property is located within Manatee County Utilities service area. Manatee County has been and will continue to provide sanitary sewer service to the District property. The system will be designed in accordance with Manatee County standards. Manatee County will own and maintain these facilities.

6. Stormwater Management:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, pipe culverts, control structures and ponds. The stormwater management system is regulated by Manatee County and the Southwest Florida Water Management District (SWFWMD). Water management and control systems will be designed in accordance with Manatee County standards. The District will own and maintain these facilities.

7. Landscape & Irrigation:

Manatee County has distinct design criteria requirements for planting and irrigation design therefore this project will at minimum meet those requirements, but in most cases exceed the requirements with enhancements for the benefit of the community. The District will own and maintain the landscape and irrigation along collector roads, within park sites and open space throughout the project. Additional landscape improvements may include wetland enhancements where deemed necessary.

8. Hardscape:

Unique hardscape and/or entry designs may be designed for the benefit of the community. Other community hardscape features may include fencing, walls, playgrounds, benches and trashcans. The hardscape will be owned and maintained by the District.

9. Professional Fees, Design & Permitting:

Permitting fees for various jurisdictions are required for submittal and approval of the development. Additionally, Engineering & Surveying are services needed to design and construct the community. The fees associated with the public improvements may be funded by the District.

10. Consultants & Contingencies:

In most developments consultants such as Environmental, Geotechnical and traffic engineers are required to develop the community. The fees associated with consulting may be funded by

the district.

11. Off-Site Improvements:

Off-Site improvements such as turn lanes and utilities are needed to serve the community. The District will fund the off-site public improvements but the improvements will be owned and maintained by Manatee County.

12. Amenities:

Amenities such as swim facilities, amenity buildings, recreational trail systems, boardwalks and parks may be planned throughout the community and will be owned and maintained by the District.

IV. PUBLIC IMPROVEMENTS COST

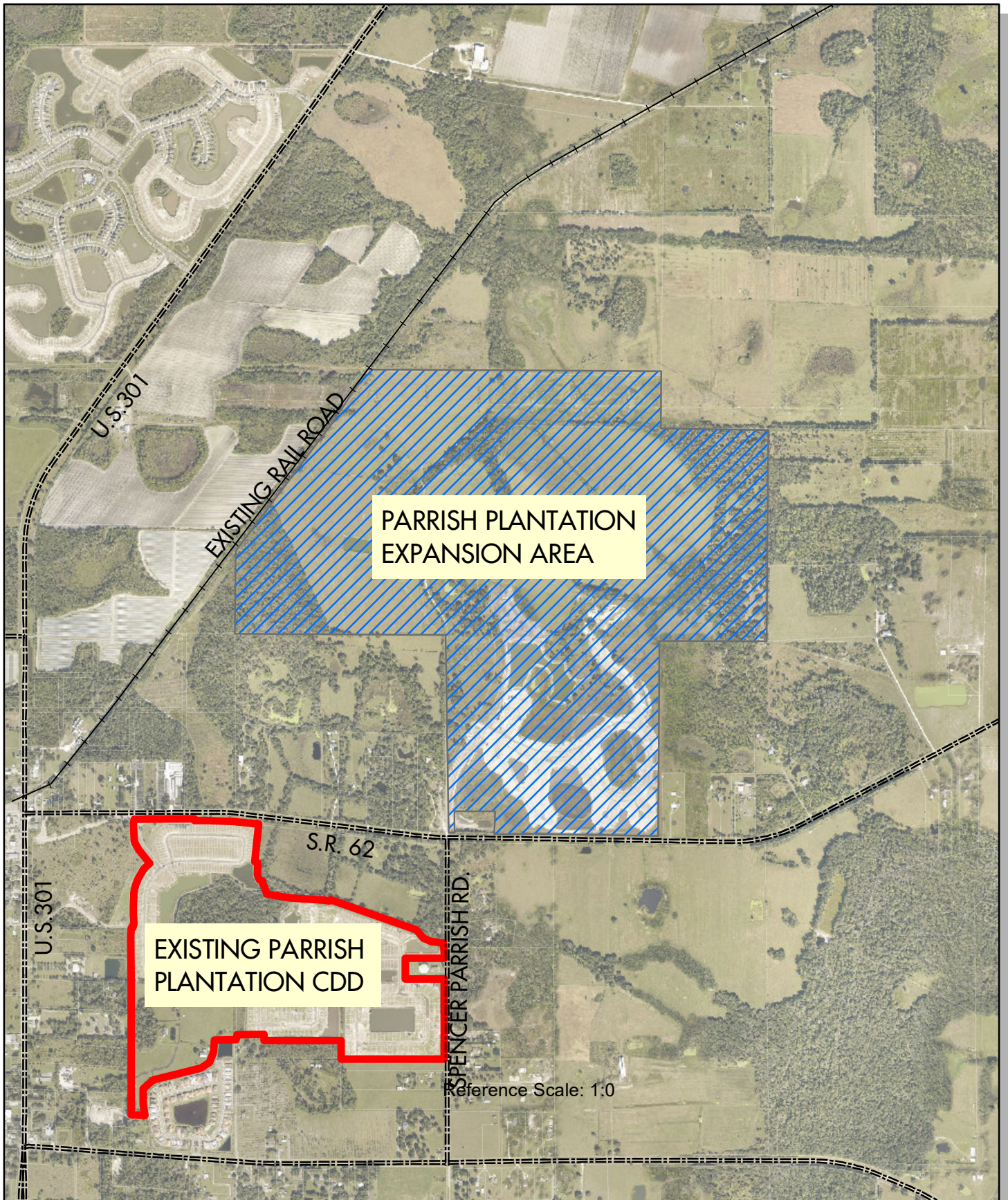
See exhibit B for the estimated cost of the public improvements in the Parrish Plantation Expansion Area to be funded by the District.

V. SUMMARY AND CONCLUSION

The Expansion Area of Parrish Plantation will be designed in accordance with current governmental regulations and requirements. The projects will serve their intended function so long as the construction is in substantial compliance with the design. The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements will benefit and add value to the District. The cost estimates are based on prices currently being experienced in Southwest Florida. Actual costs may vary depending on economic factors, final engineering and approvals from regulatory agencies.

Jeb C. Mulock, P.E.
Florida License No. 64692

PARRISH PLANTATION CDD EXPANSION



FILE PATH: O:\Wpfiles\CONC RANCH SOUTH (451311)\Working\ENG\CDD\GIS\CDD Expansion exhibit.mxd



Proposed Infrastructure Cost Estimate
Parrish Plantation Community Development District

Item	Description	Parrish Plantation Original Cost	Parrish Plantation Expansion Area Cost	Total
1	Roadways	\$ 5,328,223	\$ 3,607,031	\$ 8,935,254
2	Street/Entry Lighting	\$ -	\$ 320,625	\$ 320,625
3	Potable Water	\$ 3,421,860	\$ 2,301,019	\$ 5,722,879
4	Sanitary Sewer	\$ -	\$ 5,287,106	\$ 5,287,106
5	Stormwater Management	\$ 2,887,083	\$ 7,882,031	\$ 10,769,114
6	Landscaping/Irrigation	\$ -	\$ 5,878,125	\$ 5,878,125
7	Hardscaping	\$ -	\$ 374,063	\$ 374,063
8	Professional Fees, Design and Permitting	\$ -	\$ 1,603,125	\$ 1,603,125
9	Consultants/Contingencies/Other	\$ -	\$ 4,862,250	\$ 4,862,250
10	Off-Site Improvements	\$ 1,243,667	\$ 2,850,000	\$ 4,093,667
11	Amenities	\$ 3,109,167	\$ 2,500,000	\$ 5,609,167
TOTAL		\$ 15,990,000	\$ 37,465,375	\$ 53,455,375

2023

2/10/2022

Parrish Plantation

**COMMUNITY
DEVELOPMENT
DISTRICT**

BOND VALIDATION REPORT

TABLE 1

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS			
DESCRIPTION	ORIGINAL PROJECT COSTS	EXPANSION COSTS	TOTAL PROJECT COSTS
Roadways	5,328,223	3,607,031	8,935,254
Street/Entry Lighting		320,625	320,625
Potable Water	3,421,860	2,301,019	5,722,879
Sanitary Sewer		5,287,106	5,287,106
Stormwater Management	2,887,083	7,882,031	10,769,114
Landscaping/Irrigation		5,878,125	5,878,125
Hardscaping		374,063	374,063
Professional fees, Design, and Permitting		1,603,125	1,603,125
Consultants/Contingencies/Others		4,862,250	4,862,250
Off-site Improvements	1,243,667	2,850,000	4,093,667
Amenities	3,109,167	2,500,000	5,609,167
TOTAL	15,990,000	37,465,375	53,455,375

TABLE 2

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT		
Coupon Rate ⁽¹⁾		8.00%
Term (Years)		33
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$38,480,000.00
Construction Fund		\$24,555,989.00
Capitalized Interest (Months) ⁽²⁾	36	\$9,235,200.00
Debt Service Reserve Fund	100%	\$3,418,079.64
Underwriter's Discount	2.00%	\$769,600.00
Cost of Issuance		\$500,000.00
Rounding		\$1,131.36
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$3,418,079.64
Collection Costs and Discounts @	6.00%	\$218,175.30
TOTAL ANNUAL ASSESSMENT		\$3,636,254.93
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

RESOLUTION NO. 2023-05

A RESOLUTION OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, AMENDING RESOLUTION 2020-21 OF THE DISTRICT TO INCREASE THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS AUTHORIZED TO BE ISSUED BY \$58,305,000, IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION BY THE DISTRICT OF ALL OR A PART OF THE COSTS OF THE DESIGN, PERMITTING, ACQUISITION, CONSTRUCTION AND INSTALLATION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS; RATIFYING AND REAFFIRMING RESOLUTION 2020-21, EXCEPT AS MODIFIED HEREIN; AUTHORIZING THE INSTITUTION OF VALIDATION PROCEEDINGS RELATING TO THE INCREASE IN AUTHORIZED AGGREGATE PRINCIPAL AMOUNT OF THE FOREGOING BONDS; AUTHORIZING AND APPROVING OTHER MATTERS RELATING TO THE FOREGOING BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Parrish Plantation Community Development District (the "District") was created pursuant to Ordinance No. 19-33 of Manatee County, Florida, in the manner provided by Chapter 190, Florida Statutes, as subsequently amended, and other applicable law (collectively, the "Act"); and

WHEREAS, the District is authorized by the Act to issue bonds for the purposes, among other things, of providing community development systems, facilities, services, projects, improvements, infrastructure and other public facilities to the District community; and

WHEREAS, pursuant to Resolution 2020-21 (the "Original Bond Resolution"), adopted by the Board of Supervisors (the "Board") on October 18, 2019, the District has previously authorized the issuance of its Special Assessment Revenue Bonds, in one or more series (the "Bonds"), in a principal amount not to exceed \$20,240,000 for the principal purpose of financing the construction and acquisition of the Project (as defined in the Original Bond Resolution), which Bonds have been validated in said amount pursuant to a Final Judgment Validating Bonds issued on February 3, 2020, in the Circuit Court of the Twelfth Judicial Circuit of the State of Florida, in and for the County (the "Prior Validation"); and

WHEREAS, the District has previously issued Bonds under the Original Bond Resolution and the Prior Validation in the initial aggregate principal amount of \$14,050,000 (the "Prior Bonds"), which are secured pursuant to that certain Master Trust Indenture dated February 1, 2021 (the "Master Indenture"); and

WHEREAS, the District desires to amend the Original Bond Resolution to increase the not to exceed aggregate principal amount of Bonds authorized by an additional \$58,305,000, to acquire, construct and reconstruct additional Projects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

SECTION 1. Authorization. The Original Bond Resolution is hereby amended by changing, in each place it appears in the Original Bond Resolution, the not to exceed aggregate principal amount of Bonds authorized to be issued pursuant to the Original Bond Resolution from \$20,240,000 to \$78,545,000, thereby effectively authorizing the issuance of an additional \$58,305,000 of Bonds (the "Additional Bonds").

SECTION 2. Approval of Indenture. As set forth in the Original Bond Resolution, the Bonds shall be issued pursuant to the Master Indenture and any Supplemental Trust Indenture thereto entered into in connection with the issuance of a Series of Bonds (collectively, the "Indenture"). The Master Indenture is hereby ratified and, by this reference, is incorporated in this Resolution as if set forth in full herein.

SECTION 3. Validation. Counsel for the District is authorized and directed to prepare, file and prosecute proceedings to validate the Additional Bonds, as Bonds authorized to be issued under the Master Indenture, in the manner prescribed by the laws of Florida.

SECTION 4. Trustee. The District hereby authorizes and reapproves U.S. Bank Trust Company, National Association, as successor Trustee, to serve under the Indenture and to take the actions required of the Trustee in connection with the execution and delivery of the Additional Bonds.

SECTION 5. Open Meetings. It is hereby found and determined that all acts of the Board concerning and relating to adoption of this Resolution were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements, including, but not limited to, the requirements of Florida Statutes, Section 286.011.

SECTION 6. Inconsistent Resolutions and Motions. Except as modified by this Resolution, the Original Bond Resolution shall remain in full force and effect and is hereby ratified and reaffirmed. All other prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 7. Approval of Prior Actions. All actions taken to date by the members of the Board and the staff of the District in furtherance of the issuance of the Additional Bonds are hereby approved, confirmed and ratified.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED THIS 16th day of February, 2023.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

[SEAL]

By: _____
Chairman

Attest:

By: _____
Secretary

PARRISH PLANTATION

Community Development District

Recreational Facilities Rules & Regulations

Proposed February 8th, 2023

Recreational Facilities Rules & Regulations

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Recreational Facilities Rules & Regulations

General

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

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

Definitions

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards (also referred to as “Fobs”) – Amenity Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Rules and Regulations strictly for the use of the Member to access the Recreational Facilities in accordance with these Rules and Regulations. The Amenity Access Cards or Fobs will be issued during closing by a representative from Homes by WestBay.
3. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at a cost of \$950.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the Parrish Plantation Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management; District Manager – Those agents and representatives of the management firm hired by the District.

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

Conduct Code

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

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

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

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

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

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

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

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

Lease Procedures and Transfer of Privileges

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

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older. Members 12-14 years of age may not have Guests unless they are accompanied by an Adult. Members 15-17 years of age may have one Guest.
8. Members and Guests may use the Recreational Facilities as follows:
 - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
 - b. The Amenity Access Card or Fob is used to access the swimming pool facility, dog park, and playground. Age restrictions apply.
 - c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
 - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
 - e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
 - f. Hours for the Community Facilities are from dawn to dusk. Manatee County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
 - h. Skateboarding or use of similar equipment will not be permitted anywhere on the Community Facilities.
 - i. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.

- j. Proper disposal of personal trash is required.
 - k. Profanity and bullying will not be tolerated.
 - l. No vandalizing of Community Facilities.
 - m. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at all other Recreational Facilities.
 - n. Diving or flips from the deck into the swimming pool will not be allowed.
 - o. No fighting.
 - p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
 - q. Members or Guests may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages within the Community Facilities.
 - r. Illegal drugs and paraphernalia are prohibited.
 - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Community Areas.
 - t. Community Facilities shall be used only for the purpose for which they are designed.
 - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
 5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
 6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, Guests and invitees.

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

Community Facility Reservation Policies

Private reservations of recreational facilities are prohibited, except as provided in the attached Pool Cabana Usage Agreement (Exhibit "A").

Community Ponds

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

Dog Park Rules (the "Dog Park")

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

7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of twelve (12) are not permitted within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Human or dog food inside the Dog Park is prohibited.
13. Dog handlers must clean up any dog droppings made by their pets.
15. Dog handlers must fill in any holes made by their pets.
16. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
17. The Dog Park is designated a "No Smoking" area.

Playground Rules (the "Park")

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of profanity and/or disruptive behavior will not be tolerated.
7. Report violators, damaged equipment and unsafe conditions to the District Manager.
8. Call 911 in the event of an emergency and inform the District Manager.

Swimming Pool Facility (the “Pool Facilities”)

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

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

Violation of Rules and Regulations

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

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

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

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

POOL CABANA USAGE AGREEMENT RELEASE OF LIABILITY AND INDEMNIFICATION

1. **PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the cabana area and related facilities (hereinafter, the "Facilities"), located within the Parrish Plantation community in Manatee County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Pool Cabana as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a rental fee of \$25.00 for rentals up to six (6) hours or \$50.00 for rentals over six (6) hours) plus a refundable security deposit in the amount of \$100.00 for the Applicant. All monies must be in the form of U.S. Bank Check. Please make two separate checks (one each for the rental fee and security deposit) payable to:

PARRISH PLANTATION CDD

3. The undersigned, _____, (the Applicant), has applied to the District to use the Pool Cabana as follows:

Applicant Address: _____

Purpose: _____

Date of Event: _____ Phone: _____

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

Maximum Number of Attendees (NOT TO EXCEED 25): _____

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

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

APPLICANT

Signature

Print Name

Date

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Print Name & Title

Date

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

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

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to the Parrish Plantation Community Development District as payment for pool cabana rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: ____ / ____ / ____

NAME OF ISSUER: ____

DOB: _____

ADDRESS: _____

HOME PHONE: (____) ____ - ____

CELL PHONE: (____) ____ - ____

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

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____) ____ - ____

AMOUNT OF CHECK: \$

REASON FOR CHECK: ____

Non-Sufficient Funds (NSF) Policy:

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

Parrish Plantation Community Development District

Recreational Facilities Policies

Adopted _____, 2023

Definitions

“Board” shall mean the District’s Board of Supervisors.

“District” shall mean the Parrish Plantation Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean [<http://parrishplantationcdd.com>]

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Reciprocal Amenity Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Parrish Plantation Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Parrish Plantation Member” shall mean any individual not owning property in the District, but who owns property or is a tenant of a property located in the Parrish Plantation CDD and who has paid the Reciprocal Amenity Annual User Fee to the District for use of the Recreational Facilities.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Parrish Plantation Members, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the dog park, pool, splash area, playground, community park, and adjacent parking lot together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Key Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District does not issue free initial key fobs.
3. If the current Residents sell their property, then they may transfer their key fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase a key fob from the District for a non-refundable fee of \$25.00 per key fob.
4. Tenants who have proof of a valid rental agreement will be issued key fobs after they pay the District a non-refundable fee of \$25.00 per key fob.
5. There is a \$25.00 non-refundable fee to replace a lost key fob or to purchase an additional key fob. No more than 4 key fobs (issued to those 16 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their key fobs to another person to allow them to utilize the Recreational Facilities. To obtain a key fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Parrish Plantation Members will be able to use their key fobs for the Recreational Facilities equipped with access systems if they pay the Reciprocal Amenity Annual User Fee.
8. Pursuant to industry best management practices the District purges its key fob database system every 4 years and requires Patrons to contact the District Manager to re-activate their key fobs. The District will provide at least 2 months' notice prior to purging the database.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such changes on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. Each Patron household may bring no more than 5 persons as Guests to the Recreational Facilities at one time. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited applicable policies or by the capacity of such space.
3. All Patrons and their Guests shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 16 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's driver license.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities is available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
9. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
10. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
11. No Patron or Guest wearing a wet bathing suit may sit on the indoor cabana furniture.
12. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency

service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event. Short term or emergency overnight parking of any kind in the parking lot will be only be allowed with permission and a parking pass from the District Manager.

13. Except for designated parking areas, off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
14. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
15. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
16. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
17. No fishing or swimming is permitted in any District stormwater ponds.
18. Audio or Video playing devices must be kept at reasonable volumes.
19. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
20. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.
21. The District Manager has the right to authorize all programs and activities, including the number of participants, usage of supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
22. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager as well as the District Manager via the contact information on the District’s website.
23. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District’s website.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Area Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours.
3. Pool parties are not permitted.
4. The pool or splash area is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No glass containers are permitted in the fenced pool or splash area.
9. No Food or Beverages are permitted in the pool, splash area, or on the wet deck.
10. Patrons and their Guests should shower before entering the pool or splash area.
11. The pool furniture may not be reserved and is on a first-come basis for usage.
12. Pool furniture must be kept ten feet from the pools edge at all times.
13. Pool Furniture should not be removed from the fenced pool or splash area.
14. No profanity, harassment, diving, running, rough housing, chicken fighting, or horseplay is permitted.
15. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool or splash area.
16. No Balls, Frisbees, Squirt Guns, etc... allowed in the fenced pool or splash area. Toys that are allowed must be made with soft material.
17. Floatation devices are allowed provided they are used in a normal and safe manner.
18. Swimming lanes must be kept open when in use by lap swimmers.

Playground and Dog Park Policies

1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping from the playground equipment.
6. Profanity, rough-housing, and disruptive behavior are prohibited.
7. You must pick up your animal's waste and throw in receptacles.
8. Keep gates closed at all times.

Reciprocal Amenity Annual User Fee

To promote the master planned community known as "Parrish Plantation" the District along with potential other Parrish Plantation Districts have agreed to permit residents to enjoy the use of many of the shared amenities and recreational features as detailed in their reciprocal joint use agreements and subject to the policies of each CDD.

Anyone who desires to become a Parrish Plantation Member will be required to pay a fair and reasonable Reciprocal Amenity Annual User Fee of \$75, payable in advance, for a membership for use of the Recreational Facilities on a year to year basis. The rate for an individual is the same as for a family. Upon purchase of the membership, the Parrish Plantation Member is entitled to 2 key fobs for a family unit. Membership becomes effective upon the date full payment of the Reciprocal Amenity Annual User Fee and the Parrish Plantation Member Application are received by the District. The Reciprocal Amenity Annual

User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

These fees cover the cost of the key fobs and administrative costs associated with maintaining the access system. These fees are discounted from the Non-Resident Annual User Fee of the District because of the opportunities District residents have to enjoy the shared recreational features of future Parrish Plantation Districts. The Board may elect to cap the number of Parrish Plantation Members to account for size and capacity limitations of the Recreational Facilities.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's infrastructure expenses and operation and maintenance expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year to year basis. The Non-Resident Annual User Fee is \$1,000 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 key fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The cabana may be rented for private events. The cabana may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 4 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done via email (<http://parrishplantationcdd.com>) with the District Manager and are processed on a first come first serve basis. Renters interested in doing so should contact the District Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

The District retains the right to reserve the Facility for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District's rules and policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

1. **Maximum Rental Duration.** Rentals may be made for up to 5 total hours (including set-up and post-event cleanup)
2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$25
non-Patron Rates	\$100 for up to 20 attendees \$250.00 for 21 attendees or more, up to the maximum designated occupancy

3. **Deposit:** A refundable deposit of \$100.00 is required for any rental.
4. **Rental Process:** Renters interested in renting the Cabana must submit to the District Manager, no later than 14 days prior to the event, a completed Cabana Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The District Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the District Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the District Manager no less than 10 days prior to the date of the event. The District Manager will review the Cabana Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.
5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order (no cash) to the District Manager made payable

to the Parrish Plantation Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.

6. **Cancellations:** The Renter must provide written notice of cancellation to the District Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the District Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises are not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, favors or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off table tops and bathroom area.
 - e. Replace garbage liner.
 - f. Floor should be swept clean.
 - g. Ensure that no damage has occurred to the Cabana and its property.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the District Manager shall bill the Renter for the remaining balance. The District Manager shall determine the amount of deposit to return, if any.

8. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable Manatee County noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
 - e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of a key fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
2. **Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file a report within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the District Manager**
 - a. The District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Appeal of Suspension**
 - a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.
 - f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

6. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.



Memorandum

Date: February 10th, 2023

SUBJECT: Discussion on Golf Cart Use Policy Resolution

Board Supervisors:

Please see the attached example of the resolution for the Golf Cart Use Policy. This policy designates certain areas for golf cart use. It also outlines the requirements for operating golf carts on district roads.

Thank you,

Angie Grunwald, District Manager

2005 Pan Am Circle Ste 300

Tampa, Florida 33607

Off: 813-873-7300 ext 116

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE DESIGNATION OF CERTAIN DISTRICT ROADS AND AREAS FOR GOLF CART USE; MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR SIGNAGE ON SAID DISTRICT ROADS AND AREAS; RESTRICTING THE HOURS OF OPERATION OF GOLF CARTS ON DISTRICT ROADS AND AREAS; IMPOSING REQUIREMENTS FOR GOLF CARTS AND GOLF CART DRIVERS OPERATING ON DISTRICT ROADS AND AREAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 316.212, Florida Statutes, a golf cart may be operated upon a public road which has been designated for golf cart use by the responsible local government entity; and

WHEREAS, The Board of Supervisors ("Board") of the Parrish Plantation Community Development District ("District") is authorized pursuant to Fla. Stat. 190.011(5) to adopt rules and policies for the conduct of District business," and to revise the same from time to time, and

WHEREAS, the District is required to operate and maintain the roadways located in the District;

WHEREAS, the Board has determined that the operation of golf carts within the right-of-way of certain roads located within the District will not impede the safe and efficient flow of motor vehicular traffic; and

WHEREAS, the Board of the District has determined that the speed, volume and character of motor vehicular traffic using certain roads and designated areas located within the District will allow golf carts that may travel along or cross these roads and areas with reasonable safety; and

WHEREAS, the Board of the District has determined that it is in the interests of the District, its residents and the public to designate certain roads and additional areas for golf cart usage; and

WHEREAS, the operation and use of golf carts on District roadways is a privilege and not a right; and

WHEREAS, the Board has determined that it is necessary to implement a policy and registration application for the efficient operation and use of golf carts within the community; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are incorporated herein in their entirety.

2. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the adoption of this Resolution were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Florida Statutes, Section 286.011.

3. Designation of Certain Areas and Roadways. Golf carts may only be operated on District roadways and any other areas specifically designated by the District for golf cart use. Unless expressly permitted herein, driving or parking golf carts on nature walks, bridges, sidewalks, common areas, docks, playgrounds, basketball courts, dog parks, gazebos, conservation areas, ditches, tree preserves, grassy area, pedestrian gates, and any other non-roadway areas is prohibited.

4. Signage and Right of Way The District shall post appropriate signage on any non-roadways designated for golf cart use, to warn motorists that the operation of golf carts is allowed on such non-roadway areas specifically designated for golf cart use. Pedestrians will have the right of way and golf cart operators will yield to such individuals.

5. Parking of Golf Cart Vehicles All golf cart vehicles must be parked in designated golf cart vehicle parking areas or motor vehicle parking areas. No golf cart vehicles shall be parked in a roadway or on any designated golf cart vehicle path.

6. Storage of Golf Cart Vehicles All golf cart vehicles must be stored in an enclosed garage and otherwise in compliance with the rules and regulations of the District and the individual property owner's association, as may be applicable.

7. Golf Cart Hours of Operation Golf carts with headlights, brake lights, turn signals and a windshield may be operated on the designated District roads and areas referenced herein at all hours of the day. Golf carts lacking the aforementioned equipment may be operated only during the hours between sunrise and sunset.

8. Requirements for Golf Carts Using Designated Roadways All golf carts using roadways and areas which are designated herein for golf cart use, no matter what time of day must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear. All golf carts must be in sound and safe working condition and must be maintained and repaired in accordance with manufacturer's requirements and recommendations. Golf carts shall be operated in accordance with all manufacturer's requirements concerning the golf cart operation. No golf cart may be used to carry more persons at one time than can be safely seated in designated seating areas, and seat belts are recommended when transporting children and where required by Florida law.

9. Requirements for Golf Cart Operators Operators of golf carts on District roads and designated areas must be at least age fourteen (14), have proper insurance, which provides coverage for operation of the golf cart on District roads and designated areas and must obey all applicable traffic laws and posted signs. Owners and/or operators of golf carts shall obey all traffic laws and meet the requirements of current state laws, including Chapter 316.212, *Florida Statutes*. These include laws governing the age of operators, required equipment and safety standards, use of directional or hand signals when making turns, and compliance with regulatory signs.

10. Insurance Liability insurance must be maintained on all golf cart vehicles. Golf cart vehicle drivers using District streets will be required to carry proof of insurance and to provide same to the District upon request.

11. Speed Limits All golf cart vehicles driven on the District roadways and paths shall comply with the posted speed limits. Notwithstanding the foregoing, golf cart vehicle speed shall not exceed 20 miles per hour at any time.

12. Low-Speed Vehicles, ATV's, and Utility Vehicles Low speed vehicles and utility vehicles, as defined in Florida Statute 320.01, and all-terrain vehicles (ATV's), as defined in Florida Statute 316.2074, shall be permitted on District roadways only in accordance with Florida law and this policy.

13. Use of Vehicles by District Supervisors and Staff Notwithstanding anything contained herein to the contrary, District supervisors, staff, employees, and/or contracted vendors may use golf carts and utility vehicles owned and operated by District supervisors, staff, employees, and/or contracted vendors anywhere on District Property in order to conduct District business and operations, including the inspection, operation, management, maintenance, and repair of District Property.

14. Indemnification of the District The owner of a golf cart and/or any person using or riding in a golf cart in Parrish Plantation assumes the risk of property damage, personal injury or death. The District shall not be liable for golf carts operated in Parrish Plantation or any liability arising from or related to the use of a golf cart in Parrish Plantation, whether or not in compliance with this policy and/or applicable law. By operating or riding in a golf cart on any District street or road, each person operating or riding in such golf cart agrees to indemnify, defend, and hold harmless the District, including its residents, supervisors, directors, officers,

agents, managers, management company, attorneys, representatives, employees, agents, successors and assigns, from any and all causes of action, costs, damages, liabilities, suits, claims, losses, and/or harm (collectively, "claims"), of any and every kind or nature, including but not limited equitable and legal claims and claims for personal injury or property damage, arising from or related to operating, using, or riding in a golf cart in the community.

15. Enforcement. Any violation of this Policy, as determined by the Board of Supervisors, may result in suspension or revocation of privileges to operate the golf cart in the community and/or suspension of use of District recreation facilities. Any threat to safety may result in immediate contact to law enforcement and/or legal action. Safety violations and any violation of Florida motor vehicle and traffic laws, as well as other applicable federal, state, and/or local law, shall be reported to and enforced by the Manatee County Sheriffs' Office or other applicable agency.

16. Conflict with County Jurisdiction and/or Authority. To the extent that any provision of this Resolution is preempted by or conflicts with the jurisdiction or authority of the State of Florida and/or Manatee County over the areas designated herein under any State or County law or regulation, the conflicting provision(s) of this Resolution shall have no effect.

17. Severability. The provisions of this Resolution are hereby declared to be severable. If any provision of this Resolution is invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof.

18. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 22 day of March 2023.

PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

Secretary

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S ADOPTION OF ITS RECREATIONAL FACILITIES POLICIES; FACILITIES RULES AND REGULATIONS; GOLF CART USE POLICIES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parrish Plantation Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Manatee County, Florida; and

WHEREAS, pursuant to the provisions of Chapters 120 and 190, Florida Statutes, among others, the District is authorized to adopt rules and policies regarding the operation of the District's recreational amenities; and

WHEREAS, the District desires to adopt the Recreational Amenities Rules and Policies attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

Section 1. A public hearing will be held to adopt the Recreational Facilities Policy, Facilities Rules and Regulations, and Golf Cart Use Policy on _____, at _____ .m., at _____.

Section 2. The District Manager is directed to publish notice of the hearing in accordance with Chapters 120 and 190, Florida Statutes.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16TH DAY OF FEBRUARY, 2023.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Exhibit A: Recreational Amenities Rules and Policies

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

November 17, 2022, Minutes of the Landowner's Election

MINUTES OF THE LANDOWNER'S ELECTION

The Landowner's Election of the Board of Supervisors for Parrish Plantation Community Development District were held on **Thursday, November 17, 2022, at 10:00 a.m.** at the at the North River Ranch Clubhouse located at 11510 Little River Way, Parrish, FL 34219.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Landowner's Election of the Board of Supervisors of the Parrish Plantation Community Development District to order on **November 17, 2022, at 10:35 a.m.**

Board Members Present:

Matt O'Brien	Chairman
Brent Dunham	Vice-Chair
Allison Martin	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
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There were no members of the public present.

2. APPOINTMENT OF MEETING CHAIRMAN

Brian Lamb will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Lamb briefly went over the election process and announced the candidates: Matt O'Brien, Amanda King, Brent Dunham, and Allison Martin.

4. ELECTION OF SUPERVISORS

Mr. Lamb went over the ballots and proxies were collected, and the votes were tallied. Mr. Lamb proceeded with announcing the results: Matt O'Brien received 231 votes and will have Seat 2 with a two-year term, Amanda King received 200 votes and will have Seat 3 with a four-year term, Brent Dunham received 150 votes and will have Seat 4 with a two-year term, and Allison Martin received (200) votes and will have Seat 5 with a four-year term.

5. OWNERS REQUEST

There were no owner requests.

6. ADJOURNMENT

The landowner's election was adjourned.

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

November 17, 2022, Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the Parrish Plantation Community Development District was held on **Thursday, November 17, 2022, at 10:00 a.m.** at The Palmetto Library located at 923 6th St. West, Palmetto, Florida 34221.

1. CALL TO ORDER

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Parrish Plantation Community Development District to order on **Thursday, November 17, 2022, at approximately 10:40 a.m.**

Board Members Present and Constituting a Quorum:

Matt O'Brien	Chairman
Brent Dunham	Vice-Chair
Allison Martin	Supervisor
Amanda King	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
John Vericker	District Counsel, Straley Robin Vericker	(via conference call)
Strickland T. Smith	District Engineer, Heidt Design, LLC	(via conference call)

There were no members of the general public in attendance.

2. OATH OF OFFICE

Brian Lamb administers the Oath of Office to Supervisor Dunham, Supervisor Martin, and Supervisor King. The Oaths will be in the record of proceedings.

3. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

4. STAFF REPORTS

A. District Counsel

Mr. Vericker mentioned the current process of the Bond validation with the Board and Mr. Lamb briefly discussed the cost estimates and general procedure.

B. District Engineer

There were no engineer reports at the time.

C. District Manager

i. Aquatics Inspection Report

There were no reports on behalf of the District Manager. The aquatics report is available to the Board.

5. BUSINESS ITEMS

A. Consideration of Resolution 2023-01; Canvassing & Certifying the Results of the Landowners Election

Mr. Lamb went over that in the Landowners announcing Matt O'Brien received 231 votes and will have Seat 2 with a two-year term, Amanda King received 200 votes and will have Seat 3 with a four-year term, Brent Dunham received 150 votes and will have Seat 4 with a two-year term, and Allison Martin received 200 votes and will have Seat 5 with a four-year term. Mr. Lamb will notify Marlene regarding form F1.

MOTION TO:	Approve Resolution 2023-01 as stated.
MADE BY:	Supervisor O'Brien
SECONDED BY:	Supervisor Martin
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Supervisor King, Supervisor Martin, and Supervisor Dunham rejected compensation ability.

B. Consideration of Resolution 2023-02; Designating Officers

Mr. Lamb went over that if the Board wants to keep the current slate of officers, Supervisor O'Brien would continue as Chair, Supervisor Dunham would continue to be Vice Chair, Mr. Lamb would be secretary, and Supervisor Davidson would be Treasurer, with Amanda King serving as Assistant Secretary. The Board agreed.

MOTION TO:	Approve Resolution 2023-02 as stated.
MADE BY:	Supervisor O'Brien
SECONDED BY:	Supervisor Dunham
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2023-03; Supplemental Assessment Resolution

The Board reviewed the resolution. Mr. Lamb notified the Board regarding the delay of the Supplement Assessment.

MOTION TO:	Approve Resolution 2023-03 as stated.
MADE BY:	Supervisor O'Brien
SECONDED BY:	Supervisor Martin
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. General Matters of the District

There are no general matters to discussed at this time.

6. CONSENT AGENDA

A. Consideration of Board of Public Hearing and Regular Meeting Minutes August 18, 2022

B. Consideration of Operations and Maintenance Expenditures August 2022

C. Consideration of Operations and Maintenance Expenditures September 2022

D. Review of Financial Statements for Month Ending September 30, 2022

The Board reviewed the consent agenda items.

MOTION TO:	Approve the Consent Agent Items A through D.
MADE BY:	Supervisor O'Brien
SECONDED BY:	Supervisor Martin
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no public comments.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor O'Brien
SECONDED BY:	Supervisor Dunham
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

DRAFT

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Parrish Plantation Center Community Development District

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cypress Creek Aquatics Inc	1195	\$1,493.00		Crosswind Point – Aquatics 10/2022
Manatee Landscape & Irrigation, Inc	22641	\$10,775.41		Landscape Maint 7/2022
Manatee Landscape & Irrigation, Inc	22741	\$10,775.41		Lawn Maint 8/2022
Manatee Landscape & Irrigation, Inc	22817	\$10,776.41	\$32,327.23	Crosswind Point Landscaping
Ron Litts	0722	\$2,700.00		Monthly Landscape 7/2022
Ron Litts	0822	\$2,700.00		Tree Inspection 8/2022
Ron Litts	0922	\$2,700.00		Inspection 9/2022
Ron Litts	1022	\$2,700.00	\$10,800.00	Inspection 10/2022
Monthly Contract Sub-Total		\$44,620.23		

Variable Contract				
Heidt Design	45705	\$42.50		Professional Services
Variable Contract Sub-Total		\$42.50		

Utilities				
FPL	091422-38549	\$240.26		Service thru 9/14/2022
FPL	25001-100622	\$23.08		Service 9/14 – 9/15 2022
FPL	6602-44549-101422	\$36.33		Service thru 10/14/2022
FPL	67180-36129-092122	\$1,661.14		Service thru 9/21/2022
FPL	67180-36129-102122	\$1,050.93		Service thru 10/21/2022
FPL	85047-101922	\$320.87		Service thru 10/19/2022
FPL	86422 34549 101422	\$751.67	\$4,084.28	Service thru 10/14/2022
Manatee County Utilities Dept	092722 178496	\$325.00		Utilities 9/2022
Manatee County Utilities Dept	092722 178497	\$368.70		Utilities 9/2022
Manatee County Utilities Dept	292722 178499	\$325.19		Utilities 9/2022
Manatee County Utilities Dept	343836 178498 092722	\$79.77		Utilities 9/2022
Manatee County Utilities Dept	78833 092722	\$50.00	\$1,148.66	Utilities 9/2022
Utilities Sub-Total		\$12,892.66		

Parrish Plantation Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
Department of Economic Opportunity	87393	\$175.00		2022 – 2023 District Filing Fee
EGIS	16915	\$5,563.00		Policy Renewal – Effective 10/2022
Manatee Landscape & Irrigation, Inc	082922	\$2,200.00		Debris Clearance 8/29/2022
Manatee Landscape & Irrigation, Inc	22714	\$100.00	\$2,300.00	Fertilization 8/29/2022
Straley Robin Vericker	22105	\$758.70		Professional Services thru 9/15/2022
Regular Services Sub-Total		\$8,796.70		
Additional Services				
Danielle Fence	52821	\$7,049.50		Crosswind Point Hurricane Damage 10-2022
Danielle Fence	69528	\$6,016.00		Crosswind Point Repairs 10/2022
Manatee Landscape & Irrigation Inc	22594	\$2,650.00		Landscape Cleaning for Lite Lines
Manatee Landscape & Irrigation Inc	22845	\$2,200.00		Landscape Cleaning for Lite Lines
Additional Services Sub-Total		\$17,915.50		
TOTAL:		\$76,607.87		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Cypress Creek Aquatics, Inc.
 12231 Main St Unit 1196
 San Antonio, FL 33576



Invoice

Date	Invoice #
10/1/2022	1195

Bill To
Crosswind Point CDD c/o Meritus Corp. 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	October Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	1,493.00	1,493.00

Total	\$1,493.00
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MANATEE LANDSCAPE & IRRIGATION, INC.

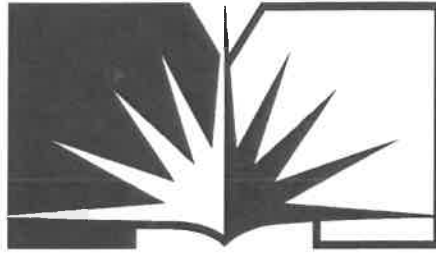
5311 36th Avenue East
 Palmetto, FL 34221
 Phone: (941) 721-3505
 Fax: (941) 721- 3525

Bill To
Parrish Plantation Community Development District Attn: Brian Lamb 2005 Pan Am Circle Ste 300 Tampa, FL 33607

		Date
		8/1/2022
Community/Lot #	Terms	Invoice #
Crosswind Point	Due on receipt	22641

Quantity	Description	Rate	Amount
1	Lawn Maintenance for the month of July- common area ATTN: Brian Lamb	10,775.41	10,775.41

Terms: A service charge of 1.5% PER MONTH (APR 18%) will be added to all past due balances.	Total	\$10,775.41
---	--------------	-------------



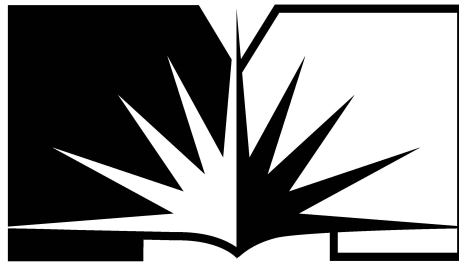
MANATEE LANDSCAPE & IRRIGATION, INC.

5311 36th Avenue East
 Palmetto, FL 34221
 Phone: (941) 721-3505
 Fax: (941) 721- 3525

Bill To
Parrish Plantation Community Development District Attn: Brian Lamb 2005 Pan Am Circle Ste 300 Tampa, FL 33607

		Date
		9/7/2022
Community/Lot #	Terms	Invoice #
Lawn Maintenance	Due on receipt	22741

Quantity	Description	Rate	Amount
1	Crosswind Pointe Common Area Lawn Maintenance for the month of August 2022	10,775.41	10,775.41
<i>Terms: A service charge of 1.5% PER MONTH (APR 18%) will be added to all past due balances.</i>		Total	\$10,775.41



MANATEE LANDSCAPE & IRRIGATION, INC.

5311 36th Avenue East
 Palmetto, FL 34221
 Phone: (941) 721-3505
 Fax: (941) 721- 3525

Bill To
Parrish Plantation Community Development District Attn: Brian Lamb 2005 Pan Am Circle Ste 300 Tampa, FL 33607

		Date
		10/1/2022
Community/Lot #	Terms	Invoice #
Parrish Plantation	Due on receipt	22817

Quantity	Description	Rate	Amount
1	Crosswind Pointe Common Area Monthly Maintenance ATTN: Brian Lamb	10,776.41	10,776.41
<i>Terms: A service charge of 1.5% PER MONTH (APR 18%) will be added to all past due balances.</i>		Total	\$10,776.41

Invoice 0722

Ron Litts

4996 Kensington Rd.
Chickamauga, Ga. 30707
Ph 727-207-1002

PARRISH PLANTATION CDD
Brian Lamb, DM

DATE: 7/15/22

JOB		
Parrish Plantation	july 2022	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Monthly onsite inspection of relocated trees to find and address needs	2700.00	2,700.00
			2,700.00

Invoice 0822

Ron Litts

4996 Kensington Rd.
Chickamauga, Ga. 30707
Ph 727-207-1002

PARRISH PLANTATION CDD
Brian Lamb, DM

DATE: 8/31/22

JOB		
Parrish Plantation	Aug 2022	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Monthly onsite inspection of relocated trees to find and address needs	2700.00	2,700.00
			2,700.00

Invoice 0922

Ron Litts

4996 Kensington Rd.
Chickamauga, Ga. 30707
Ph 727-207-1002

PARRISH PLANTATION CDD
Brian Lamb, DM

DATE: 9/15/22

JOB		
Parrish Plantation	Sept 2022	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Monthly onsite inspection of relocated trees to find and address needs	2700.00	2,700.00
			2,700.00

Invoice 1022

Ron Litts

4996 Kensington Rd.
Chickamauga, Ga. 30707
Ph 727-207-1002

PARRISH PLANTATION CDD
Brian Lamb, DM

DATE: 9/15/22

JOB		
Parrish Plantation	Oct 2022	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Monthly onsite inspection of relocated trees to find and address needs	2700.00	2,700.00
			2,700.00



HEIDT DESIGN

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Invoice

Attention:
Parrish Plantation Community Development District
c/o Meritus Corporation
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Invoice Number: 45705
Invoice Date: September 30, 2022
Month Ending: September 30, 2022
Project Manager: SMITH, STRICKLAND T.
Project Number: CDD PP 1001

Project Name: Parrish Plantation District Engineering Services

		Hours	Rate	Amount
Administrative Assistant	Crosswind Point Construction Requisition #3 Review and Processing.	.50	85.00	\$42.50
Total Professional Services		.50		\$42.50
Invoice Total				\$42.50

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact RikkiLee Glass if you should have a question concerning this invoice.



Parrish Plantation

HBWB DEVELOPMENT SERVICES, LLC,
Here's what you owe for this billing period.

Electric Bill Statement

For: Aug 26, 2022 to Sep 14, 2022 (19 days)

Statement Date: Sep 14, 2022

Account Number: 82815-38549

Service Address:13224 OAK HILL WAY # STATUE
PARRISH, FL 34219**CURRENT BILL****\$480.26**

TOTAL AMOUNT YOU OWE

Oct 5, 2022

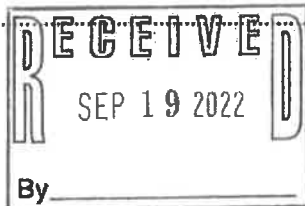
NEW CHARGES DUE BY

BILL SUMMARY

Additional Activity	451.34
Balance before new charges	451.34*
Total new charges	28.92
Total amount you owe	\$480.26

* \$240.00 of this amount is PAST DUE --
PLEASE PAY IMMEDIATELY

(See page 2 for bill details.)

**KEEP IN MIND**

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
- Payments received after October 05, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- This billing period is less than a month; bill factors are available upon request.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.
- The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.
- As a business customer, you may qualify for a Florida Sales Tax exemption on your electric bill. Call the Florida Department of Revenue at 1-800-352-3671 to determine if you qualify, or visit www.FPL.com/taxexemption for further information.

480.26
- 240
240.26

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

45134 5210828153854976208400000

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HBWB DEVELOPMENT SERVICES,
LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

82815-38549

ACCOUNT NUMBER

\$480.26

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

\$240.26

AMOUNT ENCLOSED

70



Parrish
plantation

FPL.com Page 1

0001 0002 065511

E001

FINAL BILL

For: Sep 14, 2022 to Sep 15, 2022 (1 day)

Statement Date: Sep 15, 2022

Account Number: 86049-25001

Service Address:

12618 OAK HILL WAY

PARRISH, FL 34219

HBWB DEVELOPMENT SERVICES, LLC,
Here's what you owe for this billing period.

CURRENT BILL

\$23.08

TOTAL AMOUNT YOU OWE

Oct 6, 2022

NEW CHARGES DUE BY

KEEP IN MIND

- This billing period is less than a month; bill factors are available upon request.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

BILL SUMMARY

Amount of your last bill	262.16
Additional Activity	-240.00
Balance before new charges	22.16
Total new charges	0.92
Total amount you owe	\$23.08

FINAL BILL

(See page 2 for bill details.)



Customer Service:
Outside Florida:

1-800-375-2434
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



/ 27

2216 5210860492500158032000000

0001 0002 065511

1

HBWB DEVELOPMENT SERVICES,
LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

86049-25001

ACCOUNT NUMBER

\$23.08

TOTAL AMOUNT YOU OWE

Oct 6, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Electric Bill Statement****For:** Sep 15, 2022 to Oct 14, 2022 (29 days)**Statement Date:** Oct 14, 2022**Account Number:** 66602-44549**Service Address:**13224 OAK HILL WAY # STATUE
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$27.33**

TOTAL AMOUNT YOU OWE

Nov 4, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Payments received	-65.00
Additional Activity	56.00
Balance before new charges	-9.00
Total new charges	36.33
Total amount you owe	\$27.33

(See page 2 for bill details.)

KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
- Payments received after November 04, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- This billing period is less than a month; bill factors are available upon request.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.
- The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.
- As a business customer, you may qualify for a Florida Sales Tax exemption on your electric bill. Call the Florida Department of Revenue at 1-800-352-3671 to determine if you qualify, or visit www.FPL.com/taxexemption for further information.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

66602-44549

ACCOUNT NUMBER

\$27.33

TOTAL AMOUNT YOU OWE

Nov 4, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
66602-44549

FPL.com Page 2

E001

BILL DETAILS

Payment received - Thank you	-65.00
Additional activity	
Deposit Balance Due	56.00
Balance before new charges	-\$9.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Electric service amount	24.67
Gross rec. tax/Regulatory fee	0.65
Florida sales tax	1.76
Discretionary sales surtax	0.25
Taxes and charges	2.66
Service Charge	9.00
Total new charges	\$36.33
Total amount you owe	\$27.33

METER SUMMARY

Meter reading - Meter ACD9417. Next meter reading Nov 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00017		00006		11

ENERGY USAGE

	This Month
Service to	Oct 14, 2022
kWh Used	11
Service days	29
kWh/day	0
Amount	\$27.33

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Easy way to save lives

As you set clocks back on Nov. 6 to end daylight saving time, change smoke alarm batteries to save lives.

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jul 21, 2022 to Sep 21, 2022 (62 days)**Statement Date:** Sep 21, 2022**Account Number:** 67180-36129**Service Address:**STREET LIGHTS # PARRISH
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,050.90**

TOTAL AMOUNT YOU OWE

Oct 12, 2022

NEW CHARGES DUE BY

KEEP IN MIND

- Payments received after October 12, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	610.24
Payments received	-610.24
Additional Activity	-610.24
Balance before new charges	-610.24
Total new charges	1,661.14
Total amount you owe	\$1,050.90

(See page 2 for bill details.)

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

Received / 27

SEP 30 2022

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1

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

67180-36129

ACCOUNT NUMBER

\$1,050.90

TOTAL AMOUNT YOU OWE

Oct 12, 2022

NEW CHARGES DUE BY

\$ 74

AMOUNT ENCLOSED





Customer Name:
PARRISH PLANTATION
CDD

Account Number:
67180-36129

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	610.24
Payment received - Thank you	-610.24
Additional activity	
Credit	-610.24
Balance before new charges	-\$610.24

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,550.97
Gross rec. tax/Regulatory fee	1.11
Florida sales tax	93.54
Discretionary sales surtax	15.52
Taxes and charges	110.17
Total new charges	\$1,661.14
Total amount you owe	\$1,050.90

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

METER SUMMARY

Next bill date Oct 21, 2022.

Usage Type

Total kWh used

Usage

637

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Sep 21, 2022	Aug 22, 2022
kWh Used	390	247
Service days	30	32
kWh/day	13	8
Amount	\$1,017.03	\$644.11

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[FPL.com/BizManager](https://www.fpl.com/BizManager)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/Help](https://www.fpl.com/Help)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:
PARRISH PLANTATION 67180-36129
CDD

FPL.com Page 1

0003 0010 073632 ESLA

For: 08-22-2022 to 09-21-2022 (30 days)

kWh/Day: 13

Service Address:

STREET LIGHTS # PARRISH

PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863250	39	5100	F	12		156	
Energy					0.400000		4.80
Non-energy							
Fixtures					13.500000		162.00
Maintenance					1.300000		15.60
F863251	39	4888	F	18		234	
Energy					0.400000		7.20
Non-energy							
Fixtures					13.500000		243.00
Maintenance					1.300000		23.40
PWSH18B				30			
Non-energy							
Fixtures					15.990000		479.70

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





Customer Name: Account Number:
PARRISH PLANTATION 67180-36129
CDD

FPL.com Page 2

0004 0010 073632 ESLA

For: 08-22-2022 to 09-21-2022 (30 days)

kWh/Day: 13

Service Address:

STREET LIGHTS # PARRISH
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							12.00
Non-energy sub total							923.70
Sub total						390	935.70
Energy conservation cost recovery							0.16
Capacity payment recovery charge							0.07
Environmental cost recovery charge							0.18
Transition rider credit							-2.02
Storm protection recovery charge							0.86
Fuel charge							14.63
Electric service amount							949.58
Gross rec. tax/Reg. fee							0.68
Florida sales tax							57.27
Discretionary sales surtax							9.50
Total						390	1,017.03

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
67180-36129

FPL.com Page 3

0005 0010 073632 ESLA

For: 08-22-2022 to 09-21-2022

Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
14 OAK HILL WAY SL #4		PWSH18B		1	09-01-2022
32 OAK HILL WAY SL #7		PWSH18B		1	09-01-2022
4 OAK HILL WAY SL #1		PWSH18B		1	09-01-2022
46 OAK HILL WAY SL #10		PWSH18B		1	08-31-2022
50 OAK HILL WAY SL #11		PWSH18B		1	08-31-2022
56 OAK HILL WAY SL #12		PWSH18B		1	08-31-2022
64 OAK HILL WAY SL #13		PWSH18B		1	08-31-2022
72 OAK HILL WAY SL #2		PWSH18B		1	09-01-2022
78 OAK HILL WAY SL #3		PWSH18B		1	09-01-2022
86 OAK HILL WAY SL #5		PWSH18B		1	08-03-2022
94 OAK HILL WAY SL #8		PWSH18B		1	08-31-2022
98 OAK HILL WAY SL #9		PWSH18B		1	08-31-2022
14 OAK HILL WAY		F863250	F	1	09-01-2022





Customer Name:
PARRISH PLANTATION
CDD

Account Number:
67180-36129

FPL.com Page 4

0006 0010 073632 ESLA

For: 08-22-2022 to 09-21-2022

Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
SL #4					
32 OAK HILL WAY SL #7		F863250	F	1	09-01-2022
4 OAK HILL WAY SL #1		F863250	F	1	09-01-2022
46 OAK HILL WAY SL #10		F863250	F	1	08-31-2022
50 OAK HILL WAY SL #11		F863250	F	1	08-31-2022
56 OAK HILL WAY SL #12		F863250	F	1	08-31-2022
64 OAK HILL WAY SL #13		F863250	F	1	08-31-2022
72 OAK HILL WAY SL #2		F863250	F	1	09-01-2022
78 OAK HILL WAY SL #3		F863250	F	1	09-01-2022
86 OAK HILL WAY SL #5		F863250	F	1	08-03-2022
94 OAK HILL WAY SL #8		F863250	F	1	08-31-2022
98 OAK HILL WAY SL #9		F863250	F	1	08-31-2022



Customer Name: Account Number:
PARRISH PLANTATION 67180-36129
CDD

FPL.com Page 5

0007 0010 073632 ESLA

For: 08-22-2022 to 09-21-2022

Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

Summary of Changes to Total Number of Facilities

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
PWSH18B				1	15.990000		15.99
PWSH18B				11	15.990000		175.89
F863250	39	5100	F	1	15.200000	13	15.20
F863250	39	5100	F	11	15.200000	143	167.20



For: 07-21-2022 to 08-22-2022 (32 days)

kWh/Day: 8

Service Address:

STREET LIGHTS # PARRISH
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863250 Energy Non-energy Fixtures Maintenance	39	5100	F	1	0.400000 13.500000 1.300000	13	0.40 13.50 1.30
F863251 Energy Non-energy Fixtures Maintenance	39	4888	F	18	0.400000 13.500000 1.300000	234	7.20 243.00 23.40
PWSH18B Non-energy Fixtures				19	15.990000		303.81
					Energy sub total		7.60
					Non-energy sub total		585.01
					Sub total	247	592.61
					Energy conservation cost recovery		0.10
					Capacity payment recovery charge		0.04
					Environmental cost recovery charge		0.11
					Transition rider credit		-1.28
					Storm protection recovery charge		0.55
					Fuel charge		9.26
					Electric service amount		601.39
					Gross rec. tax/Reg. fee		0.43
					Florida sales tax		36.27
					Discretionary sales surtax		6.02
					Total	247	644.11



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
67180-36129

FPL.com Page 7

0009 0010 073632 ESLA

For: 08-22-2022 to 09-21-2022

Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

Account Activity Summary

Previous Statement Balance			610.24
Payments			610.24CR
Additional Activity			
Months Credited			
Service To Date			
08-22-2022	610.24CR		
Total Additional Activity	610.24CR		610.24CR
New Charges			
Months Rebilled			
Service To Date			
08-22-2022		644.11	
Current Month Bill			
Service To Date			
09-21-2022		1,017.03	
Total New Charges		1,661.14	1,661.14
Total Now Due			1,050.90



**Electric Bill Statement****For:** Sep 21, 2022 to Oct 21, 2022 (30 days)**Statement Date:** Oct 21, 2022**Account Number:** 67180-36129**Service Address:**

STREET LIGHTS # PARRISH

PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$2,101.83**

TOTAL AMOUNT YOU OWE

Nov 11, 2022

NEW CHARGES DUE BY

Switch to eBill today and
get your bill wherever
you are.

FPL.com/eBill**KEEP IN MIND**

- Did you forget? \$1,050.90 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payments received after November 11, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	1,050.90
Balance before new charges	1,050.90
Total new charges	1,050.93
Total amount you owe	\$2,101.83

(See page 2 for bill details.)

Customer Service:
Outside Florida:

(941) 917-0512
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)

**Received**

27

105090 5215671803612983810120000

OCT 25 2022

0001 0006 069741

1 8

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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FPL Care To Share: _____

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in U.S. funds and mail along with
this coupon to:

FPL
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MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

67180-36129

ACCOUNT NUMBER

\$2,101.83

TOTAL AMOUNT YOU OWE

Nov 11, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
67180-36129

FPL.com Page 2

0002 0006 069741

E001

BILL DETAILS

Amount of your last bill	1,050.90
Balance before new charges	\$1,050.90

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	981.23
Gross rec. tax/Regulatory fee	0.71
Florida sales tax	59.18
Discretionary sales surtax	9.81
Taxes and charges	69.70
Total new charges	\$1,050.93
Total amount you owe	\$2,101.83

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

METER SUMMARY

Next bill date Nov 19, 2022.

Usage Type

Total kWh used

Usage
403

ENERGY USAGE COMPARISON

	This Month Oct 21, 2022	Last Month Sep 21, 2022
Service to		
kWh Used	403	390
Service days	30	30
kWh/day	13	13
Amount	\$1,050.93	\$1,017.03

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Your bill after the storm

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:
PARRISH PLANTATION 67180-36129
CDD

FPL.com Page 1

0003 0006 069741 ESLA

For: 09-21-2022 to 10-21-2022 (30 days)

kWh/Day: 13

Service Address:

STREET LIGHTS # PARRISH
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863250	39	5100	F	13		169	
Energy					0.400000		5.20
Non-energy							
Fixtures					13.500000		175.50
Maintenance					1.300000		16.90
F863251	39	4888	F	18		234	
Energy					0.400000		7.20
Non-energy							
Fixtures					13.500000		243.00
Maintenance					1.300000		23.40
PWSH18B				31			
Non-energy							
Fixtures					15.990000		495.69

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





Customer Name: Account Number:
PARRISH PLANTATION 67180-36129
CDD

FPL.com Page 2

0004 0006 069741 ESLA

For: 09-21-2022 to 10-21-2022 (30 days)

kWh/Day: 13

Service Address:

STREET LIGHTS # PARRISH
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							12.40
Non-energy sub total							954.49
Sub total						403	966.89
Energy conservation cost recovery							0.17
Capacity payment recovery charge							0.07
Environmental cost recovery charge							0.19
Transition rider credit							-2.09
Storm protection recovery charge							0.89
Fuel charge							15.11
Electric service amount							981.23
Gross rec. tax/Reg. fee							0.71
Florida sales tax							59.18
Discretionary sales surtax							9.81
Total						403	1,050.93

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name: PARRISH PLANTATION CDD
Account Number: 67180-36129

FPL.com Page 3

0005 0006 069741 ESLA

For: 09-21-2022 to 10-21-2022

Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/Maint *	Quantity	Install/Remove Date
22 OAK HILL WAY SL #6		PWSH18B		1	09-08-2022
22 OAK HILL WAY SL #6		F863250	F	1	09-08-2022

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
67180-36129

FPL.com Page 4

0006 0006 069741 ESLA

For: 09-21-2022 to 10-21-2022
Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

Summary of Changes to Total Number of Facilities

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
PWSH18B				1	15.990000		15.99
F863250	39	5100	F	1	15.200000	13	15.20

**Electric Bill Statement**

For: Sep 19, 2022 to Oct 19, 2022 (30 days)

Statement Date: Oct 19, 2022

Account Number: 11935-85047

Service Address:

8125 PIONEER DR # IRR

PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$320.87**

TOTAL AMOUNT YOU OWE

Nov 9, 2022

NEW CHARGES DUE BY

Switch to eBill today and
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you are.
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KEEP IN MIND

- Payments received after November 09, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

BILL SUMMARY

Amount of your last bill	326.86
Payments received	-326.86
Balance before new charges	0.00
Total new charges	320.87
Total amount you owe	\$320.87

(See page 2 for bill details.)

Customer Service:
Outside Florida:

1-800-375-2434
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



/ 27

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PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

The amount enclosed includes
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FPL Care To Share: _____

Make check payable to FPL
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this coupon to:



Received
OCT 24 2022

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

11935-85047

ACCOUNT NUMBER

\$320.87

TOTAL AMOUNT YOU OWE

Nov 9, 2022

NEW CHARGES DUE BY

\$ 89

AMOUNT ENCLOSED



Customer Name: Account Number:
PARRISH PLANTATION 11935-85047
CDD

FPL.com Page 2 0002 0004 064635 E001

BILL DETAILS

Amount of your last bill	326.86
Payment received - Thank you	-326.86
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$11.91
--------------	---------

Non-fuel: (\$0.074820 per kWh)	\$184.06
--------------------------------	----------

Fuel: (\$0.038060 per kWh)	\$93.63
----------------------------	---------

Electric service amount	289.60
-------------------------	--------

Gross rec. tax/Regulatory fee	7.64
-------------------------------	------

Florida sales tax	20.66
-------------------	-------

Discretionary sales surtax	2.97
----------------------------	------

Taxes and charges	31.27
-------------------	-------

Total new charges	\$320.87
-------------------	----------

Total amount you owe	\$320.87
----------------------	----------

METER SUMMARY

Meter reading - Meter ACD0122. Next meter reading Nov 17, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	15108		12648		2460

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Oct 19, 2022	Sep 19, 2022
kWh Used	2460	2508
Service days	30	32
kWh/day	82	78
Amount	\$320.87	\$326.86

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Account Number: 11935-85047

Service Address:
8125 PIONEER DR # IRR
PARRISH, FL 34219

October 19, 2022

Dear PARRISH PLANTATION CDD:

Even though Hurricane Ian has passed, we know its effect on our community hasn't. We're focused on what's important to get things back to normal as quickly as possible. All of our employees and thousands of out-of-state crews are dedicated to the restoration effort, and we will not stop working until power has been safely restored to everyone.

We're here to help. See if you qualify for financial assistance or payment extension, and view other available resources at [FPL.com/Help](https://www.fpl.com/help).

As a community, we will recover together. Please stay safe.

Sincerely,
FPL Customer Service

Customer Service: 1-800-375-2434

Outside Florida: 800-226-3545

Hearing/Speech Impaired: 711 (Relay Service)



/ 21

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PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





Customer Name:
PARRISH PLANTATION
CDD

Account Number:
11935-85047

FPL.com Page 2 of 2 0004 0004 064635 EC63

**Electric Bill Statement****For:** Sep 15, 2022 to Oct 14, 2022 (29 days)**Statement Date:** Oct 14, 2022**Account Number:** 86422-34549**Service Address:**12618 OAK HILL WAY
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$751.67**

TOTAL AMOUNT YOU OWE

Nov 10, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Payments received	-64.00
Additional Activity	55.00
Balance before new charges	-9.00
Total new charges	760.67
Total amount you owe	\$751.67

(See page 2 for bill details.)

KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
- Payments received after November 10, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- This billing period is less than a month; bill factors are available upon request.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
- The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.
- As a business customer, you may qualify for a Florida Sales Tax exemption on your electric bill. Call the Florida Department of Revenue at 1-800-352-3671 to determine if you qualify, or visit www.FPL.com/taxexemption for further information.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008The amount enclosed includes
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this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

86422-34549

ACCOUNT NUMBER

\$751.67

TOTAL AMOUNT YOU OWE

Nov 10, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
86422-34549

FPL.com Page 2

E001

BILL DETAILS

Payment received - Thank you	-64.00
Additional activity	
Deposit Balance Due	55.00
Balance before new charges	-\$9.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Electric service amount	678.41	
Gross rec. tax/Regulatory fee	17.90	
Florida sales tax	48.39	
Discretionary sales surtax	6.97	
Taxes and charges	73.26	
Service Charge	9.00	
Total new charges		\$760.67
Total amount you owe		\$751.67

METER SUMMARY

Meter reading - Meter ACD2064. Next meter reading Nov 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	05908		00000		5908

ENERGY USAGE

	This Month
Service to	Oct 14, 2022
kWh Used	5908
Service days	29
kWh/day	204
Amount	\$751.67

KEEP IN MIND

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178496
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12764 OAK HILL WAY

BILLING DATE: 27-SEP-2022
DUE DATE: 18-OCT-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Water/Sewer Deposit						300.00
Reclaim Wtr Non-WasteWtr Cust						0
Reclaim Water Common Area						0
Administrative Fee Acct Activation						25.00
Total New Charges						325.00
Total Amount Due:						\$325.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



GO PAPERLESS! Visit www.mymanatee.org/utilities or call 941-792-8811 for paperless bill and payment options.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

SERVICE ADDRESS	12764 OAK HILL WAY
ACCOUNT NUMBER	343836-178496
BILLING DATE	27-SEP-2022
DUE DATE	18-OCT-2022
TOTAL AMOUNT NOW DUE:	\$325.00

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0927A 7000010136 00.0029.0278 9998/4 9998 2 MB 0.515

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR
TAMPA, FL 33607-2359



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PO BOX 25350
BRADENTON FL 34206-5350

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MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178497
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12663 OAK HILL WAY

BILLING DATE: 27-SEP-2022
DUE DATE: 18-OCT-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
--------------	------------	------	---------------------	--------------------	-----------------------	--------

Previous Balance: 0.00
Payments Received: 0.00
Balance Forward: 0.00

Water/Sewer Deposit				300.00
Reclaim Wtr Non-WasteWtr Cust	1854	3035	1181	
Reclaim Water Common Area				43.70
Administrative Fee Acct Activation				25.00
Total New Charges				368.70

Total Amount Due: \$368.70

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Hundreds of Gallons



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MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

SERVICE ADDRESS	12663 OAK HILL WAY
ACCOUNT NUMBER	343836-178497
BILLING DATE	27-SEP-2022
DUE DATE	18-OCT-2022
TOTAL AMOUNT NOW DUE:	\$368.70

☐ **CHANGE OF MAILING ADDRESS**
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AMOUNT PAID

ADDRESSEE:

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PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
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TAMPA, FL 33607-2359



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178499
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
13224 OAK HILL WAY

BILLING DATE: 27-SEP-2022
DUE DATE: 18-OCT-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
--------------	------------	------	---------------------	--------------------	-----------------------	--------

Previous Balance: 0.00
Payments Received: 0.00
Balance Forward: 0.00

Water/Sewer Deposit				300.00
Reclaim Wtr Non-WasteWtr Cust	61	66	5	
Reclaim Water Common Area				0.19
Administrative Fee Acct Activation				25.00
Total New Charges				325.19

Total Amount Due: \$325.19

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RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



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MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

SERVICE ADDRESS	13224 OAK HILL WAY
ACCOUNT NUMBER	343836-178499
BILLING DATE	27-SEP-2022
DUE DATE	18-OCT-2022
TOTAL AMOUNT NOW DUE:	\$325.19

☐ **CHANGE OF MAILING ADDRESS**
(Check Box And See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR
TAMPA, FL 33607-2359



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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PHONE: (941) 792-8811
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ACCOUNT NUMBER: 343836-178498
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12821 OAK HILL WAY

BILLING DATE: 27-SEP-2022
DUE DATE: 18-OCT-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
--------------	------------	------	---------------------	--------------------	-----------------------	--------

Previous Balance: 0.00
Payments Received: 0.00
Balance Forward: -300.00

Water/Sewer Deposit				300.00
Water/Sewer Deposit				50.00
Reclaim Wtr Non-WasteWtr Cust	150	279	129	
Reclaim Water Common Area				4.77
Administrative Fee Acct Activation				25.00
Deposit Adjustment Decrease				-300.00
Total New Charges				379.77

Total Amount Due: \$79.77

RECLAIM WATER NON-WASTEWATER
Hundreds of Gallons



GO PAPERLESS! Visit www.mymanatee.org/utilities or call 941-792-8811 for paperless bill and payment options.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

SERVICE ADDRESS	12821 OAK HILL WAY
ACCOUNT NUMBER	343836-178498
BILLING DATE	27-SEP-2022
DUE DATE	18-OCT-2022
TOTAL AMOUNT NOW DUE:	\$79.77

☐ **CHANGE OF MAILING ADDRESS**
(Check Box And See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
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TAMPA FL 33607-2359



MANATEE COUNTY UTILITIES DEPARTMENT
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P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 334678-178833
HBWB DEVELOPMENT SERVICES LLC
12597 OAK HILL WAY

BILLING DATE: 27-SEP-2022
DUE DATE: 18-OCT-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
--------------	------------	------	---------------------	--------------------	-----------------------	--------

Previous Balance:	0.00
Payments Received:	2,874.17
Balance Forward:	-2,874.17
Reclaimed Water Connection Charge	2,874.17
Water/Sewer Deposit	50.00
Total New Charges	2,924.17
Total Amount Due:	\$50.00

GO PAPERLESS! Visit www.mymanatee.org/utilities or call 941-792-8811 for paperless bill and payment options.



SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ **CHANGE OF MAILING ADDRESS**
(Check Box And See Reverse Side)

SERVICE ADDRESS	12597 OAK HILL WAY
ACCOUNT NUMBER	334678-178833
BILLING DATE	27-SEP-2022
DUE DATE	18-OCT-2022
TOTAL AMOUNT NOW DUE:	\$50.00

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0927A 2000000427 20/5

HBWB DEVELOPMENT SERVICES LLC
4085 CRESCENT PARK DR
RIVERVIEW, FL 33578-3805



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

Parrish Plantation
000334678200000050000178833

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87393			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

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

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



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Parrish Plantation Community Development District

Mr. Brian K. Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

2. Telephone: (813) 873-7300
 3. Fax: (813) 873-7070
 4. Email: brian.lamb@merituscorp.com *inframark.com*
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: parrishplantationcdd.com
 8. County(ies): Manatee
 9. Function(s): Community Development
 10. Boundary Map on File: 09/15/2021
 11. Creation Document on File: 12/17/2019
 12. Date Established: 10/10/2019
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Manatee County
 15. Creation Document(s): County Ordinances 19-33 and 21-32
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 10/05/2021

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

Registered Agent's Signature: *[Signature]* Date 10/6/22

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

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

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

- 1.____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2.____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3.____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved:____ Denied:____ Reason:_____

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

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



INVOICE

Customer	Parrish Plantation Community Development District
Acct #	988
Date	09/14/2022
Customer Service	Charisse Bitner
Page	1 of 1

Parrish Plantation Community Development District
c/o Meritus
2500 Pan Am Circle, Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 5,563.00
Payment Amount	
Payment for:	Invoice#16915
100122451	

Thank You

Please detach and return with payment



Customer: Parrish Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
16915	10/01/2022	Renew policy	Policy #100122451 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2022 <i>Gen = \$ 3059.00</i> <i>pub = \$ 2504.00</i>	5,563.00

Total

\$ 5,563.00

Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/14/2022
Atlanta, GA 30374-8555		



Manatee Landscape and Irrigation, Inc.

5311 36th Avenue East
Palmetto, FL 34221
Phone (941) 721-3505
Fax (941) 721-3525

SUBMITTED TO: Parrish Plantation CDD
Attn: Brian Lamb
2005 Pan Am Circle Ste 30
Tampa, FL 33607

August 29, 2022

PROJECT: Parrish Plantation Entrance

QUANTITY	DESCRIPTION	Unit Price	Extended Total
1	Elevation of several existing trees around west signage to create cleaner site lines. Clear unmowed area further from road for cleaner appearance		2200.00
Total			\$ 2,200.00

Signed: _____ Date: _____

Teresa Farlow

From: Brian K. Lamb
Sent: Friday, September 23, 2022 3:28 PM
To: Teresa Farlow
Subject: Fwd: Tree trimming at Crosswind Point
Attachments: Parrish Plantation Tree Elevation cont.pdf

Get [Outlook for iOS](#)

From: csullivan manateelandscape.com <csullivan@manateelandscape.com>
Sent: Friday, September 23, 2022 1:46 PM
To: Allison Martin <amartin@westbaytampa.com>
Cc: Brian K. Lamb <Brian.Lamb@Inframark.com>
Subject: RE: Tree trimming at Crosswind Point

This was the tree cleanup that was done around the west side of the entrance on SR62 as well as the cutting back the weed line on the same side of the entrance boulevard. It was completed the last week of August.

From: Allison Martin <amartin@westbaytampa.com>
Sent: Thursday, August 18, 2022 2:26 AM
To: csullivan manateelandscape.com <csullivan@manateelandscape.com>
Cc: Brian K. Lamb <Brian.Lamb@Inframark.com>
Subject: Tree trimming at Crosswind Point

Chris,

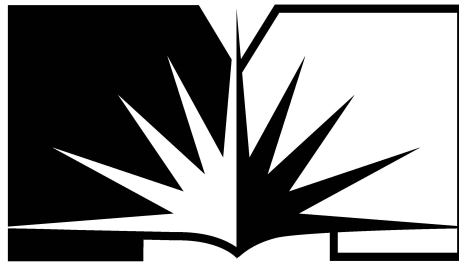
Please send the CDD a proposal to trim all the trees at the entry area and in the side park behind the villas. You know which ones not to include.

I would like them cleaned up by the end of the month. Thanks

Regards,

Allison Martin
Land Development Manager
4065 Crescent Park Drive, Riverview, FL 33578
Cell: (941) 773-6413
www.homesbywestbay.com

****Please note that if you are sending an invoice please make sure to copy the Accounts Payable email for the Land team at accountspayable@westbaytampa.com. This will ensure that your invoice is paid in a timely manner.**



MANATEE LANDSCAPE & IRRIGATION, INC.

5311 36th Avenue East
 Palmetto, FL 34221
 Phone: (941) 721-3505
 Fax: (941) 721- 3525

Bill To
Parrish Plantation Community Development District Attn: Brian Lamb 2005 Pan Am Circle Ste 300 Tampa, FL 33607

		Date
		8/29/2022
Community/Lot #	Terms	Invoice #
Crosswind Point	Due on receipt	22714

Quantity	Description	Rate	Amount
1	Project: Crosswind Point Fertilization of Transplanted Oaks ATTN: Allison Martin	100.00	100.00
<i>Terms: A service charge of 1.5% PER MONTH (APR 18%) will be added to all past due balances.</i>		Total	\$100.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Parrish Plantation Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

October 05, 2022

Client: 001538

Matter: 000001

Invoice #: 22105

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/17/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$177.50
8/18/2022	JMV	TELEPHONE CALL WITH B. LAMB; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$319.50
9/9/2022	JMV	REVIEW COMMUNICATION FROM J. TAYLOR; REVIEW CLOSING DOCUMENTS.	0.3	\$106.50
9/15/2022	DCC	ATTEND CLOSING.	0.5	\$152.50
Total Professional Services			2.2	\$756.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2022	Photocopies	\$2.70
Total Disbursements		\$2.70

October 05, 2022
Client: 001538
Matter: 000001
Invoice #: 22105

Page: 2

Total Services	\$756.00	
Total Disbursements	\$2.70	
Total Current Charges		\$758.70
Previous Balance		\$1,521.50
Less Payments		(\$1,521.50)
PAY THIS AMOUNT		\$758.70

Please Include Invoice Number on all Correspondence

4855 State Road 60 W
Mulberry, FL 33860
Phone: 863-425-3182 / Fax: 863-425-5676
Toll Free: 800-255-6794

Invoice No. 52821
Sales Order No.
Purchase order No.
Date: 10/21/2022

Sold To

PARRISH PLANTATION CDD
C/O INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Ship To

CROSSWIND POINT
LOTS 115-138 OAK HILL WAY
PARRISH, FL 34219

Due Date	Ship Via	FOB	REP	Invoice Terms
10/21/2022			PM	COD

Qty	Description	Unit
	HURRICAN IAN STORM DAMAGE	\$ 14,099.00
	STRAIGHTEN AND LEVEL 2587' OF EXISTING 72" ALMOND LAKELAND BGM	
	REINSTALL 128 LAKELAND PICKETS	
	REPLACE 6-1-1/2" X 5-1/2" X 95" TOP RAILS	
	REPLACE 8-NEW TRADITIONAL 5" X 5" ALMOND POST CAPS	
	50% DEPOSIT REQUIRED	\$ 7,049.50

October 20, 2022



Parrish Plantation CDD
C/O Inframark
Brian Lamb
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Job Site: Crosswind Point
Lots 115-138 Oak Hill Way
Parrish, FL 34219


Thank you for the opportunity to offer an estimate for your fencing needs located at the job site listed above. Please accept this letter as our Proposal/Contract for your review.

Total Estimate – Hurricane IAN Storm Damage: \$14,099.00

- Straighten and Level 2587' of existing 72" Almond Lakeland @ grade BGM PVC Fence
- Reinstall 128 Lakeland Pickets
- Replace 6, New 1-1/2" x 5-1/2" x 95" Top Rails
- Replace 8, New 5" x 5" Traditional Almond Post Caps

Price includes tax, materials and installation.

Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.

Signature:  Date: 10/21/22 MN

Headquarters, Showroom and Facility
4855 State Road 60 West
Mulberry, Florida 33960
Toll Free 800.255.6794 / Fax 813.676.1109
Polk County 883.425.3182 / Fax 883.425.5076
Tampa 800.255.6794

www.daniellefence.com

Danielle Fence

4855 State Road 60 W
Mulberry, FL 33860
Phone: 863-425-3182 / Fax: 863-425-5676
Toll Free: 800-255-6794

Invoice No. 69528
Sales Order No.
Purchase order No.
Date: 10/21/2022

INVOICE

Sold To

PARRISH PLANTATION CDD
C/O INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Ship To

CROSSWIND POINT
OAK HILL WAY LOTS30-68
PARRISH, FL 34219

Due Date	Ship Via	FOB	REP	Invoice Terms
10/21/2022			PM	COD

Qty	Description	Unit	
	HURRICAN IAN STORM DAMAGE		\$ 12,032.00
	STRAIGHTEN AND LEVEL 1744' OF EXISTING 72" ALMOND LAKELAND BGM		
	REINSTALL 248 LAKELAND PICKETS		
	REPLACE 10-1-1/2" X 5-1/2" X 95" TOP RAILS		
	REPLACE 31-NEW TRADITIONAL 5" X 5" ALMOND POST CAPS		
	50% DEPOSIT REQUIRED		\$ 6,016.00

October 20, 2022



Parrish Plantation CDD
c/o Inframark
Brian Lamb
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Job Site: Crosswind Point
Oak Hill Way Lots 30-68
Parrish, FL 34219

Thank you for the opportunity to offer you an estimate for your fence needs located at the job site listed above. Please accept this letter as our estimate for your review.

Total Estimate – Hurricane Ian Storm Damage: \$12,032.00

- Straighten and Level 1,744' of existing 72" Almond Lakeland ® grade BGM PVC Fence
- Reinstall 248 Lakeland Pickets
- Replace 10, New 1-1/2" x 5-1/2" x 95" Top Rails
- Replace 31, New Traditional 5" x 5" Almond Post Caps

Price includes tax, materials and installation.

Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.

Signature: _____

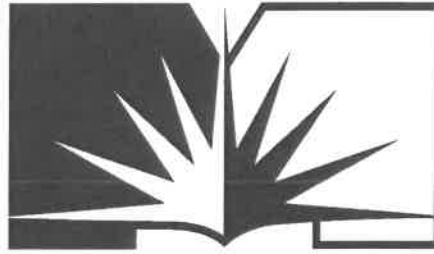
A handwritten signature in dark ink, appearing to be "B. Lamb", written over a horizontal line.

Date: _____

10/21/22 MN

Headquarters, Showroom and Facility
4855 State Road 60 West
Mulberry, Florida 33860
Hillsborough County 813.681.6181 / Fax 813.676.1109
Polk County 863.425.3182 / Fax 863.425.5676
Toll Free 800.255.6794

www.daniellefence.com



MANATEE LANDSCAPE & IRRIGATION, INC.

5311 36th Avenue East
 Palmetto, FL 34221
 Phone: (941) 721-3505
 Fax: (941) 721- 3525

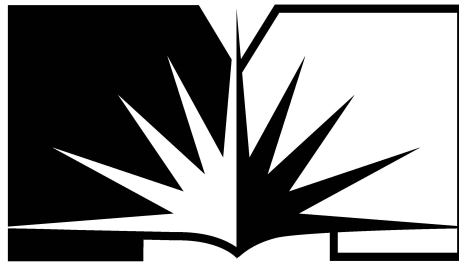
Bill To
Parrish Plantation Community Development District Attn: Brian Lamb 2005 Pan Am Circle Ste 300 Tampa, FL 33607

		Date
		7/28/2022
Community/Lot #	Terms	Invoice #
Parrish Plantation	Due on receipt	22594

Quantity	Description	Rate	Amount
1	Project: Parrish Plantation Entrance Park Elevation of several existing trees in entrance park to create cleaner site lines ATTN: Brian Lamb	2,650.00	2,650.00

Terms: A service charge of 1.5% PER MONTH (APR 18%) will be added to all past due balances.

Total \$2,650.00



MANATEE LANDSCAPE & IRRIGATION, INC.

5311 36th Avenue East
 Palmetto, FL 34221
 Phone: (941) 721-3505
 Fax: (941) 721- 3525

Bill To
Parrish Plantation Community Development District Attn: Brian Lamb 2005 Pan Am Circle Ste 300 Tampa, FL 33607

		Date
		9/22/2022
Community/Lot #	Terms	Invoice #
Plantation Entrance	Due on receipt	22845

Quantity	Description	Rate	Amount
1	Project: Parrish Plantation Entrance Elevation of several existing trees around west signage to create cleaner site lines. Clear unmowed area further from road for cleaner appearance ATTN: Brian Lamb	2,200.00	2,200.00
<i>Terms: A service charge of 1.5% PER MONTH (APR 18%) will be added to all past due balances.</i>		Total	\$2,200.00

PARRISH PLANTATION CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CYPRESS CREEK AQUATICS INC	1203	\$1,493.00		AQUATIC MAINT. CREEK POINT NOV 2022
Monthly Contract Subtotal		\$1,493.00		
Variable Contract				
STRALEY ROBIN VERICKER	22242	\$494.50		PROFESSIONAL SERVICES THRU - 10/15/22
Variable Contract Subtotal		\$494.50		
Utilities				
MANATEE COUNTY UTILITIES DEPT	343836178497 102622	\$35.89		UTILITIES
MANATEE COUNTY UTILITIES DEPT	343836178498 102622	\$26.20		UTILITIES
MANATEE COUNTY UTILITIES DEPT	343836178499 102622	\$2.63	\$64.72	UTILITIES
Utilities Subtotal		\$64.72		
Regular Services				
SPRINKLER SOLUTIONS of FLORIDA, INC	\$3,289.00	\$10,250.00		RESET 2 LARGE TREES, IRRIGATION REPAIRS
SPRINKLER SOLUTIONS of FLORIDA, INC	3288	\$4,000.00		STRAITEN SMALLER TREES
SPRINKLER SOLUTIONS of FLORIDA, INC	3289	\$1,250.00	\$15,500.00	RESET 2 LARGE TREES, IRRIGATION REPAIRS
Regular Services Subtotal		\$15,500.00		
Additional Services				
MANATEE LANDSCAPE &	23091	\$2,800.00		HURRICANE CLEANUP
Additional Services Subtotal		\$2,800.00		
TOTAL		\$20,352.22		

Approved (with any necessary revisions noted):

PARRISH PLANTATION CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



Cypress Creek
AQUATICS
Environmental Services

Date	Invoice #
11/1/2022	1203

Parrish Plantation / Creek Point CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	November Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	1,493.00	1,493.00
			Total	\$1,493.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Parrish Plantation Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

October 27, 2022

Client: 001538

Matter: 000001

Invoice #: 22242

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
9/19/2022	JMV	REVIEW CDD BONDING CAPACITY JUDGMENT; PREPARE MEMO TO T. GREEN; REVIEW COMMUNICATION FROM T. GREEN AND D. SCHWARTZ.	1.0	\$355.00
10/5/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2021 BONDS.	0.2	\$33.00
10/14/2022	JMV	PREPARE DISTRICT COUNSEL QUARTERLY REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$106.50
Total Professional Services			1.5	\$494.50

October 27, 2022
Client: 001538
Matter: 000001
Invoice #: 22242

Page: 2

Total Services	\$494.50	
Total Disbursements	\$0.00	
Total Current Charges		\$494.50
Previous Balance		\$758.70
PAY THIS AMOUNT		\$1,253.20

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22105	October 05, 2022	\$756.00	\$2.70	\$0.00	\$0.00	\$1,253.20
Total Remaining Balance Due						\$1,253.20

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,253.20	\$0.00	\$0.00	\$0.00

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178497
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12663 OAK HILL WAY

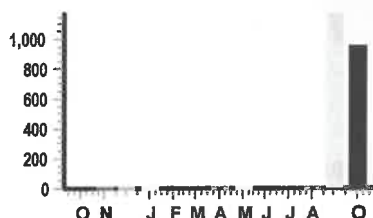
BILLING DATE: 26-OCT-2022
DUE DATE: 16-NOV-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						368.70
Payments Received:						0.00
Balance Forward:						368.70
Reclaim Wtr Non-WasteWtr Cust			3035	4005	970	
Reclaim Water Common Area						35.89
Total New Charges						35.89
Total Amount Due:						\$404.59

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Manatee County will collect properly prepared storm debris as yard waste on Wednesdays. For further details on loose debris curbside pickup, visit www.mymanatee.org/debris.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

OCT 31 2022

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	12663 OAK HILL WAY
ACCOUNT NUMBER	343836-178497
BILLING DATE	26-OCT-2022
DUE DATE	16-NOV-2022
TOTAL AMOUNT NOW DUE:	\$404.59

AMOUNT PAID

35.89

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1026A 7000007176 00.0022.0155 7096/2 7096 2 MB 0.515

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR
TAMPA, FL 33607-2359



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000343836200000404590178497

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178498
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12821 OAK HILL WAY

BILLING DATE: 26-OCT-2022
DUE DATE: 16-NOV-2022

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						79.77
Payments Received:						0.00
Balance Forward:						79.77
Reclaim Wtr Non-WasteWtr Cust			279	987	708	
Reclaim Water Common Area						26.20
Total New Charges						26.20
Total Amount Due:						\$105.97

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Manatee County will collect properly prepared storm debris as yard waste on Wednesdays. For further details on loose debris curbside pickup, visit www.mymanatee.org/debris.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

Received
OCT 31 2022

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	12821 OAK HILL WAY
ACCOUNT NUMBER	343836-178498
BILLING DATE	26-OCT-2022
DUE DATE	16-NOV-2022
TOTAL AMOUNT NOW DUE:	\$105.97

AMOUNT PAID

26.20

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1026A 7000007178 00.0022.0155 7096/4 7096 2 MB 0.515

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR
TAMPA, FL 33607-2359



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000343836200000105970178498

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178499
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
13224 OAK HILL WAY

BILLING DATE: 26-OCT-2022
DUE DATE: 16-NOV-2022

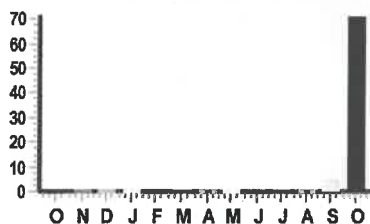
A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						325.19
Payments Received:						0.00
Balance Forward:						325.19
Reclaim Wtr Non-WasteWtr Cust			66	137	71	
Reclaim Water Common Area						2.63
Total New Charges						2.63
Total Amount Due:						\$327.82

Manatee County will collect properly prepared storm debris as yard waste on Wednesdays. For further details on loose debris curbside pickup, visit www.mymanatee.org/debris.

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

OCT 31 2022

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	13224 OAK HILL WAY
ACCOUNT NUMBER	343836-178499
BILLING DATE	26-OCT-2022
DUE DATE	16-NOV-2022
TOTAL AMOUNT NOW DUE:	\$327.82

AMOUNT PAID

2.63

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1026A 7000007177 00.0022.0155 7096/3 7096 2 MB 0.515

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR
TAMPA, FL 33607-2359



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000343836200000327820178499

INVOICE



Service Address

Large Oaks Reset
After Hurricane
Damage

Bill To

Parrish Plantation
CDD.

SPRINKLER Solutions of Florida, Inc.

3422 Silver Meadow Way
Plant City, FL 33566
Phone: (813) 967-5863
Email: jeff@ssofla.com

Payment terms Due upon receipt
Invoice # 3289
Date 10/03/2022
Business / Tax # SCC131152616

Description	Rate	Quantity	Total
Hurricane Damage To Transplanted Large Oak Trees			\$11,500.00
Reset (2) large Oak trees after storm damage	\$10,250.00	1	\$10,250.00
Use (1) medium excavator and (1) large payload to lift tree 1 small excavator to dig the replacement hole (1)skid steer for covering Excavation and 500 gallon tank with pumps to mud the roots in to prevent air pockets under tree. Place (4)6ft sections of telephone pole under tree as anchors and restrap.			
(This includes 2 large Oak trees)			
Irrigation repairs due hurricane damage	\$1,250.00	1	\$1,250.00
Irrigation mainline and lateral damage by the use equipment to reset trees			
Subtotal			\$11,500.00
Total			\$11,500.00

Notes:

See above description

Final Payment Due Upon Completion





By signing this document, the customer agrees to the services and conditions outlined in this document.

Parrish Plantation CDD.

INVOICE



Service Address

Straighten And Re-
mud 8 Smaller Trees

Bill To

Parrish Plantation
CDD.

SPRINKLER Solutions of Florida, Inc.

3422 Silver Meadow Way
Plant City, FL 33566
Phone: (813) 967-5863
Email: jeff@ssofla.com

Payment terms Due upon receipt
Invoice # 3288
Date 10/02/2022
Business / Tax # SCC131152616

Description	Rate	Quantity	Total
This Is A not to Exceed Estimate			\$4,000.00
Straighten smaller trees	\$500.00	8	\$4,000.00
Use mini excavator and skid steer to straighten wind damaged trees. Mud tree's after straightening to eliminate any air pockets. *** This includes any required straps or other hardware***			
Subtotal			\$4,000.00
Total			\$4,000.00

Final Payment Due Upon Completion





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Parrish Plantation CDD.

INVOICE



Service Address

Large Oaks Reset
After Hurricane
Damage

Bill To

Parrish Plantation
CDD.

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Total			\$11,500.00

Notes:

See above description

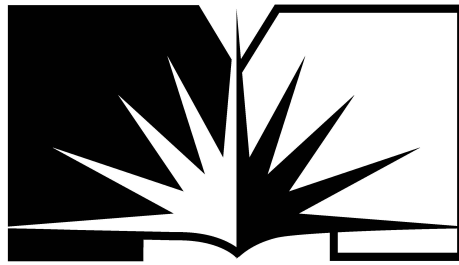
Final Payment Due Upon Completion





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Parrish Plantation CDD.



MANATEE LANDSCAPE & IRRIGATION, INC.

5311 36th Avenue East
 Palmetto, FL 34221
 Phone: (941) 721-3505
 Fax: (941) 721- 3525

Bill To
Parrish Plantation Community Development District Attn: Brian Lamb 2005 Pan Am Circle Ste 300 Tampa, FL 33607

		Date
		11/7/2022
Community/Lot #	Terms	Invoice #
Parrish Plantation	Due on receipt	23091

Quantity	Description	Rate	Amount
1	Project: Parrish Plantation Hurricane Cleanup Storm debris cleanup and straighten up ornamental trees as discussed between Eddy & Allison ATTN: Brian Lamb	2,800.00	2,800.00
<i>Terms: A service charge of 1.5% PER MONTH (APR 18%) will be added to all past due balances.</i>		Total	\$2,800.00



AQUATIC SERVICE REPORT

DATE: 1/17/2023

PAGE: 1 of 1

SERVICE: Monthly Aquatic Maintenance

WILDLIFE OBSERVATIONS					
Deer	Egret	Cormorant	Alligator	Bream	OTHER:
Otter	Heron	Anhinga	Turtle	Bass	
Opossum	Ibis	Osprey	Snake	Catfish	
Raccoon	Woodstork	Ducks	Frogs	Carp	

Comments: Treated vegetation in 16 ponds.