

Omega Villas Condominium Association Inc.
Board of Directors Meeting
Tuesday, October 27, 2026
7PM
Clubhouse
Meeting Agenda

Meeting Called to order.

Establish a quorum.

Officer's Report:

President:

- BOD organization update
- ABC Lien from Austro and release of lien resolution update
- Upcoming Annual Budget meeting- Tentative meeting dates
- Date needed for upcoming construction meeting

Vice President- Construction committee update

Treasurer- Financials update

Secretary- Review of minutes

Managers Update

- Review of landscaping company proposals received.
- Streetlight evening walkthrough needed to identify additional lighting needs.
- Review of association maintenance scheduled items.
- Update on pothole repairs Phase 1 and other areas noted.
- Update of tree removal in common areas needing action.
- Update of Phase 4 sidewalk repair project.
- Update on 2 trees in Phase 4 replacement needed that are under warranty.
- Update on Phase 4 asphalt repairs.
- Update on new pest control company and communications to unit owners/residents.
- Update on Duck and stray cat removal.
- **Any other new business**
- **Open forum.**
- **Adjournment.**

Posted - October 23, 2026



ESTIMATE

Epic landscaping
6650 SW 189th Way Southwest Ranches FL 33332
info@epiclandscaping.com
(954) 680-9995

Estimate # 20012082
Date Mon Oct 12, 2026
Total \$2,040.00

Prepared For:
Omega Villas Condo
1713 NW 72nd Ave
Plantation, Florida 33313
(954) 624-2449
info@yourmanagementservices.com

Service Location:
Omega Villas Condo
1713 NW 72nd Ave
Plantation, Florida 33313

Description	QTY	Price	Amount
Japanese Blueberry tree 10 ft (village at omega 4) 10 ft Japanese Blueberry tree. Florida number 1. This includes delivery and installation. Warranty for a year only applies if tree receives water with irrigation system in a regular basis.	2	\$925.00	\$1,850.00
Bubbler installation This bubbler installation is to provide irrigation to the new tree, doesn't included extra irrigation job like, adding pipe, valves, sprinkler	2	\$95.00	\$190.00
Tree removal Remove two little trees, debris and disposal	1	\$0.00	\$0.00
Sub total			\$2,040.00
Tip			\$0.00
Total			\$2,040.00

Terms:

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:

AM

Thank you for your business



ESTIMATE

Epic landscaping
6650 SW 189th Way Southwest Ranches FL 33332
info@epiclandscaping.com
(954) 680-9995

Estimate # 20012151
Date Thu Oct 22, 2026
Total \$480.00

Prepared For:
Omega Villas Condo
1713 NW 72nd Ave
Plantation, Florida 33313
(954) 624-2449
info@yourmanagementservices.com

Service Location:
Omega Villas Condo
1713 NW 72nd Ave
Plantation, Florida 33313

Description	QTY	Price	Amount
Root removal asphalt area Root Removal - Designated Roadway Section Remove accessible tree roots within the designated damaged roadway section shown in the reference photo. Includes collection, hauling, and disposal of removed roots and debris generated by this work. Exclusions: This scope is limited to root removal only. Asphalt repair or replacement, backfilling, grading, compaction, base installation, and any preparation for future asphalt installation are not included.	1	\$480.00	\$480.00
Sub total			\$480.00
Tip			\$0.00
Total			\$480.00

Terms:

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Notes:

AM

Thank you for your business



ESTIMATE

Epic landscaping
6650 SW 189th Way Southwest Ranches FL 33332
info@epiclandscaping.com
(954) 680-9995

Estimate # 20012148
Date Thu Oct 22, 2026
Total \$1,980.00

Prepared For:
Omega Villas Condo
1713 NW 72nd Ave
Plantation, Florida 33313
(954) 624-2449
info@yourmanagementservices.com

Service Location:
Omega Villas Condo
1713 NW 72nd Ave
Plantation, Florida 33313

Description	QTY	Price	Amount
LIVE OAK tree removal (phase 4 1736) Tree, Stump & Exposed Root Removal with Sod Installation - Phase 4 / 1736 Remove the designated tree, stump, and exposed surface roots within the landscaped island shown in the reference photo. Includes labor, equipment, hauling, and disposal of debris generated by this work. Backfill and level the disturbed landscape area with suitable soil and install new sod. Exclusions & Disclaimer: Irrigation additions, modifications, relocations, and repairs are not included. EPIC Landscaping will exercise reasonable care during removal; however, EPIC Landscaping is not responsible for damage to underground pipes, irrigation lines, sprinkler components, electrical wires, cables, or other concealed installations encountered during tree, stump, and root removal. Any related repairs will require separate authorization and additional charges.	1	\$1,980.00	\$1,980.00
Sub total			\$1,980.00
Tip			\$0.00
Total			\$1,980.00

Terms:

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:

AM. Disclaimer / Exclusions

EPIC Landscaping will exercise reasonable care during the removal process but is not responsible for damage to



ESTIMATE

Epic landscaping
6650 SW 189th Way Southwest Ranches FL 33332
info@epiclandscaping.com
(954) 680-9995

Estimate # 20012147
Date Thu Oct 22, 2026
Total \$7,690.00

Prepared For:
Omega Villas Condo
1713 NW 72nd Ave
Plantation, Florida 33313
(954) 624-2449
info@yourmanagementservices.com

Service Location:
Omega Villas Condo
1713 NW 72nd Ave
Plantation, Florida 33313

Description	QTY	Price	Amount
Landscaping maintenance services monthly price LANDSCAPE MAINTENANCE SERVICES Omega Villas Condo 1713 NW 72 Avenue Plantation, FL 33313 Provide routine landscape maintenance for the community's common areas, including: Lawn Maintenance — 28 services per year: Mowing, edging along sidewalks and curbs, string trimming around obstacles, and blowing grass clippings from adjacent paved surfaces. Landscape Detailing — 12 services per year: Trimming and shaping shrubs and hedges, removing weeds and accumulated landscape debris from planting beds, and maintaining a neat appearance. Planting Bed Weed Control — 12 applications per year: Targeted treatment of weeds within landscape beds, using appropriate products and application methods to protect surrounding ornamental plants.	1	\$7,690.00	\$7,690.00
		Sub total	\$7,690.00
		Tip	\$0.00
		Total	\$7,690.00

Terms:

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:



1110 S Flamingo Road
Davie, FL 33325
954-476-9027
954-476-9237 Fax

PROPOSAL 135298

9/25/2026

TO: Your Management Services
info@yourmanagementservices.com

CLIENT P.O. 135298

PROPERTY Omega Villas Condo
1713 NW 72nd Ave , Plantation FL 33313

Thank you for the opportunity to provide you with the following landscape services.

SCOPE OF WORK:

Stump grind root in phase four parking lot to ground level. Stump grinding is by the mailbox in the rear

ID	TYPE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
243058	LABOR & EQUIPMENT	Machine/Removal/Disposal	1.00	LS	\$450.00	\$450.00
Total:						\$450.00

THIS PRICING IS VALID FOR 90 DAYS

If you have any questions, please contact KADE WEHBY

To approve please sign, date and fax to: 954-476-9237 or email to: info@groundsgroup.com

APPROVED BY: _____ (Signature) DATE: _____

(Printed Name)



1110 S Flamingo Road
Davie, FL 33325
954-476-9027
954-476-9237 Fax

PROPOSAL 135299

9/25/2026

TO: **Your Management Services**
info@yourmanagementservices.com

CLIENT P.O. 135299

PROPERTY **Omega Villas Condo**
1713 NW 72nd Ave , Plantation FL 33313

Thank you for the opportunity to provide you with the following landscape services.

SCOPE OF WORK:

Removal and replacement of two dying Japanese blueberries in phase four parking lot.

ID	TYPE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
243060	LABOR	Labor per Tree	2.00	EA	\$500.00	\$1,000.00
243059	MATERIAL	Steaking materials included	2.00	EA	\$400.00	\$800.00
Total:						\$1,800.00

THIS PRICING IS VALID FOR 90 DAYS

If you have any questions, please contact **KADE WEHBY**

To approve please sign, date and fax to: 954-476-9237 or email to: info@groundsgroup.com

APPROVED BY: _____ (Signature) DATE: _____
_____ (Printed Name)



1110 S Flamingo Road
Davie, FL 33325
954-476-9027
954-476-9237 Fax

PROPOSAL 136126

10/23/2026

TO: **Your Management Services**
info@yourmanagementservices.com

CLIENT P.O.

N/A

PROPERTY Omega Villas Condo
1713 NW 72nd Ave , Plantation FL 33313

Thank you for the opportunity to provide you with the following landscape services.

SCOPE OF WORK:

Phase 4 by unit 1736. Removal of large Oak tree. Stump must be removed in order to install new tree in place. Proposal does not include any city permitting and does not include replacement of tree/s per city approval. Not responsible for any curb. Irrigation, or asphalt damage.

ID	TYPE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
245158	Removal	Phase 4 by unit 1736. Removal of large Oak tree. Stump must be removed in order to install new tree in place. Proposal does not include any city permitting and does not include replacement of tree/s per city approval	1.00	LS	\$2,295.00	\$2,295.00
245159	Stumps	Stump removal	1.00	LS	\$895.00	\$895.00
Total:						\$3,190.00

THIS PRICING IS VALID FOR 90 DAYS

If you have any questions, please contact **KADE WEHBY**

To approve please sign, date and fax to: 954-476-9237 or email to: info@groundsgroup.com

APPROVED BY: _____ (Signature) DATE: _____
_____ (Printed Name)



LANDSCAPE MANAGEMENT AGREEMENT FOR:

Property Name: Omega Villas Condominium Association, Inc.

Property Location: 1713 NW 72 Avenue, Plantation, Florida 33313

Management Company / Agent: YOUR Management Services

Property Manager: Diana Morgan

Address: 1580 Sawgrass Corporate Parkway, Suite 130 Sunrise, FL 33323

SECTION 1 - DEFINITION

The following Landscape Management Specification establishes the standard for grounds maintenance for property Omega Villas Condominium Association, Inc. (**Property Name**), owned and/or managed by YOUR Management Services (**Management Company / Agent**). This standard outlines an efficient and horticulturally sound program of the highest quality, promoting the healthy growth of turf and plant material while ensuring the continual neat appearance of the site. This agreement shall become effective (**Effective Date**).

SECTION 2 - SCOPE OF WORK

2.1 The Contractor shall provide all necessary labor, material, equipment, and supervisory personnel to properly maintain all developed landscape areas within the property limits, including lawns, shrubs, ground cover, and landscape trees, as described herein. **SECTION 3**

- TURF MANAGEMENT

3.1 GENERAL:

All turf areas covered by this contract shall be maintained at all times, with the quality of turf to be determined by density, color and uniformity.

3.2 SCOPE:

The work required shall include all labor, supervision, equipment, tools and materials to complete the work outlined in these specifications and in accordance with professional turf grass management practices.

3.3 MOWING :

- A. Mowing shall be done according to the schedule provided, weather permitting. The total number of mowings per year in this contract is 28 (Frequency / Year).
- B. Turf shall be cut at a height of 3" to 4" as conditions dictate using a rotary-type mower. Blades must be balanced and sharp at all times.
- C. All walks, curbs and hard surfaces shall be edged using mechanical methods with each mowing
- D. Mowing patterns shall be employed to encourage upright growth and permit the recycling of clippings where possible.
- E. Excessive clippings resulting from growth rates exceeding proposed frequencies or that remain as clumps shall be removed from turf areas.
- F. Clippings shall be removed from all paved or mulched surfaces after each mowing.
- G. Trimming around trees, shrubs, signs and foundations shall be performed with each mowing. Work shall be performed using hand labor, chemical or mechanical devices, at contractor's discretion, to present a neat appearance.
- H. All bed lines, tree rings and soft surfaces shall be edged with each mowing.

SECTION 4 - SHRUB AND HEDGE MANAGEMENT

4.1 GENERAL:

This specification shall cover all items of shrub management.

4.2 SCOPE:

The work required shall include all labor, supervision, equipment, tools and materials to complete the work specified in accordance with professional horticultural and ornamental practices.

4.3 PRUNING:

- A. Shrubs shall be pruned once per month through the growing season. Care shall be taken not to remove too much of the flowering surface branches when pruning.
- B. Pruning shall include removing dead or diseased wood or wood that is seriously infested with insects, weak wood that is not productive of bloom, excess suckers and shoots, and irregular growth.

4.4 WEED CONTROL:

- A. All weeds are to be removed from the beds on a continual basis.
- B. Pre-emergent and post-emergent chemical weed control shall be used in shrub beds and tree rings. This shall include weeds in the hard surface cracks and joints.

4.5 LEAF REMOVAL

- A. Leaves shall be removed from lawn areas, beds, and walkways during leaf season.
- B. Accumulated leaves shall be removed from the site at the conclusion of leaf removal operation.

SECTION 5 - FERTILIZATION

5.1 All lawn areas will be fertilized Additional (Frequency / Year). using a balanced blend of quality commercial fertilizers.

- A. BMPs in the state of Florida do not allow for more than 1 lb of Nitrogen (N) to be applied at any given time. The N must be a minimum of 30% slow release N. Phosphorus (P) can never be more than 2% of the standard fertilizer program.

5.2 FERTILIZATION:

- A. Shrubs and palms shall be fertilized Additional (Frequency / Year).
- B. The fertilizer program for shrubs and established shrub beds shall provide the equivalent of 1.0 pound of nitrogen per 1,000 square feet per application.
- C. All fertilizer shall be distributed by hand or mechanical spreader.
- D. Fertilizer shall be commercial grade, mixed granules or pelletized fertilizer, with not less than fifty percent (50%) of the total nitrogen being slowly soluble.

SECTION 6 – PEST CONTROL

Pest control treatment shall be performed Additional (Frequency / Year).

- A. State of Florida Best Management Practices (BMPs) and standard Integrated Pest Management (IPM) programs are an integral part of Turf/Shrub management.
- B. The principles of integrated pest management shall be followed when applicable. The pest management program shall introduce the least amount of chemical into the landscape as is necessary to achieve accepted levels of control of pest populations.
- C. Insecticides and fungicides shall be applied under the direction of a licensed applicator. Application shall be as often as necessary to prevent insect and disease damage to shrubs. Rates and timing shall follow manufacturer's recommendations.
- D. To implement IPM practices field scouting is utilized and spot treatments are done to control weeds and other pest problems. This minimizes the use of chemicals while still controlling potential problems with the most effective materials available.

White fly treatment. Included _____ Separate Pre-Approved Price: _____
Excluded: X

SECTION 7 - LANDSCAPE TREE MANAGEMENT

7.1 GENERAL:

This section covers landscape tree management. Landscape trees are defined as trees with a caliper of 6" or less when measured 24" from ground level and palms lower than 15' tall. The contractor shall be responsible for normal maintenance specified below.

7.2 SCOPE:

The work required shall include all labor, supervision, equipment, tools and materials to complete the work specified and in accordance with professional arboricultural practices.

7.3 PRUNING:

- A. Ornamental trees shall be pruned to a height of 8' to remove dead or damaged branches and to develop the natural form of the plant. Sucker growth at soil level or below shall be removed.
- B. All landscape trees shall be pruned to a height of 8' throughout the season to remove all dead, damaged and low-hanging branches.

SECTION 8 – PALM AND HARDWOOD TRIMMING:

Tree trimming will be performance in accordance with all ANSI 300 specifications.

Palm Trees Additional (Frequency / Year).
Hardwood Trees Additional (Frequency / Year).

SECTION 9 – MULCH APPLICATION

9.1 Will be applied at a depth of 2" inches to defined areas at a frequency of Additional (Frequency / Year).

SECTION 10 - IRRIGATION

10.1 GENERAL:

This section covers irrigation system maintenance. The system will be inspected for proper timing, water usage, and coverage and ability to sustain the landscape in a healthy condition.

10.2 SCOPE:

The work required shall include all labor, supervision, equipment, and tools to complete the work specified in accordance with professional irrigation practices.

10.3 INSPECTIONS:

- A. The irrigation system will be inspected Additional (Frequency / Year). Basis to assess proper operation.
 - B. Each zone will be operated and adjusted, if necessary, to correct timing, obstructed heads, and proper coverage.
 - C. Repairs or replacements will be performed at the contractor's expense to correct damage by the contractor.
 - D. Repair estimates will be provided by the contractor to the management agent for written approval.
- SECTION 11 – ANNUAL FLOWERS**

11.1 GENERAL:

This section covers the installation of Additional (Quantity) of annual flowers. Unless otherwise specified, annual flowers shall be installed in previously designated areas. Additional (Frequency / Year).

11.2 INSTALLATION:

- A. Flowers will be supplied in four 4" inch pots and will be vigorous and blooming.
- B. Timing of rotations and variety of flowers to be installed will be reviewed with the Customer.
- C. Flowerbeds will be prepared with appropriate amendments for installation.
- D. After installation is complete, flowers which are damaged or decline by means beyond Contractor's control, will be replaced at an additional cost to customer.

SECTION 12 - GENERAL CONDITIONS

12.1 Upon request, the Contractor shall supply and comply with an operational calendar. Such calendar to include frequency and timing of work throughout the year.

12.2 The project supervisor shall provide reports of operations completed and partially completed for the purpose of facilitating communication and identifying problems.

12.3 Contractor Personnel

A. The Contractor shall have an experienced supervisor responsible for the site. This supervisor will have a two (2) or four (4) year degree in horticulture or agronomy or a minimum of three (3) years of experience in landscape management at a supervisory level.

B. The Contractor shall have only properly trained personnel on site to perform all functions. They shall be trained in proper horticultural and mechanical procedures to ensure that all operations are performed safely and effectively.

C. All Contractor personnel shall be required to wear a clean company uniform. The supervisory personnel's uniform shall be easily distinguished from other personnel. All contractor personnel shall be familiar with property management regulations and will conduct themselves in a safe, courteous and professional manner while on site. The supervisor shall conduct weekly reviews of the crew's appearance and hold weekly safety meetings.

12.4 Grounds Group shall not be responsible for the cost of clean-up after and in the event of "Act of God" (hurricanes, storms, floods, pest infestation etc.,) this service will be performed at an additional cost. Grounds Group personnel will respond no longer than forty-eight (48) hours after the storm with proper communication, and/or vehicles and equipment in order to perform necessary emergency requirements.

SECTION 13 – FINANCIAL TERMS

Grounds Group Landscaping agrees to furnish all supervision, labor, equipment, and supplies necessary to perform during the life of this contract, all tasks enumerated herein, for the annual contract price of

\$5,395.85 \$64,749.96 (Annual Contract Amount), billable in Twelve (12) monthly installments of (Monthly Amount) with net payable due (Net Payment Terms) or as indicated on Exhibit A - Pricing Schedule.

Increases in renewal rates for the optional one year contract period will not exceed the lower of the percentage rate increase in the Producer Price Index, under the expenditure category for all items, over the previous twelve month period, or the figure entered below .(Percentage)

A service charge of one and one-half percent (1½%) per month will be added to all balances not paid within thirty (30) days of invoice. This represents an annual rate of eighteen percent (18%). Should it become necessary for Grounds Group to pursue collections of outstanding invoices, (Property Name) agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

SECTION 14 – CONTRACT TERM

The Term of this Agreement shall be for 12 (Contract Term in Months). At the end of the Contract Term, this Agreement shall automatically renew if written notice is not given within (30) days by either party. A thirty day notice is required if either party wishes to modify the terms and conditions of this agreement.

SECTION 15 - CANCELLATION

Either party upon thirty (30) days written notice may cancel this contract with just cause during such term upon thirty (30) days written notice to fix the problem at hand. After this period Notice of Cancellation can be given with thirty days (30) written notice at any time. Just cause is defined as either party's failure to comply with the terms and conditions set forth by this Agreement. Given that the contract value is pro-rated equally over twelve (12) month period but the performance of the services and associated cost, is not incurred equally, the billing amounts may not necessarily reflect the actual value of services performed. Therefore, in the event this contract is terminated before the (12) month period; either party may seek recourse to reconcile the value of services performed with the value of services paid for. All correspondence regarding cancellation shall be via Certified Mail/Return Receipt Requested.

SECTION 16 - AUTHORIZATION

Your signature affixed to the duplicate copy of this proposal shall constitute a contract between us.

The parties have therefore executed this Agreement and Exhibits herein:

Omega Villas Condominium Assoc., Inc.

GROUNDS GROUP LANDSCAPING

Property Name

Contractor Authorized Signature

Authorized Signature

Name (Printed)

Name (Printed)

Title

Title

Date

Date

Billing Information:

PERSON: _____

TITLE: _____

ADDRESS: _____

PHONE: _____

FAX: _____

EMAIL: _____

PO _____

NUMBER: _____

Exhibit A - Pricing Schedule

Item Description	Units	Unit Measure	Unit Price	Extended Price
Mowing, hedge trimming, weed beds	1.0	LS	\$5,395.83	\$64,749.96
Grand Total				\$64,749.96

3.3 MOWING :

- A. Mowing shall be done according to the schedule provided, weather permitting. The total number of mowings per year in this contract is 28 (Frequency / Year).
- B. Turf shall be cut at a height of 3" to 4" as conditions dictate using a rotary-type mower. Blades must be balanced and sharp at all times.
- C. All walks, curbs and hard surfaces shall be edged using mechanical methods with each mowing
- D. Mowing patterns shall be employed to encourage upright growth and permit the recycling of clippings where possible.
- E. Excessive clippings resulting from growth rates exceeding proposed frequencies or that remain as clumps shall be removed from turf areas.
- F. Clippings shall be removed from all paved or mulched surfaces after each mowing.
- G. Trimming around trees, shrubs, signs and foundations shall be performed with each mowing. Work shall be performed using hand labor, chemical or mechanical devices, at contractor's discretion, to present a neat appearance.
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SECTION 4 - SHRUB AND HEDGE MANAGEMENT

4.1 GENERAL:

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4.2 SCOPE:

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- B. Pruning shall include removing dead or diseased wood or wood that is seriously infested with insects, weak wood that is not productive of bloom, excess suckers and shoots, and irregular growth.

4.4 WEED CONTROL:

- A. All weeds are to be removed from the beds on a continual basis.
- B. Pre-emergent and post-emergent chemical weed control shall be used in shrub beds and tree rings. This shall include weeds in the hard surface cracks and joints.

4.5 LEAF REMOVAL

- A. Leaves shall be removed from lawn areas, beds, and walkways during leaf season.
- B. Accumulated leaves shall be removed from the site at the conclusion of leaf removal operation.

SECTION 5 - FERTILIZATION

5.1 All lawn areas will be fertilized Additional (Frequency / Year), using a balanced blend of quality commercial fertilizers.

- A. BMPs in the state of Florida do not allow for more than 1 lb of Nitrogen (N) to be applied at any given time. The N must be a minimum of 30% slow release N. Phosphorus (P) can never be more than 2% of the standard fertilizer program.

5.2 FERTILIZATION:

- A. Shrubs and palms shall be fertilized Additional (Frequency / Year).
- B. The fertilizer program for shrubs and established shrub beds shall provide the equivalent of 1.0 pound of nitrogen per 1,000 square feet per application.
- C. All fertilizer shall be distributed by hand or mechanical spreader.
- D. Fertilizer shall be commercial grade, mixed granules or pelletized fertilizer, with not less than fifty percent (50%) of the total nitrogen being slowly soluble.

SECTION 6 – PEST CONTROL

Pest control treatment shall be performed Additional (Frequency / Year).

- A. State of Florida Best Management Practices (BMPs) and standard Integrated Pest Management (IPM) programs are an integral part of Turf/Shrub management.
- B. The principles of integrated pest management shall be followed when applicable. The pest management program shall introduce the least amount of chemical into the landscape as is necessary to achieve accepted levels of control of pest populations.

- C. Insecticides and fungicides shall be applied under the direction of a licensed applicator. Application shall be as often as necessary to prevent insect and disease damage to shrubs. Rates and timing shall follow manufacturer's recommendations.
- D. To implement IPM practices field scouting is utilized and spot treatments are done to control weeds and other pest problems. This minimizes the use of chemicals while still controlling potential problems with the most effective materials available.

White fly treatment. Included ☐ Separate Pre-Approved Price: ☐ Excluded: ☒

SECTION 7 - LANDSCAPE TREE MANAGEMENT

7.1 GENERAL:

This section covers landscape tree management. Landscape trees are defined as trees with a caliper of 6" or less when measured 24" from ground level and palms lower than 15' tall. The contractor shall be responsible for normal maintenance specified below.

7.2 SCOPE:

The work required shall include all labor, supervision, equipment, tools and materials to complete the work specified and in accordance with professional arboricultural practices.

7.3 PRUNING:

- A. Ornamental trees shall be pruned to a height of 8' to remove dead or damaged branches and to develop the natural form of the plant. Sucker growth at soil level or below shall be removed.
- B. All landscape trees shall be pruned to a height of 8' throughout the season to remove all dead, damaged and low-hanging branches.

SECTION 8 - PALM AND HARDWOOD TRIMMING:

Tree trimming will be performance in accordance with all ANSI 300 specifications.

Palm Trees Additional (Frequency / Year).

Hardwood Trees Additional (Frequency / Year).

SECTION 9 - MULCH APPLICATION

- 9.1 Will be applied at a depth of 2" inches to defined areas at a frequency of Additional (Frequency / Year).

SECTION 10 - IRRIGATION

10.1 GENERAL:

This section covers irrigation system maintenance. The system will be inspected for proper timing, water usage, and coverage and ability to sustain the landscape in a healthy condition.

10.2 SCOPE:

The work required shall include all labor, supervision, equipment, and tools to complete the work specified in accordance with professional irrigation practices.

10.3 INSPECTIONS:

- A. The irrigation system will be inspected Monthly (Frequency / Year). Basis to assess proper operation.
- B. Each zone will be operated and adjusted, if necessary, to correct timing, obstructed heads, and proper coverage.
- C. Repairs or replacements will be performed at the contractor's expense to correct damage by the contractor.
- D. Repair estimates will be provided by the contractor to the management agent for written approval.

SECTION 11 – ANNUAL FLOWERS

11.1 GENERAL:

This section covers the installation of Additional (Quantity) of annual flowers. Unless otherwise specified, annual flowers shall be installed in previously designated areas. Additional (Frequency / Year).

11.2 INSTALLATION:

- A. Flowers will be supplied in four 4" inch pots and will be vigorous and blooming.
- B. Timing of rotations and variety of flowers to be installed will be reviewed with the Customer.
- C. Flowerbeds will be prepared with appropriate amendments for installation.
- D. After installation is complete, flowers which are damaged or decline by means beyond Contractor's control, will be replaced at an additional cost to customer.

SECTION 13 – FINANCIAL TERMS

Grounds Group Landscaping agrees to furnish all supervision, labor, equipment, and supplies necessary to perform during the life of this contract, all tasks enumerated herein, for the annual contract price of

\$72,669.96 (Annual Contract Amount), billable in Twelve (12) monthly installments of **\$6,055.83** (Monthly Amount) with net payable due **15** (Net Payment Terms) or as indicated on Exhibit A - Pricing Schedule.

Increases in renewal rates for the optional one year contract period will not exceed the lower of the percentage rate increase in the Producer Price Index, under the expenditure category for all items, over the previous twelve month period, or the figure entered below **3** (Percentage)

A service charge of one and one-half percent (1½%) per month will be added to all balances not paid within thirty (30) days of invoice. This represents an annual rate of eighteen percent (18%). Should it become necessary for Grounds Group to pursue collections of outstanding invoices, (Property Name) agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

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The Term of this Agreement shall be for **12** (Contract Term in Months). At the end of the Contract Term, this Agreement shall automatically renew if written notice is not given within (30) days by either party. A thirty day notice is required if either party wishes to modify the terms and conditions of this agreement.

SECTION 15 - CANCELLATION

Either party upon thirty (30) days written notice may cancel this contract with just cause during such term upon thirty (30) days written notice to fix the problem at hand. After this period Notice of Cancellation can be given with thirty days (30) written notice at any time. Just cause is defined as either party's failure to comply with the terms and conditions set forth by this Agreement. Given that the contract value is pro-rated equally over twelve (12) month period but the performance of the services and associated cost, is not incurred equally, the billing amounts may not necessarily reflect the actual value of services performed. Therefore, in the event this contract is terminated before the (12) month period; either party may seek recourse to reconcile the value of services performed with the value of services paid for. All correspondence regarding cancellation shall be via Certified Mail/Return Receipt Requested.

SECTION 16 - AUTHORIZATION

Your signature affixed to the duplicate copy of this proposal shall constitute a contract between us.

Exhibit A - Pricing Schedule

Item Description	Units	Unit Measure	Unit Price	Extended Price
Irrigation wet check included in maintenance price	12.00	12	\$ 660.00	\$ 7,920.00
Mowing, hedge trimming, weeding beds	1.00	LS	\$ 5,395.83	\$ 64,749.96
Total	1.00	LS	\$ 6,055.83	\$ 72,669.96
Grand Total				

SECTION 12 - GENERAL CONDITIONS

- 12.1 Upon request, the Contractor shall supply and comply with an operational calendar. Such calendar to include frequency and timing of work throughout the year.
- 12.2 The project supervisor shall provide reports of operations completed and partially completed for the purpose of facilitating communication and identifying problems.
- 12.3 Contractor Personnel
- A. The Contractor shall have an experienced supervisor responsible for the site. This supervisor will have a two (2) or four (4) year degree in horticulture or agronomy or a minimum of three (3) years of experience in landscape management at a supervisory level.
 - B. The Contractor shall have only properly trained personnel on site to perform all functions. They shall be trained in proper horticultural and mechanical procedures to ensure that all operations are performed safely and effectively.
 - C. All Contractor personnel shall be required to wear a clean company uniform. The supervisory personnel's uniform shall be easily distinguished from other personnel. All contractor personnel shall be familiar with property management regulations and will conduct themselves in a safe, courteous and professional manner while on site. The supervisor shall conduct weekly reviews of the crew's appearance and hold weekly safety meetings.
- 12.4 Grounds Group shall not be responsible for the cost of clean-up after and in the event of "Act of God" (hurricanes, storms, floods, pest infestation etc.,) this service will be performed at an additional cost. Grounds Group personnel will respond no longer than forty-eight (48) hours after the storm with proper communication, and/or vehicles and equipment in order to perform necessary emergency requirements.

The parties have therefore executed this Agreement and Exhibits herein:

Omega Villas Condominium

Property Name

Authorized Signature

Name (Printed)

Title

Date

GROUNDS GROUP LANDSCAPING

Contractor

Authorized Signature

Name (Printed)

Title

Date

Billing Information:

PERSON:

TITLE:

ADDRESS:

PHONE:

FAX:

EMAIL:

PO NUMBER:

Lawn Maintenance Service Contract
Between
OMEGA Villas Condominium Association, Inc.
And Sunrise Tree Care,
Inc.

This Contract agreement is entered into by and between OMEGA Villas Condominium Association, Inc., with address 1713 NW 72 Avenue, Plantation, FL 33313 ("Customer"), and Sunrise Tree Care, Inc., with address 43 S Pompano Pkwy #204, Pompano Beach, FL 33069 ("Contractor"). The Customer and the Contractor (referred individually as the "Party" and collectively as the "Parties" to this agreement) agree as follows:

Service Plan table:

ITEM	ANNUAL FREQUENCY
Mowing, edging of all driveways, walkways, streets, borders, plant beds, and tree rings; string trimming, blowing, raking, removing debris from trimmings and leaf and/or litter.	28
Trim hedge, shrubs and weed.	12
	12
Weed Control	12

TERMS AND CONDITIONS:

1. Contractor will provide uniformed, trained personnel always, and all supervisors will wear a separate color uniform from other crew members.
2. Clear all asphalt of weeds and debris at each visit, including all sidewalks and pavers in all common areas with each visit to property.

3. Contractor assumes the responsibility for all damage, including irrigation components that occur during the maintenance process Contractor will repair and/or replace any damage to sprinkler system or any other structures. Damages will be repaired immediately.
4. Contractor will haul away all debris created by lawn crew while performing our duties.
5. Contractor agrees to meet all ADA and Government compliances required by law.
6. Any damages done throughout the community by the Contractor will be repaired by the Contractor. If the Contractor cannot repair damages, the Contractor will choose a (licensed and insured) subcontractor to make any necessary repairs. The Contractor will be responsible to pay the subcontractor.
7. The Contractor will be responsible for the security and welfare of its materials, tools, and work while on the association property.
8. Landscape lighting, holiday decorations, playground equipment, lawn furniture, many residents in your communities enjoy having lights in the lawns and landscape. While we make every effort not to cause damage to personal property, sometimes it may happen. If we see the items, we will try to service around them, but in some cases, we will either miss them or may not see them at all. The Contractor will not be responsible for those items which are placed in the lawn or landscapes around resident's homes or in common areas.
9. The work to be performed under this contract includes all transportation, storage, equipment, supplies, labor, and materials. All work performed by the Contractor or by others to make this contractor's work comply with applicable building codes or interpretations thereof shall be performed at no additional cost to the association.
10. In the event of a storm, all on going customers will be a priority to the Contractor who will provide an "Emergency Response Team" once the storm warning has been lifted. These services will be billed out separately. Cleanups resulting from "Acts of God" such as storms, excessive winds, hurricanes, lightning, etc., are excluded from agreement.

11. Schedules are subject to change due to clement weather. All contract service dates will be completed within calendar year.
12. Acts of nature or regional infestation of insects, mold, pathogens, nematodes, etc., as well as the three common types of white fly, plus damage due to weather events are not the responsibility of the Contractor. Remediation of such items is to be managed by separate estimates and billing.
13. Contract costs: The work performed under this Contract includes all transportation, storage, equipment, supplies, labor, and materials. All work performed by the Contractor or by others to make this Contractor's work comply with applicable building codes or interpretations thereof shall be performed at no additional cost to the Customer.
14. The Contractor is covered by general liability insurance, commercial vehicle insurance, and worker's compensation insurance. A supervisor will be always available on the site when lawn maintenance services are being performed.
15. Payment is required on a net 30 basis, where the invoice for the month of service will be issued and given to the Customer at the beginning of the month via either email or regular mail (Customer will let the Contractor know how invoices are to be delivered). If payment for an invoice is received after the 10th day of the following month, then a 1.5% fee will be added to the next invoice.
16. Services outside of the scope of this Contract are not implied.
17. Automatic Renewal: This Contract Agreement shall renew automatically for succeeding terms of **one (1) year each** unless either party gives written notice to the other at least thirty (30) days prior to its expiration. This proposal once made into a contract can be terminated with or without cause by either party with a 30-day written notice This Contract agreement can only be modified in writing, signed by an authorized representative of Customer and the Contractor.
18. Contract cost is US\$65,000 (Sixty-five thousand dollars) annually. That is, \$5,416.66 monthly from January through November, and \$5,416.74 for the month of December.



43 S Pompano Pkwy
Suite 204
Pompano Beach, FL 33069 Ph.
954 - 708 - 7195
E-mail: sunrisecustomerservice@gmail.com

19. Authorization signatures:

By Sunrise Tree Care, Inc. Date
Alvaro M Cornejo, Owner

By OMEGA Villas Condominium Association Date