

***TERN BAY
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report
September / October 2026**

Prepared For:
James Ward
District Manager
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

Project Number: 25-8498

October 13, 2026

Asset Management Report – October, 2026

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. District Maintenance Updates
2. Entrance & Roadway Maintenance
3. Tree Trimming & Landscaping Maintenance
4. Aquatic Maintenance
5. Feral Hog Trapping Update
6. Cane Toad & Tadpole Update
7. Upcoming Asset Management Initiatives

Asset Management Report – October, 2026

II. CURRENT ASSET UPDATES

1. *District Maintenance Updates*

Debris removal from underneath the vehicular bridges is ongoing, and the items identified during the recent punch-list inspection are being addressed and cleaned up. The bridges will continue to be monitored until the remaining items have been completed.

The Royal Palms located at the front entrance were trimmed during the first week of October. This work was completed in preparation for the upcoming holiday lighting installation and will allow the upper portions of the palms to be properly wrapped with holiday lighting without interference from seed pods or palm fronds. The remaining palm tree trimming throughout the District is scheduled to take place during the second and third weeks of October.

Mulch installation is scheduled to begin during the last week of November. Pine straw will be installed throughout the District-maintained common areas as part of the District's routine landscape maintenance program.

New holiday annuals are scheduled to be installed during the second-to-last week of October. These seasonal plantings will help prepare the community entrances and common areas for the upcoming holiday season. New annuals have been installed at the back gate.



Asset Management Report – October, 2026

2. Entrance & Roadway Maintenance

The recently completed deck board repairs on the bridge were inspected.



Two signs within the community are currently down, and the District has worked with the HOA to hold the signs until they can be restored. One is located at the south roundabout and the other at the intersection of Sycamore Court and Heritage Landing Boulevard. Estimates have been requested to install new posts using the existing signage.



Asset Management Report – October, 2026

Painting, pressure cleaning, and grout cleaning of the guardhouse have been completed. The guardhouse blinds will need to be replaced.



Lightning Damage – Access Control and Security Camera Replacement

A recent lightning strike damaged components of the District's access control and security camera system. A proposal (Quote #183, dated October 8, 2026) was obtained to replace the damaged equipment and to add surge protection that will reduce the risk of similar damage in the future. The proposal includes the following items:

- **Continental 2-Door Access Control Panels (2) – \$3,158.50:** These panels are the core of the access control system and replace the panels damaged by the lightning strike. Each panel controls two access points. It reads resident credentials (cards or mobile credentials), checks them against the list of authorized users, and releases the lock when access is approved. Together, the two panels serve four access points. The panels continue to operate if the network connection is lost and upload activity records once the connection is restored.
- **Continental Network Daughter Board (1) – \$224.99:** This add-on board connects the access control panel to the District's network, allowing it to communicate with the access control software. This connection is needed to add or remove credentials and to retrieve entry activity reports.
- **Ubiquiti G6 Pro Turret Security Camera (1) – \$742.50:** A replacement outdoor security camera that records in 4K resolution and is powered through its network cable. It provides infrared night vision up to approximately 130 feet, a 2.36x optical zoom, two-way audio,

Asset Management Report – October, 2026

and built-in detection of people, vehicles, and animals, including license plate and face recognition. The housing is weather-rated and tamper-resistant.

- **Ubiquiti Ethernet Surge Protectors (4) – \$198.00:** New surge protection installed on the network cables serving the camera and the access control equipment. These devices divert lightning and electrical surges away from the connected equipment, so a surge on one cable is less likely to damage the camera, network switch, or access control panels.

The total proposed cost is \$4,323.99. This amount excludes the sales tax shown on the attached quote, as the District is tax-exempt. The quote is valid through November 30, 2026, and requires a deposit upon approval. All parts are covered under the manufacturers' warranties. Until the damaged panels are replaced, the affected access points cannot be fully controlled or monitored through the access control system.

The District's FY 2027 line item for these types of repairs is \$5,000.00 (Account 5294603). Under the current spending authority resolution, this work can be approved by the District Manager; however, it will leave no funds for the balance of the fiscal year for any additional repairs that may occur. This work will be submitted to the District's insurance carrier for any reimbursement that may be available.

A purchase order will be issued for this needed work at this time; however, going forward, any repairs must be approved by the Board before any work can be completed. This work will restore the access control and camera systems to full operation and protect against future lightning and power surges. The quote is included in the Supporting Documentation section of this report.

3. *Tree Trimming & Landscaping Maintenance*

Routine landscape maintenance continues throughout the District and includes irrigation wet checks, mowing, trimming, bed weeding, fertilization, and turf weed control. The October landscape maintenance schedule is provided below.

- **Irrigation wet check** – Timer 1 & 2: 10/18/2026; Timer 3 & 4: 10/12/2026.
- **Mowing** – Zone 1-2: 10/5, 10/12, 10/19, 10/26; Zone 3-4: 10/5, 10/12, 10/19, 10/26; Zone 23-24: 10/8, 10/15, 10/22, 10/29.
- **Trimming** – Zone 1: 11/9; Zone 2: 11/10; Zone 3: 11/11; Zone 4: 11/12; Zone 23: 11/16; Zone 24: 11/17.
- **Bed weeding** – Zones 1-2: 10/19; Zones 3-4: 10/20; Zones 23-24: 10/30.
- **Fertilization and turf weed control** – 10/1 through 10/9.

Asset Management Report – October, 2026

Trimming of the palms and small trees has also been requested.



4. Aquatic Maintenance

During September 2026, aquatic treatments were based on the growth noted during inspections. Lakes 1 through 39 were treated for shoreline weeds, algae, and/or submersed vegetation between 8/20/2026 and 9/17/2026, and Lakes 40, 41, and 42 were inspected. Lake dye was applied to all lakes on 9/3/2026 as part of the submersed vegetation control program. The dye reduces the amount of sunlight that reaches the lake bottom, which limits the growth of submersed aquatic weeds and algae and reduces the need for herbicide treatments. The Kayak Trail was treated for weeds (8/10/2026), and the quarterly preserve treatment for native and exotic nuisance vines and other nuisance species was completed (8/5/2026 and 8/6/2026).

The lakes in the southern end of the property had very little need for algae or submersed weed treatment, with the exception of Lakes 9 and 13. Lake 9 has been a consistent algae grower since the current lake maintenance program began, which may be the result of legacy nutrients since the growth is more constant than sporadic. Lake 13 continues to be a challenge for submersed weed control. The banks on Lake 13 are very steep, so nutrient loading may be more severe on that lake because rainfall washes down the slopes into the lake instead of draining into the soil.

The northern end of the property has significant water flow, whether from recharge water replacing irrigation usage or from rainfall. This makes it necessary to use contact herbicides to manage submersed weed growth. Because contact herbicides do not offer long-term control, submersed weed treatments are more frequent in this area, and those treatments can sometimes fuel algae growth, which is why algae treatment is more prevalent on the northern end of the community.

Asset Management Report – October, 2026

Full lake-by-lake treatment detail is provided in the September 2026 Quality Control Report, followed by the aquatic maintenance work orders dated 8/20/2026 through 10/1/2026, in the Supporting Documentation section below.

The FY 2027 Lake, Preserve, Kayak Trail & Lake Dye Maintenance Proposal Comparison memorandum, including the proposals received, is also attached at the end of this report.

5. Feral Hog Trapping Update

Trap Location 1: (26.82339, -82.03476)

- **Total Feral Swine Removed at This Location:** 34
- **Damage Report:** There is currently no damage along the edge of the golf course. There are no pigs remaining on camera.
- **Action Plan:** This trap location will continue to be baited and monitored to prevent future pigs from working their way onto the golf course.

Trap Location 2: (26.80918, -82.04065)

- **Total Feral Swine Removed at This Location:** 23
- **Damage Report:** No new damage has occurred at this location since the removal of 23 pigs. Damage has subsided.
- **Action Plan:** All 23 pigs on camera have been removed from this location as of December 16th. Monitoring will continue for new pigs.

Trap Location 3: (26.81734, -82.03705)

- **Total Feral Swine Removed at This Location:** 5
- **Damage Report:** There is no damage at this location. It appears to be a travel corridor for pigs throughout the property.
- **Action Plan:** Camera monitoring will continue.

September Update: 1 hog was removed this month from Trap Location 1. No hogs remain on camera at this location, and no activity has been detected in any other area.

6. Cane Toad & Tadpole Update

Cane toad activity picked up in September. Work moved across the property through the month at the lakes holding activity. Larvae strands and tadpoles were pulled along the banks, and baby toads were handled at a number of locations. The lakes that produced early in the month were

Asset Management Report – October, 2026

worked again at the end of the month. Adults were removed during evening service at the lakes and the grounds around them.

September Totals:

- Larvae Strands Removed: 19
- Tadpoles Removed: ~55,000+
- Adult Toads Removed: ~200–215

7. Upcoming Asset Management Initiatives

A comprehensive capital replacement plan for landscaping throughout the boulevard and entrance areas is currently being developed. The plan will identify recommended landscape replacements and improvements and will include photographs, locations, quantities, and estimated pricing for each area. The intent is to develop a three-year phased plan that can be used by the Board for future budgeting and capital planning. At the Board's direction, pink ribbons have also been placed on trees identified for potential removal so they can be easily reviewed in the field.



An updated plan is also being developed to address established invasive and exotic vegetation throughout the District's preserve areas. The plan will include identified areas of concern, estimated costs, and a phased approach for removing existing invasive vegetation based on priority and available funding.

Asset Management Report – October, 2026

The District's existing preserve maintenance contract currently provides for four maintenance visits per year and requires invasive vegetation to be treated before it becomes established. The existing scope primarily provides for herbicide treatment of invasive species and does not include the physical removal of established invasive vegetation. Because some areas now contain established invasive vegetation requiring removal, a separate phased removal plan is being developed for Board consideration and future budgeting.

Proposed Four-Year Exotic Vegetation Removal Plan (FY 2028 – FY 2031)

Preliminary pricing has been obtained for the initial removal of established exotic vegetation, divided into four separate removal areas as shown on the Tern Bay CDD Initial Removal map below. Pricing includes the removal and disposal of all woody exotic species. Herbaceous exotic species will be treated and killed in place. Significant quantities of exotic vegetation are present within the large western preserve and in several common areas surrounding the golf course.

Of the four removal areas, only the small triangular portion of the Red Area is located within a permitted area. The remaining areas are not within permitted areas.

To spread the cost over multiple budget years, the following four-year phased approach is suggested for the Board's capital planning consideration, beginning in Fiscal Year 2028. The order shown is a suggested sequence only and may be adjusted at the Board's direction.

Fiscal Year	Phase / Map Area	Estimated Cost
FY 2028	Phase 1 – Blue Area	\$117,000
FY 2029	Phase 2 – Red Areas	\$60,000
FY 2030	Phase 3 – Green Areas	\$85,000
FY 2031	Phase 4 – Yellow Areas (40-foot buffer)	\$110,000
Total	Four-year estimated total	\$372,000

Asset Management Report – October, 2026

These figures are rough estimates at this time, and final pricing may vary. Updated pricing will be obtained before each phase is budgeted, and new exotic growth will continue to be treated under the existing preserve maintenance contract while the phased removal plan is carried out.



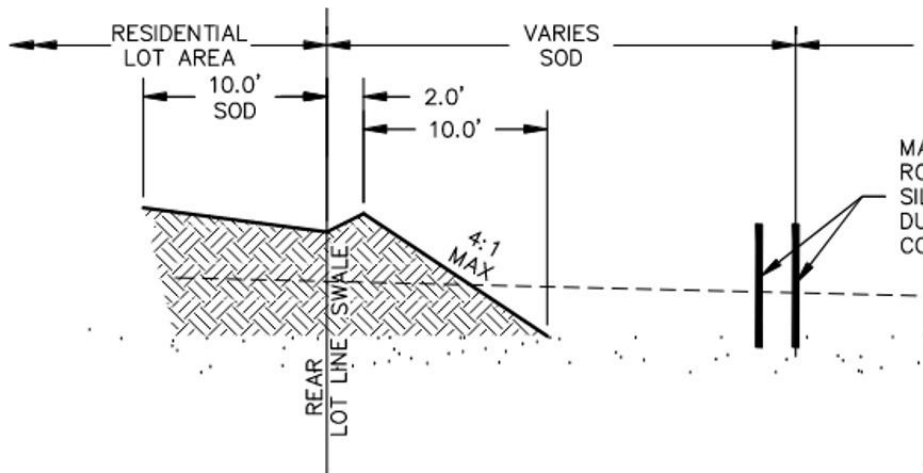
Rear Yard Drainage – Cherry Blossom

In the rear yards behind the homes along Cherry Blossom, the swale originally constructed behind these homes has filled in over the years. As a result, the area is not draining properly and needs to be corrected. This issue was also recently raised by a resident.

Based on the drainage plan for this area, the ground needs to be regraded to match the rear yard section shown below. The design calls for a swale along the rear lot line, with a small berm

Asset Management Report – October, 2026

approximately 2 feet beyond the lot line and a sodded slope no steeper than 4:1 extending approximately 10 feet beyond the berm.



The recommended corrective work includes:

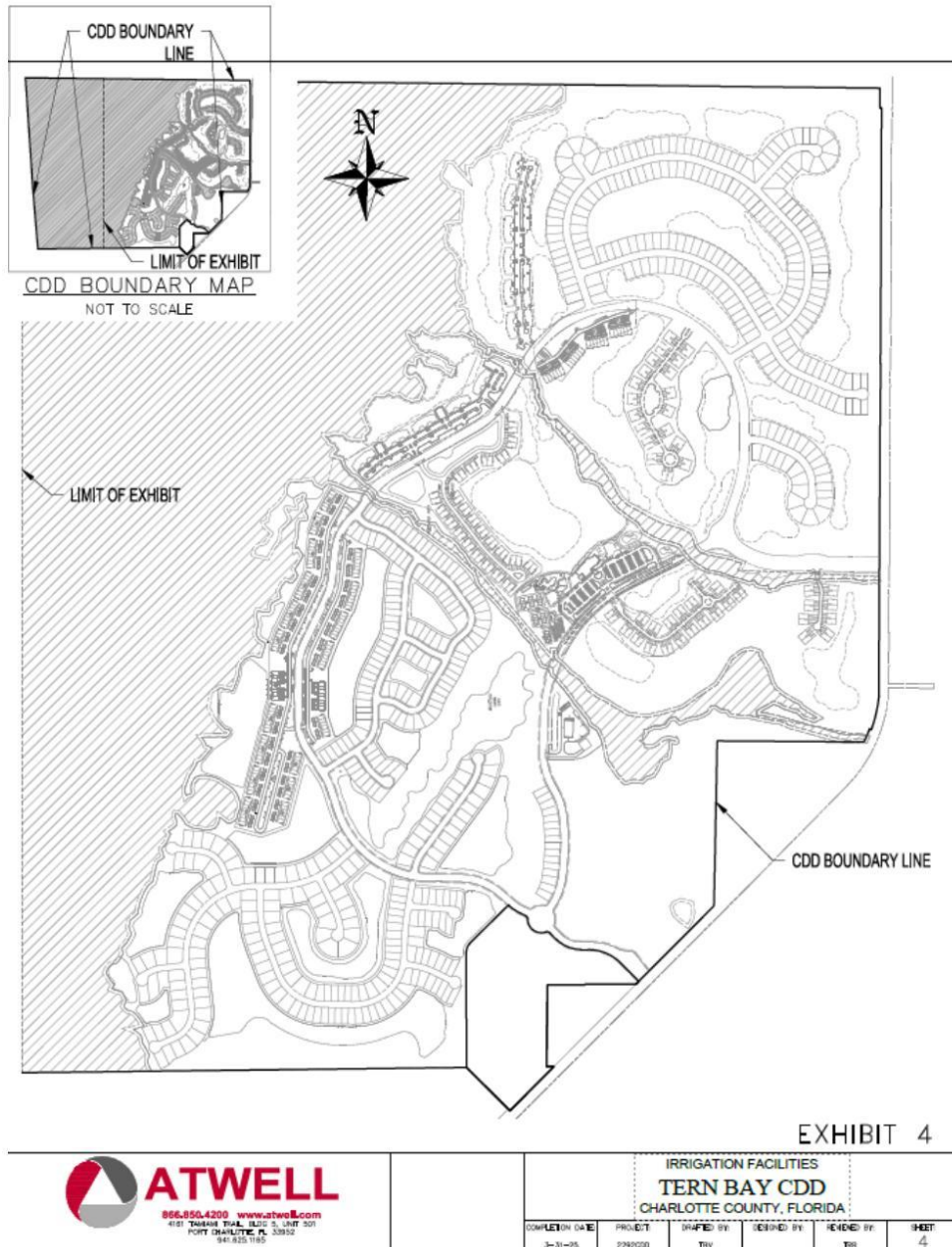
- Adding fill and regrading the area to the slopes shown on the drainage plan.
- Checking the finished grades to confirm that stormwater drains properly.
- Re-sodding all disturbed areas.
- Completing any additional drainage improvements found to be necessary.

No formal proposals have been received at this time; however, based on preliminary pricing discussions, the cost of the project, including fill, regrading, sod, and drainage improvements, is estimated at approximately \$10,000. There are no funds specifically budgeted for this work; however, \$20,000 is allocated in the Control Structures/Catch Basins line item (Account 5384607), which can be utilized for this repair, and the repair is recommended to be completed. Under the current spending authority resolution, the District Manager can approve this work without additional Board approval. This is being noted because this one item will use approximately 50% of the budgeted line item. Specific proposals will be obtained before this work is started.

III. LOCATION

MAP

III. LOCATION MAP



Asset Management Report – October, 2026

IV. SUPPORTING DOCUMENTATION

September 2026 Quality Control Report

Lake #	Treatment / Inspection	Target	Treatment Date(s)	Observations	Additional Tasks
1	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
2	Treated	Shoreline weeds	09/10/2026, 09/17/2026		9/3 Applied Lake Dye
3	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
4	Treated	Shoreline weeds	08/27/2026, 09/10/2026, 09/17/2026		9/3 Applied Lake Dye
5	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
6	Treated	Shoreline weeds	09/10/2026, 09/17/2026		9/3 Applied Lake Dye
7	Treated	Shoreline weeds	09/10/2026, 09/17/2026		9/3 Applied Lake Dye
8	Treated	Shoreline weeds	08/20/2026, 08/27/2026		9/3 Applied Lake Dye
9	Treated	Shoreline weeds & Algae	09/17/2026		9/3 Applied Lake Dye
10	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
11	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
12	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
13	Treated	Submersed vegetation & Algae	08/27/2026, 08/27/2026		9/3 Applied Lake Dye
14	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
15	Treated	Submersed vegetation & Algae	08/27/2026, 09/17/2026		9/3 Applied Lake Dye
16	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
17	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye

Asset Management Report – October, 2026

Lake #	Treatment / Inspection	Target	Treatment Date(s)	Observations	Additional Tasks
18	Treated	Shoreline weeds, Algae & submersed vegetation	08/20/2026, 08/27/2026, 09/10/2026		9/3 Applied Lake Dye
19	Treated	Shoreline weeds	08/20/2026, 09/17/2026		9/3 Applied Lake Dye
20	Treated	Shoreline weeds & Algae	09/10/2026		9/3 Applied Lake Dye
21	Treated	Shoreline weeds & Algae	08/20/2026, 09/17/2026		9/3 Applied Lake Dye
22	Treated	Shoreline weeds & Algae	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
23	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
24	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
25	Treated	Algae	09/17/2026		9/3 Applied Lake Dye
26	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
27	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
28	Treated	Shoreline weeds & Algae	09/10/2026		9/3 Applied Lake Dye
29	Treated	Shoreline weeds & Algae	09/10/2026		9/3 Applied Lake Dye
30	Treated	Shoreline weeds & Algae	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
31	Treated	Shoreline weeds & Algae	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
32	Treated	Shoreline weeds	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
33	Treated	Algae & Shoreline weeds	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
34	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
35	Treated	Shoreline weeds	09/10/2026		9/3 Applied Lake Dye
36	Treated	Shoreline weeds	08/20/2026, 09/10/2026		9/3 Applied Lake Dye

Asset Management Report – October, 2026

Lake #	Treatment / Inspection	Target	Treatment Date(s)	Observations	Additional Tasks
37	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
38	Treated	Shoreline weeds, submersed vegetation & Algae	08/20/2026, 08/27/2026		9/3 Applied Lake Dye
39	Treated	Shoreline weeds, submersed vegetation & Algae	08/20/2026, 08/27/2026		9/3 Applied Lake Dye
40	Inspected				9/3 Applied Lake Dye
41	Inspected				9/3 Applied Lake Dye
42	Inspected				9/3 Applied Lake Dye
Kayak Trail	Treated	Weeds	08/10/2026		Completed
Quarterly Preserves	Treated	Native and exotic nuisance vines and other nuisance species	08/05/2026, 08/06/2026		Completed
Work Orders Completed	None				
Work Orders In Progress	None				

Asset Management Report – October, 2026

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	08/20/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415658

CUSTOMER
Tern Bay CDD Richard Freeman
(954) 644-9630
rffreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD
(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I treated lakes 21, 17, 8, 22, 23, 34, 31, 32, 39, 38, 37, 36, 30, 24, 26, 18, and 19 for shoreline weeds. I also treated lakes 22, 18, and 33 for algae.
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Asset Management Report – October, 2026

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	08/27/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415659

CUSTOMER
Tern Bay CDD Richard Freeman
(954) 644-9630
rffreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD
(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I treated lakes 13, 39, 38, 18, 15 for submerged vegetation and algae. I also treated lakes 13, part of 8, and 4 for shoreline weeds. It rained from about 11:30 to 1:00.
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Asset Management Report – October, 2026

Work Order



1936 Bruce B Downs Blvd Suite 308
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(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	09/03/2026 -
TECH(S)	Lawrence O'Day
JOB #	1093992726

CUSTOMER
Tern Bay CDD Richard Freeman
(954) 644-9630
rffreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD
(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Dye Application
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I completed the dye application on all lakes 1 to 42.
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Asset Management Report – October, 2026

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/10/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415661

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SERVICE LOCATION
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(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I treated lakes 4, 6, 7, 18, 20, 29, 28, 32, 33, 35, 36, 22, 30, and parts of 2 for shoreline weeds. I also treated lakes 20, 29, 30, 31, and 33 for algae.
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Asset Management Report – October, 2026

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
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DATE	09/17/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415662

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SERVICE LOCATION
Tern Bay CDD
(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I treated lakes 1, 2, 3, 4, 5, 6, 7, 14, 9, 10, 11, 12, 15, 16, 21, 19, and 27 for shoreline weeds. I also treat lakes 9, 15, 21, and 25 for algae.
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Asset Management Report – October, 2026

Work Order



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(844) 525-3735,
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DATE	09/21/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415663

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SERVICE LOCATION
Tern Bay CDD
(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I treated lakes 13, 41, 17, 24, 26, 22, 23, 34, 42, 39, 38, 37, 35, 33, and 32 for shoreline weeds.
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Asset Management Report – October, 2026

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
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CustomerSupport@PremierLakesFL.com

DATE	09/24/2026 -
TECH(S)	Lawrence O'Day
JOB #	1097967791

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SERVICE LOCATION
Tern Bay CDD
(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I treated lakes 17, 8, 19, 31, 32, 33, 9 for shoreline weeds. I also treated lakes 8, 32, 33, 23, 34, 3, 25, 24, 42, and 22 for algae.
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Asset Management Report – October, 2026

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/28/2026 -
TECH(S)	Lawrence O'Day
JOB #	1098172133

CUSTOMER
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rffreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD
(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I treated lakes 8, 18, and 13 for shoreline weeds. I also treated lakes 4, 6, 7, 18, 23, 10, 11, 29, 20, 3, 5, 31, and 17 for algae.
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Asset Management Report – October, 2026

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	10/01/2026 -
TECH(S)	Lawrence O'Day
JOB #	1098461488

CUSTOMER
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SERVICE LOCATION
Tern Bay CDD
(954) 644-9630
rffreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Today I treated lakes 4, 3, 2, 5, 9, 13, 15, 16, 18, 19, 17, and 34 for shoreline weeds. I also treated lakes 19, 18, and 2 for algae. It started pouring at 12:30pm.
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Asset Management Report – October, 2026

Surge Damage

Surge Damage



Quote #183

Quote date : Oct 08, 2026

Expiry date : Nov 30, 2026

From
SWFL IT Support
4410 SE 16th Pl Suite 2
Cape Coral, Florida 33904

Bill To
Tern Bay CDD - Tern Bay CDD
14611 Heritage Landing Blvd
Punta Gorda, Florida 33955

ITEM	DETAILS	QUANTITY/HOURS	UNIT PRICE	DISCOUNT	TAX	AMOUNT
UBNT G6 Pro Turret	All-weather tamper-resistant 4K PoE+ camera with a Multi-TOPS AI engine, 2.36x optical zoom, and a large 1/1.2" CMOS sensor for exceptional low-light clarity and long-range IR night vision.	1.00	\$742.50	NA	6.5%	\$742.50
UBNT Ethernet Surge Protection	UBNT Ethernet Surge Protection	4.00	\$49.50	NA	6.5%	\$198.00
Continental Network Daughter Board	Continental Network Daughter Board	1.00	\$224.99	NA	6.5%	\$224.99
Continental Panel Access Control	Continental Panel Access Control 2Door	2.00	\$1,579.25	NA	6.5%	\$3,158.50

Subtotal \$4,323.99

Tax Lee Co Tax 6.5% 6.5% \$281.05

Total \$4,605.04

***This is our best estimate at what labor and materials will cost for this job request. We will notify you, the customer, if any changes in pricing structure occur.
All parts warrantied according to manufacturer's warranty coverage for each part. All manufacturers offer warranty exchange parts replacements only, according to the duration of their warranties.
Physical damage, improper handling or programming, or using equipment outside the scope of its intended purpose will void warranties.
To approve this quote, please sign below and return to SWFLITS with a deposit of \$2763.02

—

Tern Bay CDD
Aquatic System
September 2026



—

Lake 1



Lake 2




Lake 3



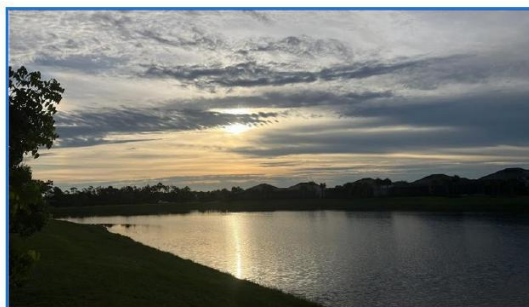
Lake 4



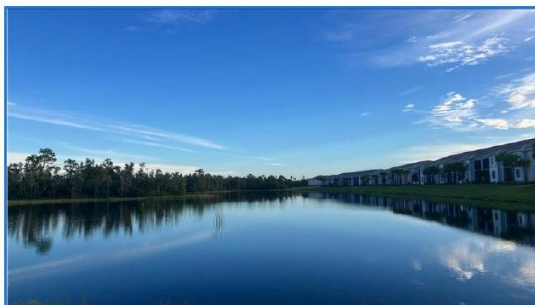

Lake 5



Lake 6




Lake 7



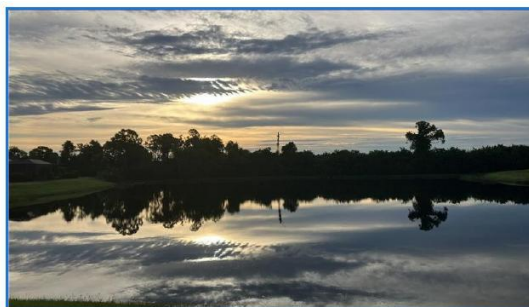
Lake 8




Lake 9



Lake 10



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Lake 11



Lake 12



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Lake 13



Lake 14




Lake 15



Lake 16




Lake 17



Lake 18




Lake 19



Lake 20




Lake 21



Lake 22



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Lake 23



Lake 24



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Lake 25



Lake 26



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Lake 27



Lake 28



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Lake 29



Lake 30




Lake 31



Lake 32




Lake 33



Lake 34




Lake 35



Lake 36




Lake 37



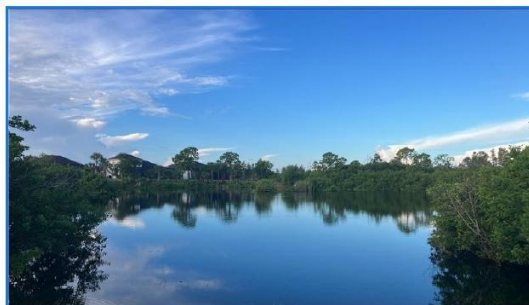
Lake 38



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Lake 39



Lake 40



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Lake 41



Lake 42



Asset Management Report – October, 2026



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

Memorandum

☒ **Fort Lauderdale Office** · 1800 Eller Drive · Suite 600 · Fort Lauderdale, FL 33316 · 954.921.7781(p) · 954.921.8807(f)
☐ **West Palm Beach Office** · 560 Village Boulevard · Suite 340 · West Palm Beach, FL 33409 · 561.684.6161(p) · 561.684.6360(f)

Date: October 2026

To: Tern Bay CDD Board of Supervisors

From: Richard Freeman

Subject: FY 2027 Lake, Preserve, Kayak Trail & Lake Dye Maintenance – Proposal Comparison

CC:

Purpose

District staff requested FY 2027 (October 1, 2026 – September 30, 2027) maintenance proposals for the District's lakes, preserves, kayak trail and lake dye program. Proposals were received from Premier Lakes, Inc., the District's current vendor, and Pond Professional, LLC. This memorandum breaks out the cost of each service by vendor, compares the scope of work, and provides staff's recommendation to the Board. All proposals are attached for reference.

Cost Summary

Table 1. FY 2027 annual cost by service and vendor

Service	Premier Lakes (Current Vendor)	Pond Professional	Difference (Premier – Pond Pro)
Annual Lake / Stormwater Pond Maintenance	\$79,248.00	\$49,200.00	\$30,048.00
Annual Preserve Maintenance	\$29,952.00	\$22,000.00	\$7,952.00
Kayak Trail / Canoe Launch Maintenance	\$8,424.00	\$1,200.00*	\$7,224.00
Lake Dye Applications	\$37,128.00	\$10,800.00*	\$26,328.00
Total – All FY 2027 Services	\$154,752.00	\$83,200.00	\$71,552.00

* Pond Professional priced the kayak / canoe launch and lake dye together in one proposal totaling \$12,000.00 per year (\$1,000.00 per month).

Revised: 10/06/2026

Asset Management Report – October, 2026

Scope Comparison by Service

A. Annual Lake / Stormwater Pond Maintenance

	Premier Lakes (Current Vendor)	Pond Professional
Service Area	39 lakes; approx. 141.79 acres / 81,019 linear feet	39 stormwater ponds; approx. 91 acres
Service Frequency	52 inspections per year (weekly)	12 maintenance events per year (monthly)
Scope	Aquatic weed and algae control; shoreline weed control to control elevation; quarterly backpack crews for littoral shelves; DO / pH / temperature testing as needed; minor trash pickup	Emergent, shoreline, open water and subsurface herbicide / algaecide treatments; trash clean-up each monthly event; free call-back service
Reporting / Meetings	Service report after each inspection; attends board meetings when requested	Not specified
Annual / Monthly Cost	\$79,248.00 / \$6,604.00	\$49,200.00 / \$4,100.00

Premier Lakes provides four times the service frequency of Pond Professional (52 weekly inspections versus 12 monthly events) and includes quarterly littoral shelf backpack crews, water quality spot-testing, and a service report after every visit. Pond Professional is \$30,048 lower, which largely reflects fewer site visits. Both proposals cover 39 lakes, but Pond Professional lists about 91 acres versus Premier Lakes' 141.79 acres, and references Lee County rather than Charlotte County requirements.

B. Annual Preserve Maintenance

	Premier Lakes (Current Vendor)	Pond Professional
Service Area	Preserves, approx. 60 acres	30' wetland and conservation easement buffers (approx. 193.63 acres)
Service Frequency	4 inspections per year (quarterly)	4 events per year (quarterly)
Scope	Herbicide treatment of all FISC Category I & II and native nuisance species, killed in place; hand pulling / cutting where appropriate; care taken to preserve native understory	Selective herbicide treatment of all Class I & II invasive species (FLEPPC); trash clean-up of buffer areas each event
Reporting / Meetings	Service report after each inspection; attends board meetings when requested	Not specified
Annual Cost	\$29,952.00 (billed \$2,496.00 / month)	\$22,000.00 (\$5,500.00 / event)

Both vendors propose quarterly service. Pond Professional is \$7,952 lower and includes trash clean-up at each event. The two proposals define the service area differently: Premier Lakes prices about 60 acres of preserve, while Pond Professional lists about 193.63 acres. That figure equals the full preserved wetland and conservation easement acreage shown on the attached preserve area map (Attachment H), even though the scope describes treatment of the 30' buffers only. Premier Lakes also provides written service reports after each inspection.

Revised: 10/06/2026

Asset Management Report – October, 2026

C. Kayak Trail Maintenance

	Premier Lakes (Current Vendor)	Pond Professional
Service Area	Kayak / canoe trail	Designated canoe / kayak launch near pond #6 (approx. 25' wide)
Service Frequency	12 inspections per year (monthly)	12 events per year (monthly)
Scope	Herbicide spray down the middle of the trail; weed-eat trail edges; trim peppers back to original cut length; free call-backs (mangrove and palm trimming not included)	Selective herbicide application to keep the launch area open for use; selective weed-eating as needed; trash clean-up each visit
Annual / Monthly Cost	\$8,424.00 / \$702.00	\$1,200.00 / \$100.00

Both vendors propose monthly service, but the scopes differ. Premier Lakes maintains the kayak / canoe trail itself (spraying, edging and trimming back peppers). Pond Professional's price covers the designated launch area only, about 25 feet wide near pond #6. Pond Professional is \$7,224 lower.

D. Lake Dye Applications

	Premier Lakes (Current Vendor)	Pond Professional
Service Area	CDD-maintained lakes	39 stormwater ponds; approx. 91 acres
Service Frequency	12 applications per year (monthly)	12 applications per year (monthly)
Scope	Premium lake dye applied at one quart per acre per month; free call-backs	Natural blue / black lake colorant applied to all open water pond areas (application rate not specified); trash clean-up each visit
Annual / Monthly Cost	\$37,128.00 / \$3,094.00	\$10,800.00 / \$900.00

Both vendors propose monthly dye applications. Premier Lakes specifies a premium dye at one quart per acre per month. Pond Professional does not state an application rate and bases its price on about 91 acres of ponds. Pond Professional is \$26,328 lower.

Contract Terms (Premier Lakes)

- Term: October 1, 2026 – September 30, 2027, billed monthly in equal installments.
- Automatic annual renewal with a 4% increase in the annual agreement price each year.
- Either party may terminate with thirty (30) days' written notice.
- Proposals are dated August 18, 2026 and expire sixty (60) days from issuance (on or about October 17, 2026), so Board action is needed at this meeting.
- Work outside the contracted scope (e.g., major trash clean-up, physical cutting or plant removal) is billed separately.

Staff Recommendation

Staff recommends that the Board retain Premier Lakes, Inc. for all four FY 2027 services, for the following reasons:

- **Proven performance.** Premier Lakes is the District's current vendor and has performed well. Its crews know the District's lakes, preserves and kayak trail, so there is no transition period or service disruption.
- **Service frequency.** Weekly lake inspections (52 per year) allow algae and nuisance vegetation to be treated as soon as they appear. That frequency matters during the rainy season, when nutrient loading drives rapid algae and submersed vegetation growth. Pond Professional proposes monthly service (12 events per year).
- **Reporting and accountability.** Premier Lakes submits a service report after each inspection and a monthly Quality Control Report, which supports staff oversight and the monthly Asset Manager's Report to the Board. Premier Lakes also attends Board meetings when requested.
- **Single-vendor coordination.** Keeping lake maintenance, preserves, the kayak trail and lake dye with one vendor simplifies scheduling, accountability and invoicing.

Pond Professional's combined pricing is \$71,552.00 per year lower than Premier Lakes. Part of that difference reflects scope: monthly rather than weekly lake service, a smaller stated lake acreage (about 91 versus 141.79 acres),

Revised: 10/06/2026

Asset Management Report – October, 2026

a kayak scope limited to the launch area, and a dye proposal with no stated application rate. The Board should weigh that cost difference against the service level and performance record described above.

Recommended Motion

Motion to approve the Premier Lakes, Inc. FY 2027 Annual Management Program Agreements for Annual Lake Maintenance (\$79,248.00), Annual Preserve Maintenance (\$29,952.00), Kayak Trail Maintenance (\$8,424.00), and Lake Dye Applications (\$37,128.00), for a total annual amount of \$154,752.00 (\$12,896.00 per month), for the period October 1, 2026 through September 30, 2027, and to authorize the Chair to execute the agreements.

Attachments

- Attachment A – Premier Lakes: FY 2027 Annual Lake Maintenance
- Attachment B – Pond Professional: Stormwater Maintenance Proposal (revised)
- Attachment C – Premier Lakes: FY 2027 Annual Preserve Maintenance
- Attachment D – Pond Professional: Preserve Maintenance Proposal (revised)
- Attachment E – Premier Lakes: FY 2027 Kayak Trail Maintenance
- Attachment F – Premier Lakes: FY 2027 Lake Dye Applications
- Attachment G – Pond Professional: Pond Dyeing / Canoe Launch Maintenance Proposal
- Attachment H – Heritage Landing Preserve Area Map (Figure 2 – Wetland and Upland Enhancement Areas)

Revised: 10/06/2026



ATTACHMENT A

Premier Lakes, Inc.

FY 2027 Annual Lake Maintenance

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

Revised: 10/06/2026

Asset Management Report – October, 2026



Annual Management Program Agreement

Customer Name: Tern Bay CDD
Property Contact: Richard Freeman
Agreement Effective Date: October 1st, 2026 - September 30th, 2027
Program Description: Annual Lake Maintenance
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **August 18th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Tern Bay CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The "Service Area" is described as **39 Lakes, consisting of approximately 81,019 linear feet and 141.79 acres.**
3. **Contract Services:** Premier Lakes will perform **(52) Fifty-Two** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
 - b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.
 - c. **Shoreline Weed:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that when spraying in beneficial littoral plants, minor damage to native vegetation may occur.



Asset Management Report – October, 2026

- d. **Littoral Shelf Control (Quarterly Backpack Crews):** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that when spraying in beneficial littoral plants, minor damage to native vegetation may occur.
 - e. **Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
 - f. **Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
 - g. **Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
 - h. **Aquatic Consultation:** Attendance to monthly board meetings when requested.
4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
5. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$6,604.00 per Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
6. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
7. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.



Asset Management Report – October, 2026

8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be



Asset Management Report – October, 2026

responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Asset Management Report – October, 2026

Annual Agreement Amount: \$79,248.00

Monthly Agreement Amount: \$6,604.00

Invoicing Frequency: Monthly

Accepted and Approved:

Tern Bay CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.





ATTACHMENT B

Pond Professional, LLC

Stormwater Maintenance Proposal (Revised)

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

Revised: 10/06/2026

Asset Management Report – October, 2026



POND PROFESSIONAL, LLC

pond & wetland management

4024 Dover Drive East, Bradenton, FL 34203

Heritage Landing CDD: Stormwater Maintenance Proposal

August 18th, 2026

Heritage Landing CDD c/o CGA Solutions, Inc.
1800 Eller Dr, Suite 600
Ft Lauderdale, FL 33316

Attn: Richard Freeman

Pond Professional, LLC proposes to furnish labor, equipment and materials necessary for the furnish labor, equipment and materials necessary for the selective herbicide and algaecide treatments for control of all Class I and II noxious weeds and algae within the thirty-nine (39) stormwater ponds (totaling approx. 91 acres) for Heritage Landing subdivision, located at Heritage Landing blvd. and Burnt Store Rd, Punta Gorda, FL, 33955.

Pond Professional, LLC proposes to maintain said areas for control of all Class I and II noxious weeds, as per the Florida Invasive Species Council (FISC), Lee County and South Florida Water Management District (SFWMD) regulations. All control structures shall be maintained as per the Lee County Environmental Technical Manual Code of Ordinances regarding weed and native plant encroachment. This agreement shall provide for monthly inspections/maintenance events.

A standard industry, aquatic maintenance, contract shall provide for monthly maintenance events of the stormwater ponds for twelve (12) months. **As part of our services we also shall include a complimentary trash clean-up of all ponds per scheduled monthly events and free "call-back" serviced for complete satisfaction.**

A. Monthly emergent, shoreline, open water and subsurface herbicide/algaecide maintenance program; this includes herbicide/algaecide treatment events for control of all Class I and II noxious weeds (per FISC) and algae within all 39 stormwater ponds: **\$4,100.00/ month**

The total annual cost for stormwater maintenance for all thirty-nine stormwater ponds shall be \$49,200.00.

Sincerely,

George Colbath
Owner/Biologist
Pond Professional, LLC

Approved _____ Date _____

(941)447-6030

PondProsFL.com

fax:(941)580-3703



ATTACHMENT C

Premier Lakes, Inc.

FY 2027 Annual Preserve Maintenance

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

Revised: 10/06/2026

Asset Management Report – October, 2026



Annual Management Program Agreement

Customer Name: Tern Bay CDD
Property Contact: Richard Freeman
Agreement Effective Date: October 1st, 2026 - September 30th, 2027
Program Description: Annual Preserve Maintenance
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **August 18th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Tern Bay CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The "Service Area" is described as **preserves consisting of approximately 60 acres. Map attached.**
3. **Contract Services:** Premier Lakes will perform **(4) Four** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Wetland and Upland Management:** Services include the application of herbicides to control unwanted vegetation. Treatment of all FISC Category 1 & 2 species and native nuisance species. All target species will be killed in place. Due care will be taken to preserve understory native growth. Hand pulling and cutting of material will be performed where appropriate. Initial clean-ups, removals, or disposal will be performed at an additional charge.
 - b. **Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
 - c. **Aquatic Consultation:** Attendance to monthly board meetings when requested.
4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase.



Asset Management Report – October, 2026

in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.

5. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$2,496.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
6. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
7. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

Asset Management Report – October, 2026

13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Asset Management Report – October, 2026

Annual Agreement Amount: \$29,952.00

Monthly Agreement Amount: \$2,496.00

Invoicing Frequency: Monthly

Accepted and Approved:

Tern Bay CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.





ATTACHMENT D

Pond Professional, LLC

Preserve Maintenance Proposal (Revised)

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

Revised: 10/06/2026

Asset Management Report – October, 2026



POND PROFESSIONAL, LLC

pond & wetland management

4024 Dover Drive East, Bradenton, FL 34203

Heritage Landing CDD: Preserve Maintenance Proposal

August 18th, 2026

Heritage Landing CDD c/o CGA Solutions, Inc.
Eller Dr, Suite 600
Lauderdale, FL 33316

1800
Ft

Attn: Richard Freeman

Pond Professional, LLC proposes to furnish labor, equipment and materials necessary for the furnish labor, equipment and materials necessary for the selective herbicide treatments for control of all Class I and II noxious weeds within the 30' wetland and conservation easement buffers (approximately. 193.63 acres) for Heritage Landing subdivision, located at Heritage Landing blvd. and Burnt Store Rd, Punta Gorda, FL, 33955.

All materials and methods shall be within compliance with Lee County and South Florida Water Management District (SFWMD) regulations.

A standard industry, wetland maintenance, Agreement shall provide for quarterly maintenance events of the conservation areas for one (1) year. **As part of our services we also shall include a complimentary trash clean-up of all wetland buffer areas per each scheduled quarterly visit.**

- Quarterly selective herbicide, invasive species control program; this includes herbicide treatment events for control of all Class I and II invasive weeds (per FLEPPC) as well as trash clean-up of the 30' wetland/conservation buffers said areas per event: **\$5,500.00/event**
- Additional Services Billed as requested per hour or 1-time agreement.

The total annual cost for quarterly maintenance inspection/treatment events for all conservation areas shall be \$22,000.00 per year.

Sincerely,

George Colbath
Owner/Biologist
Pond Professional, LLC

Approved _____ Date _____

(941)447-6030

PondProsFL.com

fax:(941)580-3703



ATTACHMENT E

Premier Lakes, Inc.

FY 2027 Kayak Trail Maintenance

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

Revised: 10/06/2026

Asset Management Report – October, 2026



Annual Management Program Agreement

Customer Name: Tern Bay CDD
Property Contact: Richard Freeman
Agreement Effective Date: October 1st, 2026 - September 30th, 2027
Program Description: Annual Kayak Trail Maintenance
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **August 18th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Tern Bay CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The "Service Area" is described as **Kayak/Canoe Trail**.
3. **Contract Services:** Premier Lakes will perform **(12) twelve** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Spray the middle of the trail using an approved herbicide.**
 - b. **Weed eat the sides of the trail.**
 - c. **Trim back peppers to the original cut length.**
 - d. **Mangroves and Palm trimming are not included in this proposal.**
4. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.
5. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase



Asset Management Report – October, 2026

in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.

6. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$702.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
7. **Forms of Payment:** Premier Lakes accepts payment by check.
8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any



other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Asset Management Report – October, 2026

Annual Agreement Amount: \$,8,424.00

Monthly Agreement Amount: \$702.00

Invoicing Frequency: Monthly

Accepted and Approved:

Tern Bay CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.





ATTACHMENT F

Premier Lakes, Inc.

FY 2027 Lake Dye Applications

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

Revised: 10/06/2026

Asset Management Report – October, 2026



Annual Management Program Agreement

Customer Name: Tern Bay CDD

Property Contact: Richard Freeman

Agreement Effective Date: October 1st, 2026 - September 30th, 2027

Program Description: Annual Lake Dye Application

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **August 18th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Tern Bay CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The "Service Area" is described as **CDD maintained lakes**.
3. **Contract Services:** Premier Lakes will perform **12 twelve** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Application of Lake Dye: Addition of a premium lake dye at a rate of one quart per acre per month**
4. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.
5. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.



Asset Management Report – October, 2026

6. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$3,094.00** per month, commencing on the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
7. **Forms of Payment:** Premier Lakes accepts payment by check.
8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to



beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Asset Management Report – October, 2026

Annual Agreement Amount: \$37,128.00

Monthly Agreement Amount: \$ 3,094.00

Invoicing Frequency: Monthly

Accepted and Approved:

Tern Bay CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.





ATTACHMENT G

Pond Professional, LLC

Pond Dyeing / Canoe Launch Maintenance Proposal

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

Revised: 10/06/2026

Asset Management Report – October, 2026



POND PROFESSIONAL, LLC

pond & wetland management

4024 Dover Drive East, Bradenton, FL 34203

Heritage Landing CDD: Pond Dyeing/Canoe Launch maint.

August 18th, 2026

Heritage Landing CDD c/o CGA Solutions, Inc.
1800 Eller Dr, Suite 600
Ft Lauderdale, FL 33316

Attn: Richard Freeman

Pond Professional, LLC proposes to furnish labor, equipment and materials necessary for to dye each stormwater pond (39 total ponds @ approximately. 91 acres) with lake colorant each month as well as perform selective herbicide spray applications of the designated canoe/kayak launch (near the #11 T-box area at pond #6) for Heritage Landing subdivision, located at Heritage Landing blvd. and Burnt Store Rd, Punta Gorda, FL, 33955.

All materials and methods shall be within compliance with Lee County and South Florida Water Management District (SFWMD) regulations.

A standard industry, aquatic maintenance, Agreement shall provide for monthly maintenance events of the stormwater and kayak areas for one (1) year. **As part of our services we also shall include a complimentary trash clean-up of all locations scheduled monthly visit.**

- Monthly lake colorant application to all open water pond areas (a natural blue/black base dye for such applications): **\$900.00** _____
- Monthly selective herbicide application of the designated canoe/kayak launch area so as to keep this area open for use (approximately. 25' wide; with some selective weed-eating as needed): Included: **\$100.00** _____

The total annual cost for monthly maintenance inspection/treatment events for all dye events and Kayak launch point area shall be \$12,000.00 per year.

Sincerely,

George Colbath
Owner/Biologist
Pond Professional, LLC

Approved _____ Date _____

(941)447-6030

PondProsFL.com

fax:(941)580-3703



ATTACHMENT H

Heritage Landing Preserve Area Map

Figure 2 – Wetland and Upland Enhancement Areas

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

Revised: 10/06/2026

Asset Management Report – October, 2026

