MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OF BOARD OF DIRECTORS MEETING
10050 Mainlands Blvd N. (Clubhouse) Pinellas Park, FL 33782
Wednesday, November 18, 2026, 6:30 PM

AGENDA

Call to order:

Roll Call: Jan Troutman, Vic Morton, Coni Reames, Laura Mann, Karen Anderson, Skip George, Bill Linet

Dispensation of Minutes: Motion to approve the unapproved minutes of the Board Meeting of August 20. 2026, October 31, 2026 and October 31 organizational meeting.

BOD Open Session: opens for a maximum of 30 minutes. Speakers are asked to limit themselves to 3 minutes each.

Pledge of Allegiance

Resugnations/ Appointments:

Board Reports:
- President/ Pool
- Vice President/ Painting & Sidewalks
- Treasurer/ Clubhouse, Rec Area
- Secretary
- Roofing
- Lawns
- Alterations

Mainlands Manager's Report

Unfinished Business:

New Business:

Treasurer:
1. To engage new auditor, Adams Nakumara & Associates of Pinellas Park for the 2026 audit and tax preparation at a cost of $7,500.

Lawns:
1. Tri-S Pest Control for fertilization, weed and pest control, and one annual mole cricket egg hatch application in the amount of $47,740.68 for first year (2027). (3 year contract).

2. Complete Care Landscaping for lawn care in the amount of $81,797 for first year (2027). (3 year contract).

Alterations:

1. I would like to make a motion to deny the Exterior Alteration Application by Kathleen Trimble, residing at 9925 Mainlands Boulevard N. to allow the pipes on the outside front wall of the residence to remain in place as installed by Clean Plumbing. This job was previously performed without an Exterior Alteration Request which would have required the resident to submit drawings for approval which would have been denied at that time.

General: Skip

1. Allow Joe to view coulbhouse cameras remotely.

Adjournment at_____.

Contracts available at board meeting
or
online

Adams Nakamura & Associates

6235 66th t. North
Pinellas Park, FL 33781
727 549-2122
Brandi.Adams@Macdodcpa.com

September 24, 2026

Board of Directors and Association Management
Mainlands of Tamarac by the Gulf Unit 3 Association, Inc
Pinellas Park, L 33782

We are pleased to confirm our understanding of the services we are to provide for Mainlands of Tamarac by the Gulf Unit 3 Association, Inc (the Association) for the fiscal year ended December 31, 2026.

We will audit the financial statements of the Association which comprise the balance sheet as of December 31, 2026, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements. The document we submit to you will include supplementary information about future major repairs and replacements required by the Financial Accounting Standards Board (FASB). Although we will apply certain limited procedures with respect to the required supplementary information, we will not audit the information and will not express an opinion on it. Also, the following supplementary information accompanying the financial statements may be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, in accordance with auditing standards generally accepted in the United States of America, and our auditor's report will provide an opinion on it in relation to the financial statements as a whole:

- Schedule of Operating Fund Revenues and Expenses

Audit Objective

The objective of our audit is the expression of an opinion about whether the Association financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add an emphasis-of-matter or other-matter paragraph. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement.

Audit Procedures

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include direct confirmation of certain assets and liabilities by correspondence with selected owners, creditors, and financial institutions. Our procedures will not determine whether the funds designated for future major repairs and replacements are adequate to meet such future costs because such a determination is outside the scope of the engagement. We may also request written representations from your attorneys as part of the engagement. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about

whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Association or to acts by management or employees acting on behalf of the Association.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements.

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

Management Responsibilities

The Association agrees to assume all management responsibilities for the tax services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and the results of the services; and accept responsibility for them.

The Association is responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles. The Association is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. The Association is also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the Association from whom we determine it necessary to obtain audit evidence.

The Association's responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

The Association is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Association involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. The Association's responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Association received in communications from employees, former employees, regulators, or others. In addition, the Association is responsible for identifying and ensuring that the Association complies with applicable laws and regulations. The Association is responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. The Association agrees to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

Engagement Administration, Fees, and Other

We understand that the Association's management company personnel will assist us in the process of confirming information with third parties that we require during the audit and will locate and provide to us any documents selected by us for testing.

Brandi Adams, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit upon receipt of this signed engagement letter and to complete the Association tax return and issue our report no later than the 90 days after receipt of all requested records and information. If, for any reason, the association requires an earlier completion date, please let us know.

Our fees will be $7,000 for the audit and $500 for tax preparation. The fee estimate is based on anticipated cooperation from management and your personnel and the assumption that unexpected circumstances will not be

encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. A retainer of $1,000 is due before commencement of the audit.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Adams, Nakamura & Associates

RESPONSE:

This letter correctly sets forth the understanding of Mainlands of Tamarac by the Gulf Unit 3 Association, Inc:

Management Signature: _____

Title: _____

Date: _____

MAINLANDS OF TAMARAC UNIT #3

FERTILIZATION, WEED CONTROL, AND PEST CONTROL CONTRACT

THIS CONTRACT BETWEEN MAINLANDS OF TAMARAC BY THE GULF UNIT NO. THREE ASSOCIATION, INC. ("ASSOCIATION") AND TRI-S PEST CONTROL SERVICE ("CONTRACTOR") SHALL BE FOR FERTILIZATION, WEED CONTROL, AND PEST CONTROL OF LAWNS.

Contractor agrees to provide all the materials and to perform the following described work within the Mainlands of Tamarac Unit #3 ("ASSOCIATION"), as described in this contract.

A. FERTILIZATION

1. FERTILIZATION, LAWNS

CONTRACTOR SHALL PROVIDE COMPLETE LAWN FERTILIZATION OF ALL LAWNS WITHIN THE ASSOCIATION INCLUDING SPECIFICALLY: ALL THREE HUNDRED AND FIFTY-THREE HOMES (353), ONE (1) CLUBHOUSE, AREAS OF LAND LOCATED ON UNIT 3 PROPERTY, AND RECREATIONAL AREA (AROUND CLUBHOUSE AND UNIT #3 MEDIANS ON MAINLANDS BOULEVARD.)

THE FERTILIZATION SHALL OCCUR AS FOLLOWS:
40-0-0 LAWN FERTILIZER OR EQUIVALENT WILL BE APPLIED MARCH, MAY, AND NOVEMBER.
0-0-6 PRO-SOL LAWN FERTILIZER OR EQUIVALENT WILL BE APPLIED JANUARY, MARCH, MAY, JULY, SEPTEMBER, AND NOVEMBER.
12-0-0 LAWN IRON FERTILIZER OR EQUIVALENT WILL BE APPLIED JANUARY, MARCH, MAY, AND NOVEMBER.
T&O MICRONUTRIENTS IRON OR EQUIVALENT WILL BE APPLIED JULY AND SEPTEMBER.

2. FERTILIZATION, SHRUBS CLUBHOUSE ONLY

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS AND PLANTS WITHIN FLOWER BEDS LOCATED ON THE RECREATIONAL AREAS AND AROUND THE CLUBHOUSE. THE FERTILIZATION SHALL OCCUR AS FOLLOWS: 8-0-10 FERTILIZER WILL BE APPLIED TWICE A YEAR.

B. WEED CONTROL

CONTRACTOR SHALL PROVIDE A COMPLETE WEED CONTROL PROGRAM WITHIN THE ASSOCIATION INCLUDING SPECIFICALLY: ALL THREE HUNDRED AND FIFTY-THREE HOMES (353), ONE (1) CLUBHOUSE, AREAS OF LAND LOCATED ON UNIT 3 PROPERTY, AND

RECREATIONAL AREA (AROUND CLUBHOUSE INCLUDING ROCKS AND LAMP POSTS), UNIT #3 MEDIANS ON MAINLANDS BOULEVARD.

THE WEED CONTROL PROGRAM SHALL OCCUR AS FOLLOWS:
LAWN WEED POST EMERGENT MSM OR EQUIVALENT WILL BE APPLIED MARCH, MAY, JULY, AND SEPTEMBER.
LAWN WEED POST EMERGENT OCTANE OR EQUIVALENT WILL BE APPLIED MARCH, MAY, JULY, AND SEPTEMBER.
LAWN WEED POST EMERGENT PRINCEP OR EQUIVALENT WILL BE APPLIED NOVEMBER.
LAWN WEED PRE EMERGENT PRODIAMINE OR EQUIVALENT WILL BE APPLIED JANUARY.

Sedge weed will be treated as needed, no full blanket application without extra charge.

C. <u>PEST CONTROL</u>

CONTRACTOR SHALL PROVIDE A COMPLETE PEST CONTROL PROGRAM FOR LAWNS WITHIN THE ASSOCIATION INCLUDING SPECIFICALLY: ALL THREE HUNDRED AND FIFTY-THREE HOMES (353), ONE (1) CLUBHOUSE, AREAS OF LAND LOCATED ON UNIT 3 PROPERTY, AND RECREATIONAL AREA (AROUND CLUBHOUSE INCLUDING SHRUBS), UNIT #3 MEDIANS ON MAINLANDS BOULEVARD.

THE LAWN PEST CONTROL PROGRAM SHALL OCCUR AS FOLLOWS:
LAWN INSECTICIDE BIFEN I/T OR EQUIVALENT WILL BE APPLIED JANUARY, MARCH, MAY, JULY, SEPTEMBER, AND NOVEMBER.
LAWN INSECTICIDE IMIDACLOPRID OR EQUIVALENT WILL BE APPLIED JANUARY, MARCH, MAY, JULY, SEPTEMBER, AND NOVEMBER.

CONTRACTOR SHALL PLACE MARKERS AT DIFFERENT LOCATIONS THROUGHOUT THE ASSOCIATION IN ORDER TO GIVE SUFFICIENT WARNING THAT THE SPRAYINGS HAVE BEEN DONE. THIS IS SO RESIDENTS CAN PROTECT THEMSELVES AND THEIR PETS FROM EXPOSURE TO THE PESTICIDES.

CONTRACTOR SHALL REPORT ANY SIGN OF PESTS TO THE PROPERTY MANAGER AND PROVIDE RECOMMENDATIONS AS TO TREATMENT WITHIN 48 HOURS OF THE CONTRACTOR BECOMING AWARE OF PESTS. UPON APPROVAL OF THE PROPERTY MANAGER (OR LAWN DIRECTOR IF ADDITIONAL COSTS APPLY), THE CONTRACTOR SHALL PERFORM THE APPROVED WORK WITHIN 3 DAYS OF APPROVAL.

D. <u>APPLICATION WARNING</u>

THE PROPERTY MANAGER SHALL BE NOTIFIED THE DAY BEFORE APPLICATION WITH MSDS MATERIAL TYPE AND DATA SHEETS.

SIGNS WILL BE PLACED TO NOTIFY RESIDENTS OF SPRAYING.

CONTRACTOR INITIALS: _____ LAWN DIRECTOR INITIALS: _____

E. DAMAGES

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PERSONAL AND/OR REAL PROPERTY CAUSED BY THE CONTRACTOR.

DAMAGE TO PROPERTY (DOWNSPOUTS, MAILBOXES, ETC.) SHALL BE REPAIRED WITHIN 7 CALENDAR DAYS AFTER NOTIFICATION OF SUCH DAMAGE. IF THE CONTRACTOR HAS NOT REPAIRED THE DAMAGE WITH 14 CALENDAR DAYS AFTER NOTIFICATION OF SUCH DAMAGE, THE ASSOICATION MAY HAVE THE DAMAGE REPAIRED AT THE CONTRACTOR'S EXPENSE.

ALL REPAIRS SHALL BE INSPECTED AND APPROVED BY THE PROPERTY MANAGER OR LAWN DIRECTOR.

F. COMMUNICATION AND EMPLOYEES

AN ENGLISH-SPEAKING PERSON MUST BE ON PROPERTY WHEN WORK IS BEING PERFORMED BY CONTRACTOR. THE CONTRACTOR SHALL NOT PERMIT ANY PERSON TO PERFORM WORK WITHIN THE ASSOCIATION THAT THE ASSOCIATION REASONABLY OBJECTS TO. THE USE OF SUBCONTRACTORS IS PROHIBITED.

G. CANCELLATION OF CONTRACT

THE ASSOCIATION MAY CANCEL THIS AGREEMENT UPON THIRTY (30) DAYS WRITTEN NOTICE. IN THE EVENT OF CANCELLATION, THE ASSOCIATION SHALL NOT BE LIABLE FOR THE PAYMENT OF THE BALANCE OF THE CONTRACT. CONTRACTOR SHALL ONLY BE ENTITLED TO RECEIVE PAYMENT FOR THE WORK PERFORMED DURING THE 30 DAYS PRECEDING TERMINATION BASED ON THE MONTHLY ALLOCATION OF THE CONTRACT PRICE SET FORTH IN SECTION N.

H. LENGTH OF CONTRACT

THE TERM OF THIS CONTRACT SHALL BE FOR THREE YEARS BEGINNING JANUARY 1ST, 2027. THIS CONTRACT MAY BE RENEWED BY THE ASSOCIATION UPON THE ASSOCIATION GIVING A 30 CALENDAR DAY NOTICE TO CONTRACTOR OF ITS INTENT TO RENEW THE CONTRACT PRIOR TO THE END OF THIS CONTRACT.

I. TREATMENT PROGRAM CALENDAR & CHEMICAL LIST

CONTRACTOR SHALL PROVIDE ASSOCIATION WITH A TREATMENT PROGRAM CALENDAR FOR PEST, WEED, AND FERTILIZATION APPLICATION ALONG WITH CHEMICALS THAT WILL BE USED WITHIN 5 DAYS OF THE DATE OF THIS CONTRACT. ANY CHANGES TO THE

CALENDAR, INCLUDING TREATMENT DATES AND THE CHEMICALS TO BE USED WILL BE REPORTED TO THE PROPERTY MANAGER AND LAWN DIRECTOR AT LEAST 5 DAYS IN ADVANCE OF THE CHANGE WITH THE EXCEPTION OF CHANGES TO THE DATE OF TREATMENT CAUSED BY WEATHER. ANY TREATMENT DATE MISSED DUE TO WEATHER MUST BE MADE UP WITHIN 5 DAYS OF THE MISSED TREATMENT DATE.

J. INSURANCE

A VALID AND ACCEPTABLE CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON CONTRACT EXECUTION AND AT SUCH TIME A PORTION OF THE CERTIFICATE EXPIRES. CONTRACTOR SHALL MAINTAIN AND KEEP IN FORCE AT ALL TIMES DURING THIS CONTRACT A WORKER'S COMPENSATION POLICY IN AN AMOUNT REQUIRED BY LAW AND A GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF NOT LESS THAN $500,000.00. THE ASSOCIATION MAY REQUEST PROOF OF INSURANCE AT ANY TIME AND CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE WITHIN 5 DAYS OF THE ASSOCIATION'S REQUEST.

K. INDEMNITY

TO THE FULLEST EXTENT PERMITTED BY LAW THE CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE ASSOCIATION, ITS MEMBERS, AGENTS AND EMPLOYEES FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AT TRIAL AND FOR ANY APPEAL, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF ANY WORK PERFORMED BY CONTRACTOR, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MIGHT BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

THE INDEMNIFICATION OBLIGATION REQUIRED BY THIS SECTION VII SHALL NOT BE LIMITED BY A LIMITATION ON THE AMOUNT OF TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR A SUBCONTRACTOR UNDER WORKERS COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

CONFLICTS WITH THIS CONTRACT SHALL BE ENFORCED IN A COURT OF LAW, WITH VENUE LYING SOLELY IN PINELLAS COUNTY, AND WITH THE PREVAILING PARTY ENTITLED TO REIMBURSEMENT OF ITS REASONABLE ATTORNEYS' FEES AND COSTS, AT TRIAL AND FOR ANY APPEAL.

L. ASSIGNABILITY

THIS CONTRACT IS NOT ASSIGNABLE.

M. WORK

ALL WORK SHALL BE PER SPECIFICATIONS, NO EXCEPTIONS.

N. PRICE

THE PRICE INCLUDES ALL TAXES AND PERMIT COSTS. LAWN BEAUTIFICATION PER YEAR STARTING JANUARY 1ST 2027: $ 37,960.68 THE PRICE OF THE CONTRACT SHALL BE ALLOCATED OVER A 12 MONTH PERIOD AND THE ASSOCIATION SHALL PAY SUCH ALLOCATION ON A MONTHLY BASIS.

ADDITIONAL SERVICE, ANNUAL MOLE CRICKET (EGG HATCH) TREATMENT: $9,780.00. ASSOCIATION SHALL PAY WITHIN 30 DAYS OF COMPLETION.

AN INCREASE OF 0% FOR 2028 AND 0% FOR 2029 SHALL BE APPLIED.

In witness, the parties have agreed upon and executed this Contract.

MAINLANDS OF TAMARAC UNIT 3 LAWN DIRECTOR	**MAINLANDS OF TAMARAC UNIT 3 PRESIDENT**
NAME (PLEASE PRINT)	**NAME (PLEASE PRINT)**
SIGNATURE **DATE:** _____	**SIGNATURE** **DATE:** _____

TRI-S PEST CONTROL SERVICE
SIGNATURE: _____
PRINT NAME: _____
DATE: _____/_____/_____

CONTRACTOR INITIALS: _____ LAWN DIRECTOR INITIALS: _____

MAINLANDS OF TAMARAC UNIT #3

LAWN CARE CONTRACT

THIS CONTRACT BETWEEN MAINLANDS OF TAMARAC BY THE GULF UNIT NO. THREE ASSOCIATION, INC. ("ASSOCIATION") AND COMPLETE CARE LANDSCAPING LLC ("CONTRACTOR") SHALL BE FOR LAWN CARE PER THE FOLLOW SPECIFICATIONS.

A. MOWING

CONTRACTOR SHALL MOW ALL LAWNS WITH IN THE ASSOCIATION INCLUDING SPECIFICALLY THE LAWNS OF: ALL THREE HUNDRED AND FIFTY-THREE HOMES (353), HOUSES, ONE (1) CLUBHOUSE, RECREATIONAL AREA (AROUND CLUBHOUSE), AREAS OF LAND LOCATED ON UNIT 3 PROPERTY, AND UNIT 3 MEDIANS ON MAINLANDS BOULEVARD.

THE MOWING SHALL OCCUR ACCORDING TO FOLLOWING SCHEDULE:

ONCE EVERY WEEK DURING THE MONTHS OF APRIL THROUGH SEPTEMBER.
ONCE EVERY OTHER WEEK DURING THE MONTHS OF OCTOBER THROUGH MARCH.

CONTRACTOR AGREES TO PERFORM, AT THE REQUEST OF THE ASSOCIATION, ADDITIONAL MOWINGS OF THE AREAS SET FORTH ABOVE AT THE RATE OF $1,573.02 PER MOW.

CONTRACTOR SHALL ENSURE THAT THE HEIGHT OF THE GRASS AFTER MOWING SHALL NOT BE LOWER THAN 3-1/2".

DRIVING OF MOWERS OVER DRIVEWAYS, PATIOS, OR SIDEWALKS (EXCLUDING FRONT SIDEWALKS) IS STRICTLY PROHIBITED.

NO HIGH-SPEED DRIVING OR TURNING OF MOWERS SO AS TO CAUSE RUTS AND/OR DAMAGE TO LAWNS IS PERMITTED. IF WEIGHT OF THE MOWERS IS CAUSING RUTS AND/OR DAMAGE TO THE LAWNS, THE DAMAGE WILL BE REPAIRED AND DIFFERENT EQUIPMENT WILL NEED TO BE USED.

THE DIRECTION OF DISCHARGE OF LAWN CLIPPINGS FROM THE MOWER SHALL BE AWAY FROM THE HOUSES WHEN MOWING WITHIN THREE (3) FEET OF HOUSE.

IF GRASS HEIGHT IS SO HIGH AS TO LEAVE DEBRIS OVER THE LAWN THE DEBRIS WILL BE REMOVED.

ALL MOWING EQUIPMENT WILL BE THOROUGHLY RINSED PRIOR TO PERFORMING SERVICES ON THE PROPERTY.

CONTRACTOR INITIALS: _____ LAWN DIRECTOR INITIALS: _____

B. EDGING OF LAWNS

ALL HARD FLAT SURFACES AROUND THE **ENTIRETY** OF ALL HOUSES AND BUILDINGS AS WELL AS ALL SIDEWALKS AND DRIVEWAYS SHALL BE EDGED WITH MECHANICAL EDGER (NO LINE TRIMMER ALLOWED WITH THE EXCEPTION OF THE PAVER PATIOS AND DRIVEWAYS).

LINE TRIMMERS WILL BE USED ON PAVER BLOCK DRIVEWAYS AND PATIO. NO MECHANICAL EDGER IS PERMITTED.

EDGING SHALL BE DONE AT EACH MOWING DATE.

C. TRIMMING

LINE OR STRING TRIMMING OF THE GRASS AROUND **ENTIRE** HOUSES AND BUILDINGS IN AREAS WHERE MOWERS CANNOT ACCESS (THIS INCLUDES LANDSCAPE BEDS, HOUSE, TREES, ETC.).

TRIMMING HEIGHT SHALL NOT BE LOWER THAN 3-1/2”

D. SPRINKLERS

SPRINKLER HEADS AND DRAINS SHALL BE CLEANED AND TRIMMED ONCE A MONTH DURING THE MONTHS OF MARCH THROUGH OCTOBER AND EVERY OTHER MONTH NOVEMBER THROUGH FEBRUARY.

TRIMMING MUST BE DONE WITH SPRINKLER HEAD TRIMMER (CIRCULAR TUBE TYPE TRIMMER), IF AVAILABLE.

E. BLOWING AND CLEAN UP

ALL SURFACES (FRONT AND BACK) AROUND THE HOMES AND BUILDINGS AS WELL AS ALL PATIOS, DRIVEWAY LOWER LEDGES, THE POOL, ALL WHITE ROCK AREAS (LIGHT POLES AND ENTRANCE SIGNS) AND WALKWAYS SHALL BE CLEANED OF ALL LAWN DEBRIS BY MECHANICAL BLOWERS.

BLOWING SHALL BE AIMED AWAY FROM THE HOUSES, BUILDINGS, POOL AND POOL DRAINS.

F. PRUNING (RECREATION AREA AROUND CLUBHOUSE)

THE PLANTS AND SHRUBS LOCATED AROUND THE CLUBHOUSE AND THE RECREATION AREA NEAR THE CLUBHOUSE SHALL BE TRIMMED EVERY TWO (2) MONTHS. THE LAWN DIRECTOR SHALL PROVIDE CONTRACTOR WITH SPECIFICATIONS FOR THE TRIMMING PRIOR TO SAME BEING PERFORMED. CONTRACTOR SHALL GIVE PROPERTY MANAGER 10 DAYS ADVANCED NOTICE OF ITS INTENT TO PERFORM PRUNING.

IN ADDITION TO THE BI-MONTHLY TRIMMINGS NOTED ABOVE, AN ADDITIONAL TRIMMING OF THE PLANTS AND SHRUBS SHALL OCCUR ONE (1) WEEK PRIOR TO THANKSGIVING DAY. THERE SHALL BE NO TRIMS UNTIL SECOND (2ND) WEEK IN JANUARY.

CONTRACTOR INITIALS: _____ LAWN DIRECTOR INITIALS: _____

THE PRUNING OF LARGE PALM TREES (THOSE PALM TREES WITH A HEIGHT IN EXCESS OF 10 FEET) ARE NOT INCLUDED IN THIS SECTION F.

G. MISSED MOWER DATE

IF A MOWER DATE OR OTHER WORK REQUIRED BY THIS CONTRACT IS MISSED OR NOT PERFORMED, IN WHOLE OR PART, AND IT CANNOT BE MADE UP DURING THE SAME WEEK THAT THE MOWER DATE WAS TO OCCUR, A CREDIT SHALL BE ISSUED ON THE FOLLOWING MONTHS INVOICE. THE CREDIT SHALL BE CALCULATED AS FOLLOWS: MISSED MOW $1,573.02

AT THE DISCRETION OF THE LAWN DIRECTOR OTHER WORK PERFORMED BY THE CONTRACTOR MAY BE SUBSTITUTED INSTEAD OF ISSUING A CREDIT FOR A MISSED MOWER DATE.

THE PROPERTY MANAGER AND LAWN DIRECTOR MUST BE NOTIFIED WITHIN 24 HOURS OF A MISSED MOWER DATE.

H. DAMAGES

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PERSONAL AND/OR REAL PROPERTY CAUSED BY THE CONTRACTOR. HOWEVER, CONTRACTOR SHALL BE GIVEN THE OPPORTUNITY TO INSPECT AND/OR REPAIR ANY DAMAGE CAUSED BY IT.

DAMAGE TO LAWNS (FURROWS, ETC.) SHALL BE REPAIRED WITHIN 2-3 DAYS AFTER OCCURRENCE.

DAMAGE TO PROPERTY, OTHER THAN LAWNS (DOWNSPOUTS, MAILBOXES, ETC.), SHALL BE REPAIRED WITHIN 7 CALENDAR DAYS AFTER NOTIFICATION OF SUCH DAMAGE. IF THE CONTRACTOR HAS NOT REPAIRED THE DAMAGE WITHIN 14 CALENDAR DAYS AFTER NOTIFICATION OF SUCH DAMAGE, THE ASSOCATION MAY HAVE THE DAMAGE REPAIRED AT THE CONTRACTOR'S EXPENSE.

I. COMMUNICATIONS AND EMPLOYEES:

AN ENGLISH-SPEAKING PERSON MUST BE ON PROPERTY WHEN WORK IS BEING PERFORMED BY CONTRACTOR. THE CONTRACTOR SHALL NOT PERMIT ANY PERSON TO PERFORM WORK WITHIN THE ASSOCIATION THAT THE ASSOCIATION REASONABLY OBJECTS TO. THE USE OF SUBCONTRACTORS IS PROHIBITED.

J. CANCELLATION OF CONTRACT:

THE ASSOCIATION MAY CANCEL THIS AGREEMENT UPON THIRTY (30) DAYS' WRITTEN NOTICE. IN THE EVENT OF CANCELLATION, THE ASSOCIATION SHALL NOT BE LIABLE FOR THE PAYMENT OF THE BALANCE OF THE CONTRACT. CONTRACTOR SHALL ONLY BE ENTITLED TO RECEIVE PAYMENT FOR THE WORK PERFORMED DURING THE 30 DAYS PRECEDING TERMINATION BASED ON THE MONTHLY ALLOCATION OF THE CONTRACT PRICE SET FORTH IN SECTION P.

K. INSURANCE:

CONTRACTOR SHALL MAINTAIN AND KEEP IN FORCE AT ALL TIMES DURING THIS CONTRACT A WORKER'S COMPENSATION POLICY IN AN AMOUNT REQUIRED BY LAW AND A GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF NOT LESS THAN $500,000.00. THE ASSOCIATION MAY REQUEST PROOF OF INSURANCE AT ANY TIME AND CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE WITHIN FIVE DAYS OF THE ASSOCIATION'S REQUEST.

L. LENGTH OF CONTRACT:

THE TERM OF THIS CONTRACT SHALL BE THREE YEARS BEGINNING JANUARY 1ST 2027. THIS CONTRACT MAY BE RENEWED BY THE ASSOCIATION UPON THE ASSOCIATION GIVING A 30 CALENDAR DAY NOTICE TO CONTRACTOR OF ITS INTENT TO RENEW THE CONTRACT PRIOR TO THE END OF THE CONTRACT.

M. WORK: ALL WORK SHALL BE PER THIS CONTRACT, NO EXCEPTIONS.

N. ASSIGNABILITY:

THIS CONTRACT IS NOT ASSIGNABLE.

O. INDEMNITY.

TO THE FULLEST EXTENT PERMITTED BY LAW THE CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE ASSOCIATION, ITS MEMBERS, AGENTS AND EMPLOYEES FROM AND AGAINST CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AT TRIAL AND FOR ANY APPEAL, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF ANY WORK PERFORMED BY CONTRACTOR, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MIGHT BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

THE INDEMNIFICATION OBLIGATION REQUIRED BY THIS SECTION SHALL NOT BE LIMITED BY A LIMITATION ON THE AMOUNT OF TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR A SUBCONTRACTOR UNDER WORKERS COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

CONFLICTS WITH THIS CONTRACT SHALL BE ENFORCED IN A COURT OF LAW, WITH VENUE LYING SOLELY IN PINELLAS COUNTY, AND WITH THE PREVAILING PARTY ENTITLED TO REIMBURSEMENT OF ITS REASONABLE ATTORNEYS' FEES AND COSTS, AT TRIAL AND FOR ANY APPEAL.

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CONTRACTOR INITIALS: _____ LAWN DIRECTOR INITIALS: _____

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P. PRICE:

TOTAL PRICE FOR ALL WORK SPECIFIED IN THIS CONTRACT FOR THE FIRST YEAR: $ 81,797.04

THIS PRICE INCLUDES ALL TAXES AND PERMIT COST. THE PRICE OF THE CONTRACT SHALL BE ALLOCATED OVER A 12 MONTH PERIOD AND THE ASSOCIATION SHALL PAY SUCH ALLOCATION ON A MONTHLY BASIS. **AN INCREASE OF 3.5% STARTING JANUARY 1ST 2028 AND AN INCREASE OF 3.5% STARTING JANUARY 1ST 2029 SHALL BE APPLIED.**

LARGE PALM TREE (OVER 10 FEET) TRIMMING FOR 3 YEARS: **$ 35.00 EA**

MISSED MOW CREDIT AMOUNT ----------$1,573.02

IN WITNESS, THE PARTIES HAVE AGREED UPON AND EXECUTED THIS CONTRACT.

MAINLANDS OF TAMARAC UNIT 3 LAWN DIRECTOR	**MAINLANDS OF TAMARAC UNIT 3 PRESIDENT**
NAME (PLEASE PRINT)	**NAME (PLEASE PRINT)**
SIGNATURE **DATE:** _____	**SIGNATURE** **DATE:** _____

COMPLETE CARE LANDSCAPING LLC.
SIGNATURE: _____
PRINT NAME: _____
DATE: _____/_____/_____

CONTRACTOR INITIALS: _____ LAWN DIRECTOR INITIALS: _____