



Rizzetta & Company

# **Heritage Isle at Viera Community Development District**

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## **Board of Supervisors' Regular Meeting May 24, 2022**

**District Office:  
8529 South Park Circle, Suite 330  
Orlando, Florida 32819  
407.472.2471**

**[www.heritageisleatvieracdd.org](http://www.heritageisleatvieracdd.org)**

## **HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**Brevard County Government Center, Atlantic Room, located at 2725 Judge  
Fran Jamieson Way, Viera, FL 32940**

|                             |   |  |
|-----------------------------|---|--|
| <b>Board of Supervisors</b> | Jay Williams<br>Bob Goldstein<br>Kenneth Bonin<br>Jon Smallegan<br>Kenneth Walter | Board Supervisor<br>Board Supervisor<br>Board Supervisor<br>Board Supervisor<br>Board Supervisor |
| <b>District Manager</b>     | Richard Hernandez   | Rizzetta & Company, Inc.   |
| <b>District Counsel</b>     | Wes Haber   | Kutak Rock LLP   |
| <b>District Engineer</b>    | Ana Saunders  | BSE Consultants  |

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Orlando, Florida · (407) 472-2471  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
  
[www.heritageisleatvieracdd.org](http://www.heritageisleatvieracdd.org)

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May 17, 2022

Board of Supervisors  
**Heritage Isle at Viera Community  
Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Heritage Isle at Viera Community Development District will be held on **Tuesday, May 24, 2022, at 10:30 a.m.** at the Brevard County Government Center, Florida Room, located at 2725 Judge Fran Jamieson Way, Viera, FL 32940. The following is the agenda for the meeting:

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT**

**3. COMMUNITY UPDATES**

- A. Hoover Pumping Systems Update by Nathan Dreher
- B. Brightview Community Update by Daniel Srein
  - 1. Consideration of First Amendment to Landscape Contract ..... Tab 1
  - 2. Contract Concerns Regarding Tree Trimming
- C. Solitude Lake Management Update by Josh Taylor
  - 1. Consideration of Aquatic Plant Removal Services Contract .... Tab 2
- D. Field Service Report by Bryan Schaub
  - 1. Presentation of Field Service Inspection Report ..... Tab 3

**3. BUSINESS ADMINISTRATION**

- A. Consideration of the Minutes of the Board of Supervisors'  
Meeting held on March 22, 2022 ..... Tab 4
- B. Ratification of Operation and Maintenance Expenditures -  
March 2022 ..... Tab 5

**4. BUSINESS ITEMS**

- A. Monthly Report Update by Supervisor Ken Walter ..... Tab 6
  - 1. Consideration of Irrigation Maintenance Agreement ..... Tab 7
- B. Presentation of Fiscal Year 2022/2023 Proposed Budget
  - 1. Consideration of Resolution 2022-02, Approving  
Fiscal Year 2022/2023 Proposed Budget and Setting the  
Public Hearing on the Final Budget ..... Tab 8
- C. FPL Natural Gas Pipeline Update Discussion
- D. Golf Cart Update Discussion

**5. STAFF REPORTS**

- A. District Counsel
- B. District Engineer
  - 1. Consideration of Stormwater Needs Analysis Work Authorization  
No. 25 ..... Tab 9
- C. District Manager
  - 1. Presentation of Voter Registration Count ..... Tab 10
  - 2. *Review of District Expenses, Period Ending  
April 30, 2022 ..... (Under Separate Cover)*

**6. SUPERVISOR REQUESTS AND COMMENTS**

**7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

*Richard Hernandez*

Richard Hernandez  
District Manager

cc: Wes Haber, Kutak Rock, LLP.



**CALL TO ORDER / ROLL CALL**

# **AUDIENCE COMMENTS ON AGENDA ITEMS**

# COMMUNITY UPDATES

**TAB 1**

**AMENDMENT #1 TO LANDSCAPE CONTRACT BETWEEN  
HERITAGE ISLE AT VIERA CDD AND BRIGHTVIEW LANDSCAPE SERVICES**

This Amendment ("Amendment") is entered into as of April 21, 2022 between Heritage Isle at Viera CDD and BrightView Landscape Services.

WHEREAS, Heritage Isle at Viera CDD and Brightview Landscape Services entered into a Landscape Contract dated 12/1/2019

WHEREAS, Heritage Isle at Viera CDD and BrightView Landscape Services desire to renew the Term of the Agreement pursuant to the terms of this Amendment.

NOW THEREFORE, in consideration of the mutual covenants contained herein, Heritage Isle at Viera CDD and Brightview Landscape Services desire to amend the Agreement as follows:

1. **TERM:** The Parties agree that the Agreement shall be extended from its initial term to the new end date on [Click here to enter a date..](#) Every successive one-year periods from the initial term shall be considered a "Renewal Term".
2. **PAYMENT:** (SELECT ONE OPTION ONLY)

☒ As of the effective date of this Amendment, the Service Fee shall be increased by select the percentage%. 6%.

☐ As of the effective date of this Amendment, the Service Fee shall be increased Select one Insert \$ Amount  
Select Time Frame.

This Amendment does not, and shall not be construed to; modify any term or condition of the Agreement other than those specific terms and conditions expressly referenced herein. Capitalized terms not otherwise defined herein shall be as defined in the Agreement. In all other respects, the Agreement shall remain in full force and effect. In the event of any inconsistency or discrepancy between the Agreement and this Amendment, the terms and conditions set forth in this Amendment shall control. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written above.

Heritage Isle at Viera CDD

Brightview Landscape Services, Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

## TAB 2

## **SERVICES CONTRACT**

CUSTOMER NAME: Heritage Isle at Viera CDD

SUBMITTED TO: Richard Hernandez

CONTRACT DATE: April 12, 2022

SUBMITTED BY: Joe Harms

SERVICES: Mechanical removal and replanting of aquatic plants for the Anza pond.

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$2,900.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company 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.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

13. E-Verify. Solitude Lake Management LLC 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.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Heritage Isles at Viera CDD

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

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

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

***Please Remit All Payments to:***

***1320 Brookwood Drive Suite H  
Little Rock AR 72202***

***Customer's Address for Notice Purposes:***

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

***Please Mail All Contracts to:***

***2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453***

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## **SCHEDULE A - SERVICES**

### **MECHANICAL SERVICES AND REPLANTING OF THE AREA**

#### **Solitude Scope of Work:**

1. Includes mobilization, demobilization of in water equipment and delivery/set-up of equipment.
2. one (1) day of in water material removal, to restore open water depth within the section of the pond, employing a Truxor harvester.
3. Organic material will be placed along the designated perimeter location on the shoreline of the pond.

### **AQUATIC VEGETATION INSTALLATION**

#### **Aquatic Vegetation Installation: 100 bare root plants to be installed.**

1. Contractor will install the following aquatic vegetation in 4"- 18" of water:
2. This plant species is suited to live and thrive in water less than 24" in depth.
3. Contractor will plant the vegetation in one cove of the pond.
4. All plants will be spaced 18 inches apart.
5. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
6. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
7. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
8. Contractor is not responsible for the health of the plants following the completion of the transplant process. Young plants may be susceptible to trouble early after planting with harsh weather conditions. Contractor will look to the forecasted weather prior to planting to give the plants best odds of survival, but will not be held responsible for environmental factors that may decrease plant survival rates.
9. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation or any other care and maintenance that may be required due to weather or other environmental conditions. Contractor is not responsible for any ongoing maintenance or care for the newly installed plants following completion of the installation work.

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Customer Responsibilities:

1. Customer will be responsible for the following:
  - a. Providing an adequate equipment launch / removal location, material offloading location(s).
  - b. Identifying a project liaison to provide our Operator with guidance/direction during the hydro-rake management
  - c. period.
  - d. The Customer further certifies the area to be free of all wires, cables, water intakes, or other underwater obstructions. All fountains and associated power cables and anchors are removed from the pond.
  - e. Final removal of the material along the shoreline will be the responsibility of the Customer.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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**TAB 3**



# HERITAGE ISLE AT VIERA CDD

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## LANDSCAPE INSPECTION REPORT



May 9, 2022  
Rizzetta & Company  
Bryan Schaub – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary & Grayson

## General Updates, Recent & Upcoming Maintenance Event

- Schedule hedge pruning to achieve plant separation.
- There was a fertilizer event for beds, palms and turf.
- Lift all trees over maintained areas, sidewalks and roadways.

The following are action items for Brightview to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient of more than a month. **Green text** indicates a proposal has been requested. **Blue text** indicates irrigation. Black Underlined text indicates Board information or decisions.

1. In Tract OS-1 there is a new broadleaf weed growths in the turf. Treat.
2. **In Tract OS-1 and property-wide, treat Indian Hawthorn for Entomosporium or Thrips.** Also, weed beds and remove vines.
3. **In the beds at the north end of Tract OS-1 along Grayson, there are several dead Muhly Grasses near the Indian Hawthorn. Please remove.**
4. In multiple tree rings, property-wide, remove all turf runners that are encroaching on the beds.
5. In Tract OS-1 near the pergola, how long has it been since the Ornamental Grasses have been pruned? It has been too long. Prune. (Pic 5 >)
6. Throughout Tract OS-1 treat the hydrated turf areas for Sedge.
7. In multiple beds in Tract OS-1, remove all grassy and broadleaf weeds. Also, treat Indian Hawthorn for Entomosporium and/or Thrips.
8. **In Tract OS-1 and property-wide there are significant differences in irrigation levels with areas of completely dry turf adjacent to saturated areas. Investigate and correct.**
9. At the north end of Tract OS-7, continue treating the Segos. Remove the stressed fronds and let the new growth go.
10. In the same area, diagnose and treat the stressed Schilling's Holly. They have brown, dying spots that are turning into dead areas.
11. The Firebush were installed at the east side of Tract OS-7. They were installed professionally and look healthy.





## Galindo & South Gate

12. At all district foot bridges, remove all turf runners growing over the retaining walls. (Pic 12)



22. In Tract OS-45 as in other areas, diagnose and treat the declining Schilling's Holly. We are losing units, rapidly. (Pic 22)



13. In Tract A adjoining Tract OS-7, rejuve cut the Ornamental Grasses.

14. In Tract OS-7, remove all weeds and vines from all beds.

15. In Tract OS-7, rejuve cut the Ruellia as we head into the growing season. This will help with increasing the fullness and health of the plants.

16. At the south end of Tract OS-7, prune the overgrown Firebush.

17. In Tract OS-8B, the bed was removed, and the new sod was installed. The sod looks healthy, but there are still multiple irrigation issues. Correct.

18. Property-wide, remove all suckers and water shoots from the Crape Myrtle.

19. Property-wide, give all Robellini a fertilizer drench and remove all browning/dead fronds.

20. In Tract OS-45, remove all vines from the shrubs and hedges.

21. In the same area, diagnose and treat the declining Bottlebrush bushes.

23. At the south entrance on the pond banks and median island, new Bitter Melon vines are growing on the Ornamental Grasses. Please, remove.

24. At the south entrance bridge and property-wide, treat all joint expansion crack weeds.

25. Along Wickham and adjacent to the sidewalk, remove all weeds & vines from the Ornamental Grass beds and detail tree rings.

26. At the south entrance, treat all Indian Hawthorn for Entomosporium or Thrips.

27. In the south ROW of Legacy at the south entrance, treat active ant mounds, remove weeds as some are over 5 feet tall. (Pic 27)





28. Property-wide, remove all weeds from the Annual Flower beds, improve their vigor and replace dead units. (Pic 28 >)

29. The sod that was installed after an irrigation repair in Tract OS-46 is not up to BMP and is dying. Correct. (Pic 29 >)

30. In Tract OS-12A & Tract OS-13, remove all weeds and vines from the beds, hand pulling the larger weeds. They are taking over.

31. In Tract OS-13 and in multiple other areas, lift all trees over the sidewalks and roadways.

32. Detail the Ornamental Grass beds including pruning & treating the Grasses & trim back overgrowing plants in the west ROW of Bancroft south of Gurrero. (Pic 32 >)

33. In Tract OS-17, detail the tree rings as several are almost completely overgrown.

34. In the same area, remove all weeds and vines from all beds.

35. In the same area, treat all expansion joint crack weeds.

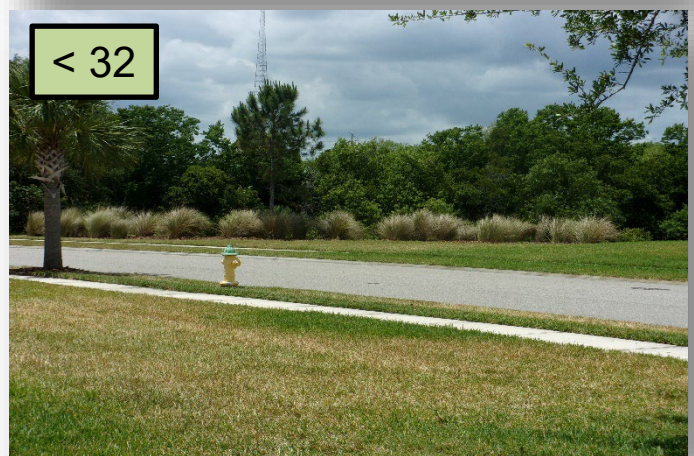
36. In Tract OS-17, check on the drip irrigation in the Ruellia beds as the plants are exhibiting drought stress.

37. In Tract OS-18A, lit all trees over the sidewalks and roadways.

38. In Tract OS-19B, remove all weeds and vines from the beds and tree rings, as they are overgrowing the plant material.

39. In Tract OS-22A, treat the turf for new Sedge growths.

40. In the SW corner of Tract OS-22B, there is an irrigation break that is adjacent to both sidewalks. Repair.



41. In Tract OS-23B, remove all the dead Ornamental Grasses in the beds.

42. Along the east bank of WB-VI-35A, there are large areas bare areas that are leading to erosion of the pond banks. Some areas are growing in and should be ok but 3 other areas need to be examined and should have new sod installed.





43. At the north end of Tract OS-23B, there appears to be an irrigation issue, either an underground break or a severe difference in watering amounts between sprays and drip. Correct.

44. In the same area, remove all vines and weeds that are overgrowing the Ornamental Grasses.

45. In the same area, remove all suckers and water shoots from the Live Oaks.

46. Along the backsides of the hedge line along the west ROW of Legacy north of the Amenities Center and south of Sansome, the turf is in poor condition. Might be lack of water. Investigate and correct.

47. The turf at the intersection of Sansome & Legacy is in poor condition with bare areas. Correct.

48. In the west ROW of Legacy on the berm, there are several patches of hedge that are in decline. Take corrective action. (Pic 48 >)

49. In the same area, treat the turf for new Sedge blooms.

50. Along the both ROWs of Legacy, remove very large Brazilian Pepper trees growing in the hedges and beds as some are over 6 feet tall. (Pic 50 >)

51. The turf in both ROWs north of the Amenities Center is very dry with growing bare patches.

52. In both ROWs of Legacy, prune all hedges as they are becoming overgrown and prune to achieve plant separation from the trees and other plant material.

53. In the west ROW of Legacy near the north entrance, several installed sod squares have died. Replace.



54. Along Legacy, remove the weeds from the beds at the top of the berms and set strong bed lines.

55. Detail the beds at the north entrance removing all vines & weeds, especially the Grass & Flower beds. (Pic 55 ^)

56. At the north entrance trim overgrowing Juniper runners in the gate island beds.





# North Gate, Legacy & Camberly Circle

57. In the west ROW of Legacy north of the gates, remove or hard prune the what appears to be weed trees growing in the Ornamental Grass beds on the berm.

58. In the NW corner of Legacy & Judge Fran Jamieson, weed the Ornamental Grass beds and prune the, what appears to be, Muhly Grasses. They were not pruned this winter. (Pic 58 >)

59. In the NE corner of Legacy & Judge Fran Jamieson, weed and remove vines from the Ornamental Grass beds. (Pic 59 >)

60. Line trim and weed the beds and pond bank areas on the west side of Lake WB-VI-37. (Pic 60 >)

61. In the Palmetto bed in Tract OS-27, remove the 5 foot tall Brazilian Pepper tree.

62. In the same area, rejuve cut the Ruellia and apply a fertilizer drench with micros.

63. Along both ROWs of Legacy, lift all trees over sidewalks and roadways to the FDOT proscribed height.

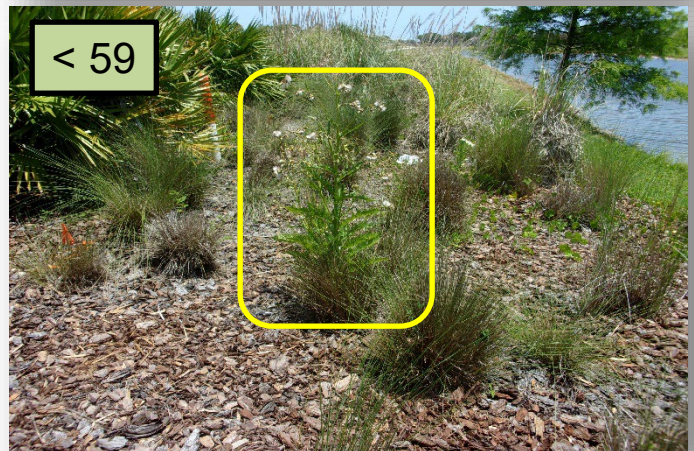
64. Along the east ROW of Legacy, prune all hedges to a uniform height and achieve plant separation from trees and other plant material.

65. In the same hedges, remove all vines and grassy weeds.

66. A tree that was removed in the east ROW of Legacy adjacent to the sidewalk & hedge, has sent out new shoots. Remove the shoots and treat the exposed areas with Garlon.

67. There are stressed hedge sections in the east ROW of Legacy. Take corrective action.

68. Prune the Hibiscus at the Solana entrance as they are getting leggy.



69. In the NE corner of Ingerson & Legacy, there is a possible irrigation drip line leak.

70. Detail all beds in Tract OS-29B, including weeding, vine removal, setting strong bed lines.

71. Property-wide, treat all active ant mounds and rake out all inactive mounds.





# Camberly Circle, Pacheco & Legacy

72. In Tract OS-29B and surrounding beds, diagnose & treat the Ornamental Grasses. The beds around this lake and the other three similar lakes are good candidates for bed reduction with turf replacement. (Pic 72)



73. In the same area at the south end of the lake, there is a dead Schilling's Holly that did not recover. Replace.

74. In Tract OS-29A, remove the vines from the Viburnum hedge.

75. In Tract OS-30D, there are new Sedge growths in the turf. Treat.

76. In Tract OS-33, diagnose & treat the Robellini and remove all browning, dead fronds & seed pods. (Pic 76)



77. In Tract OS-33, there is the same browning leaf areas on the Schilling's Holly and Wax Myrtle. Diagnose and treat.

78. In Tract OS-33 near the middle, adjacent to the sidewalk and close to a bench, there is an irrigation break or busted head. Repair.

79. The bed removal and turf replacement in Tract OS-37C was completed professionally and the turf looks healthy. Good Job. (Pic 79)



80. In the SW corner of Pacheco & Vallejo, the turf is still struggling with bare spots and weeds.

81. There are turf hot spots in the median & both ROWs of Legacy. Correct if possible.

82. Along Legacy the issue with brown leaf areas and die off that has been hitting our Schilling's Holly & Wax Myrtles is present at multiple locations. Diagnose and treat.

83. Along Legacy, detail and treat the Flax Lily.



# **BUSINESS ADMINISTRATION**

**TAB 4**

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**MINUTES OF MEETING**

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

**HERITAGE ISLE AT VIERA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Heritage Isle at Viera Community Development District was held on **Tuesday, March 22, 2022, at 10:30 a.m.** at the Brevard County Government Center, Atlantic Room, located 2725 Judge Fran Jamieson Way, Viera, FL 32940.

Present and constituting a quorum:

|                |  |
|----------------|--|
| Jay Williams   | <b>Board Supervisor, Chairman</b>            |
| Bob Goldstein  | <b>Board Supervisor, Vice Chairman</b>       |
| Ken Bonin      | <b>Board Supervisor, Assistant Secretary</b> |
| Jon Smallegan  | <b>Board Supervisor, Assistant Secretary</b> |
| Kenneth Walter | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|                   |  |
|-------------------|--|
| Richard Hernandez | <b>District Manager, Rizzetta &amp; Co., Inc.</b>                                      |
| Wes Haber         | <b>District Counsel, Hopping Green &amp; Sams, P.A.</b><br><i>(via teleconference)</i> |
| Ana Saunders      | <b>District Engineer, BSE Consultants</b>  |
| Bryan Schaub      | <b>Rizzetta &amp; Co., Inc.</b> <i>(via teleconference)</i>                            |
| Daniel Srein      | <b>Brightview</b>  |
| Nathan Dreher     | <b>Hoover Pumping Systems</b> <i>(via teleconference)</i>                              |
| General Audience  | <b>Present</b> <i>(in person &amp; via teleconference)</i>                             |

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Williams called the meeting to order and called the roll. Quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Hernandez opened the floor to audience comments.



A. Natural Gas Pipeline Installation Discussion

Barbara Wong addressed the Board regarding her comment on the gas pipeline installation.

After a lengthy discussion, the Board devised a plan to meet with the following Heritage Isle community members, Kathy Vengazo, Barabara Wong, Jay Williams and Florida City Gas, to discuss the natural gas pipeline installation.

All Board members agreed upon a request for a delay extension to allow all three community associations to meet with Florida City Gas.

|   |
|---|
| On Motion by Mr. Goldstein, seconded by Mr. Walter, with all in favor, the Board of Supervisors authorized Chairman Jay Williams to negotiate on behalf of the Heritage Isle at Viera CDD Board of Supervisors during the natural gas pipeline installation meeting, for Heritage Isle at Viera Community Development District. |
|---|

B. Heritage Isle Community Workshop Update Discussion

Supervisor Ken Walter informed the Board with an update of the Heritage Isle Community Workshop held on March 11, 2022. As a result of the meeting, there will be no chargeback compensation in correlation with the Third Amendment of the Irrigation Memorandum. Supervisor Ken Walter stated he will coordinate with Carol Reed to assist with revising a new irrigation agreement (CDD and HIDA).

C. Hoover Pumping Systems Update by Nathan Dreher

Mr. Dreher informed the Board that both pumping systems are well functioning regarding electrical components and filter conditions. Mr. Dreher stated that the second step is to separate the system as designed to isolate the pumps stations from each other. It was agreed that other underlying factors will determine when this step will occur.

D. Brightview Community Update by Daniel Srein

Mr. Srein informed the Board regarding the community landscape updates:

- The annual palm pruning schedule, which will start in March, this project is expected to take four weeks.
- Weekly mowing starts on April 4<sup>th</sup> and will on October 1<sup>st</sup>.
- Coordinating with Richard and Bryan on a long-term plan for maintaining the landscape.

Mr. Hernandez presented a drainage proposal to mitigate water buildup in Phases 6 & 7.

---

|   |
|---|
| <p>On Motion by Mr. Goldstein, seconded by Mr. Walter, with all in favor, the Board of Supervisors approved Brightview Drainage Proposal, in the amount of \$2,702.90, for Heritage Isle at Viera Community Development District.</p> |
|---|

E. Solitude Lake Management Update by Josh Taylor

The Solitude representative was no longer attending the meeting at this time.

The Board agreed to have Mr. Hernandez contact Duran to maintain the weeds on their side of the pond.

F. Field Service Report by Bryan Schaub

Mr. Schaub informed the Board on the following concerns regarding fungus and the possible spread during maintenance landscaping, poor turf areas, seasonal weed blooming, and the recommended budget items for fiscal year 2022-2023. All items are addressed in the Field Services Inspection Report dated March 8, 2022.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting Held on  
January**

Mr. Williams presented the minutes of the Board of Supervisors' meeting held on March 22, 2022. Supervisor Ken Bonin requested a change to the 9<sup>th</sup> order of business on page 4, and the 10<sup>th</sup> order of business on page 5.

|  |
|--|
| <p>On Motion by Mr. Williams, seconded by Mr. Bonin, with all in favor, the Board of Supervisors approved the Board of Supervisor Regular Meeting minutes held on March 22, 2022, as amended, for Heritage Isle at Viera Community Development District.</p> |
|--|

**FOURTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for January  
– February 2022**

Mr. Hernandez presented an update on the District's financials.

Mr. Hernandez reviewed the Operation and Maintenance Expenditures for January and February 2022.

On Motion by Mr. Williams, seconded by Mr. Walter, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for January 2022 (\$40,900.56) and February 2022 (\$55,786.91), for Heritage Isle at Viera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Community Update Report – Monthly  
Report Update**

**i. Monthly Report**

Supervisor Walter presented a detailed assessment of the Landscape Report. Mr. Walter reported the following items during the February – March 2022 time period as agenda tab four.

The landscape report addressed the following topics: general landscaping, the field service report dated March 8, 2022, landscape service schedules, and irrigation.

**SIXTH ORDER OF BUSINESS**

**Budget Strategy and Timeline  
Discussion for Fiscal Year 2022-2023**

The Board discussed how tree replacement and the reserve account will need to be considered for the fiscal year 2022-2023 budget.

The Board agreed to meet in April for a budget strategy workshop meeting. More details are to follow.

Mr. Hernandez will provide preliminary numbers to be approved at the May 24, 2022, meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Reserve Study  
Proposal – Florida Reserve Study and  
Appraisal**

Mr. Hernandez presented the Reserve Study proposal; he stated the last study was conducted in 2017. The reserve study will provide an update on the community as there have been multiple changes since the previous study.

Mr. Swartz answered questions from the Board.

---

A revised proposal was requested to include the irrigation component and the pumping stations.

On Motion by Mr. Williams, seconded by Mr. Walter, except Supervisor Bob Goldstein, the Board of Supervisors approved the Florida Reserve Study and Appraisal Reserve Study, for Heritage Isle at Viera Community Development District.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Haber informed the Board that he will draft a letter in response to FPL regarding the natural gas pipeline installation.

It was later decided that District Staff will draft the letter. District Staff will coordinate with District Counsel on the letter before submittal.

#### **B. District Engineer**

Ms. Saunders advised that she is actively working on the stormwater needs analysis proposal. A proposal will be presented at the May 24, 2022 meeting.

#### **C. District Manager**

Mr. Hernandez reviewed the financial expenses as of April 28, 2022.

## **NINTH ORDER OF BUSINESS**

### **Supervisor Requests**

Mr. Hernandez announced that the next meeting is scheduled for **Tuesday, May 24, 2022, at 10:30 a.m.**

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**TENTH ORDER OF BUSINESS**

**Adjournment**

|   |
|---|
| <p>On Motion by Mr. Williams, seconded by Mr. Walter, with all in favor, the Board of Supervisors adjourned the meeting at 2:00 p.m. for Heritage Isle at Viera Community Development District.</p> |
|---|

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

**TAB 5**

# HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

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District Office · Orlando, FL 32819

MAILING ADDRESS · 3434 COLWELL AVE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.HERITAGEISLEATVIERACDD.ORG

## **Operation and Maintenance Expenditures March 2022 Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$54,419.94**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

| Vendor Name                         | Check Number | Invoice Number | Invoice Description                              | Invoice Amount |
|-------------------------------------|--------------|----------------|--|----------------|
| B S E Consultants Inc               | 003697       | 17324          | Engineering Services 01/22                       | \$ 1,032.57    |
| B S E Consultants Inc               | 003707       | 17500          | Engineering Services 02/22                       | \$ 266.32      |
| Bob Goldstein                       | 003705       | BG031122       | Board of Supervisors Meeting 03/11/2022          | \$ 200.00      |
| Bob Goldstein                       | 003705       | BG032222       | Board of Supervisors Meeting 03/22/2022          | \$ 200.00      |
| BrightView Landscape Services, Inc. | 003699       | 7717994        | Irrigation Repairs 01/22                         | \$ 968.15      |
| BrightView Landscape Services, Inc. | 003694       | 7754766        | Irrigation Repairs 02/22                         | \$ 2,519.14    |
| BrightView Landscape Services, Inc. | 003696       | 7769987        | Installed 120 FT of wire 02/22                   | \$ 1,050.00    |
| BrightView Landscape Services, Inc. | 003699       | 7787846        | Landscape Maintenance 03/22                      | \$ 16,594.50   |
| BrightView Landscape Services, Inc. | 003696       | 7793877        | Field Inspection Report 02/22                    | \$ 2,551.58    |
| BrightView Landscape Services, Inc. | 003696       | 7793878        | Field Inspection Report 02/22                    | \$ 2,499.22    |
| Emmett J Williams, Jr               | 003710       | EJW031122      | Board of Supervisors Meeting 03/11/2022          | \$ 200.00      |
| Emmett J Williams, Jr               | 003710       | EJW032222      | Board of Supervisors Meeting 03/22/2022          | \$ 200.00      |
| Florida Power & Light Co            | 003700       | 1800271380     | FACILITY CHARGE Prem Light 20 yr. Payments 03/22 | \$ 1,602.00    |
| Florida Power & Light Co            | 003700       | 1800271388     | FACILITY CHARGE Prem Light 20 yr. Payments 03/22 | \$ 981.00      |



# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

| <u>Vendor Name</u>                | <u>Check Number</u> | <u>Invoice Number</u>  | <u>Invoice Description</u>                           | <u>Invoice Amount</u>      |
|-----------------------------------|---------------------|------------------------|--|----------------------------|
| Florida Power & Light Co          | 03292022            | FPL Summary<br>03/2022 | FPL Summary 03/2022                                  | \$ 4,612.34                |
| Florida Today Payment Center      | 003702              | 0004395061             | Acct #126307 Legal Advertising 01/22                 | \$ 274.84                  |
| Hoover Pumping Systems Corp.      | 003698              | 164534                 | Filter Discs Cleaning 02/22                          | \$ 1,715.18                |
| Jon Smallegan                     | 003708              | JS031122               | Board of Supervisors Meeting 03/11/2022              | \$ 200.00                  |
| Jon Smallegan                     | 003708              | JS032222               | Board of Supervisors Meeting 03/22/2022              | \$ 200.00                  |
| Kenneth F. Walter                 | 003709              | KW031122               | Board of Supervisors Meeting 03/11/2022              | \$ 200.00                  |
| Kenneth F. Walter                 | 003709              | KW032222               | Board of Supervisors Meeting 03/22/2022              | \$ 200.00                  |
| Kenneth O. Bonin                  | 003706              | KB032222               | Board of Supervisors Meeting 03/22/2022              | \$ 200.00                  |
| Kutak Rock, LLP                   | 003701              | 3009852                | Legal Services 01/22                                 | \$ 2,792.40                |
| Marlene Garcia dba Marlene<br>LLC | 003703              | 6492                   | Installation of Benches 03/22                        | \$ 3,831.96                |
| Rizzetta & Company                | 003695              | INV0000066329          | District Management Service 03/22                    | \$ 6,447.83                |
| Solitude Lake Management,<br>LLC. | 003704              | PI-A00771698           | Lake & Pond Management Services<br>03/01/22-03/31/22 | <u>\$ 2,880.91</u>         |
| <b><u>Report Total</u></b>        |                     |                        |  | <b><u>\$ 54,419.94</u></b> |



**BSE Consultants, Inc.**  
312 S. Harbor City Blvd.  
Melbourne, FL 32901  
Phone: 321-725-3674  
E-Mail: sbatchellor@bseconsult.com

# Invoice

**Bill To:**

Heritage Isle CDD  
Co/ Rizzetta & Company-AR  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Invoice #:** 17324  
**Invoice Date:** 2/18/2022  
**Due Date:** 3/20/2022  
**Project:** 10624.03 Heritage Isle  
**Description:** Engineering Services  
**Project Manager:** Ana Saunders  
**Service Dates:** January 2022

| Item   | Description                                       | Date      | Hours | Rate   | Amount   |
|--|---|-----------|-------|--------|----------|
| 918-Agency Correspondence  | Agency Correspondence                             | 1/13/2022 | 0.25  | 40.00  | 10.00    |
| SPE712-CDD Meeting   | 10624.03.30 - SJ: EN-50 Compliance<br>CDD Meeting | 1/25/2022 | 6.25  | 160.00 | 1,000.00 |
| Reimb Group  | CDD Meeting                                       | 1/14/2022 |       | 22.40  | 22.40    |
|  | Copies/Prints                                     | 1/31/2022 |       | 0.17   | 0.17     |
|  | Total Reimbursable Expenses                       |           |       |        | 22.57    |
| <p>Date Rec'd Rizzetta &amp; Co., Inc. <u>2/18/22</u><br/>D/M approval <u>RA</u> Date <u>2/28/22</u><br/>Date entered <u>02.25.22</u><br/>Fund <u>001</u> GL <u>51300</u> OC <u>3103</u><br/>Check # _____</p> |   |           |       |        |          |

Thank you for your business.

Invoice Total: \$1,032.57  
Payments/Credits: \$0.00  
**Balance Due: \$1,032.57**



**BSE Consultants, Inc.**  
312 S. Harbor City Blvd.  
Melbourne, FL 32901  
Phone: 321-725-3674  
E-Mail: sbatchellor@bseconsult.com

# Invoice

**Bill To:**

Heritage Isle CDD  
Co/ Rizzetta & Company-AR  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Invoice #:** 17500  
**Invoice Date:** 3/17/2022  
**Due Date:** 4/16/2022  
**Project:** 10624.03 Heritage Isle  
**Description:** Engineering Services  
**Project Manager:** Ana Saunders  
**Service Dates:** February 2022

| Item  | Description              | Date      | Hours | Rate   | Amount |
|---|--------------------------|-----------|-------|--------|--------|
| SPE038-Correspondence   | Correspondence           | 2/16/2022 | 0.5   | 160.00 | 80.00  |
| SPE038-Correspondence   | Correspondence           | 2/17/2022 | 0.5   | 160.00 | 80.00  |
| SPE710-Conference Call  | Conference Call          | 2/22/2022 | 0.5   | 160.00 | 80.00  |
|   | Site Visit + CDD Meeting | 2/9/2022  |       | 26.32  | 26.32  |
| <div>Date Rec'd Rizzetta &amp; Co., Inc. 03.25.22</div> <div>D/M approval <u>RA</u> Date 3/28/22</div> <div>Date entered 03.25.22</div> <div>Fund 001 GL 51300 OC 3103</div> <div>Check # _____</div> |                          |           |       |        |        |

**We accept MC & Visa payments. A 3.5% fee will be added. Contact our Accounting Department to process.**

Invoice Total: \$266.32  
Payments/Credits: \$0.00  
**Balance Due: \$266.32**

**HERITAGE ISLE AT VIERA CDD**

Meeting Date: March 11, 2022

**SUPERVISOR PAY REQUEST**

| Name of Board Supervisor | Check if present | Check if paid |
|--------------------------|------------------|---------------|
| Emmett J Williams, Jr.   | ✓                | ✓             |
| Jon Smallegan            | ✓                | ✓             |
| Kenneth Bonin            | ✓                | ✓             |
| Bob Goldstein            | ✓                | ✓             |
| Kenneth Walter           | ✓                | ✓             |

(\*) Does not get paid

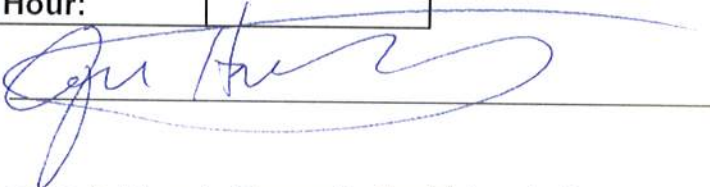
**EXTENDED MEETING TIMECARD**

|                     |             |
|---------------------|-------------|
| Meeting Start Time: | 10:30 Am    |
| Meeting End Time:   | 12:00 Am    |
| Total Meeting Time: | 1h, 30 mins |

Time Over \_\_\_\_\_ () Hours:

Total at \$175 per Hour:

DM Signature:



Please forward copy to Marcia Eannetta for Extended  
Meeting Hours.

Date Rec'd Rizzetta &amp; Co., Inc. 03.25.22

D/M approval RA Date 3/28/22

Date entered 03.25.22

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_

**HERITAGE ISLE AT VIERA CDD**Meeting Date: March 22, 2022**SUPERVISOR PAY REQUEST**

| Name of Board Supervisor | Check if present                    | Check if paid                       |
|--------------------------|-------------------------------------|-------------------------------------|
| Emmett J Williams, Jr.   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Jon Smallegan            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Kenneth Bonin            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Bob Goldstein            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Kenneth Walter           | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

|                     |             |
|---------------------|-------------|
| Meeting Start Time: | 10:32 AM    |
| Meeting End Time:   | 2:00 PM     |
| Total Meeting Time: | 3h, 28 mins |

**Time Over** \_\_\_\_\_ **( ) Hours:** \_\_\_\_\_**Total at \$175 per Hour:** \_\_\_\_\_

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

Date Rec'd Rizzetta & Co., Inc. 03.24.22D/M approval RH Date 3/28/22Date entered 03.25.22Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_

**Please forward copy to Marcia Eannetta for Extended Meeting Hours.**



# INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7717994  
**Invoice Date:** 1/20/2022  
**Sales Order:** 7665853  
**Cust PO #:**

**Project Name:** Irrigation Heritage Isle ADM mod replacement

**Project Description:** Replace the ADM in Controller 4 PH 2 ADM no longer operational.

| Job Number   | Description   | Qty   | UM | Unit Price | Amount  |
|--|---|-------|----|------------|---|
| 460400254  | Heritage Isle at Viera CDD<br>Replace the ADM in Controller | 1.000 | EA | 968.15     | 968.15  |
| Date Rec'd Rizzetta & Co., Inc. 03.11.22<br>D/M approval <u>RA</u> Date <u>3/15/22</u><br>Date entered 03.11.22<br>Fund <u>001</u> GL <u>53900</u> OC <u>4609</u><br>Check # _____ |   |       |    |            | Total Invoice Amount 968.15<br>Taxable Amount<br>Tax Amount<br>Balance Due 968.15 |

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7717994  
Invoice Date: 1/20/2022

**Amount Due: \$ 968.15**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

# BrightView

Landscape Services

## INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7754766  
**Invoice Date:** 2/7/2022  
**Sales Order:** 7714380  
**Cust PO #:**

**Project Name:** Heritage Isle CDD Controller E Toland

**Project Description:** Irrigation replace faulty controller with a Hunter ACC 99 D.

| Job Number   | Description  | Qty   | UM | Unit Price | Amount   |
|--|--|-------|----|------------|----------|
| 460400254  | Heritage Isle at Viera CDD<br>Replace faulty controller with | 1.000 | EA | 2519.14    | 2,519.14 |
| <div>Date Rec'd Rizzetta &amp; Co., Inc. <u>2/7/22</u></div> <div>D/M approval <u>RH</u> Date <u>2/14/22</u></div> <div>Date entered <u>2/11/22</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4609</u></div> <div>Check # _____</div> |  |       |    |            |          |
| Total Invoice Amount   |  |       |    |            | 2,519.14 |
| Taxable Amount   |  |       |    |            |          |
| Tax Amount   |  |       |    |            |          |
| Balance Due  |  |       |    |            | 2,519.14 |

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 20634449  
Invoice #: 7754766  
Invoice Date: 2/7/2022

Amount Due: \$ 2,519.14

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

# INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7769987  
**Invoice Date:** 2/22/2022  
**Sales Order:** 7732860  
**Cust PO #:**

**Project Name:** Controller 2 Balboa/Legacy

**Project Description:** Run roughly 120 feet of wire with 10 feet being sleeved underneath a sidewalk.

[illegible]**Terms: Net 15 Days**

If you have any questions regarding this invoice, please call 407 292-9600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7769987  
Invoice Date: 2/22/2022

Amount Due: \$ 1,050.00

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655





# INVOICE

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

Customer #: 20634449  
Invoice #: 7787846  
Invoice Date: 3/1/2022  
Cust PO #:

| Job Number           | Description   | Amount    |
|----------------------|---|-----------|
| 460400254            | Heritage Isle at Viera CDD<br>Landscape Maintenance<br>For March<br><br><div style="text-align: right;">Date Rec'd Rizzetta &amp; Co., Inc. 02.25.22<br/>D/M approval <u>RH</u> Date 3/8/22<br/>Date entered 03.04.22<br/>Fund 001 GL 53900 OC 4604<br/>Check # _____</div> | 16,594.50 |
| Total invoice amount |   | 16,594.50 |
| Tax amount           |   |           |
| Balance due          |   | 16,594.50 |

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407-292-9600

Please detach stub and remit with your payment

## Payment Stub

Customer Account#: 20634449  
Invoice #: 7787846  
Invoice Date: 3/1/2022

Amount Due: \$16,594.50

Thank you for allowing us to serve you

Please reference the invoice # on your check  
and make payable to:

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



# INVOICE

Date Rec'd Rizzetta & Co., Inc. 02.28.22  
D/M approval RH Date 3/8/22  
Date entered 03.04.22  
Fund 001 GL 53900 OC 4658  
Check # \_\_\_\_\_

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7793877  
**Invoice Date:** 2/28/2022  
**Sales Order:** 7664425  
**Cust PO #:**

**Project Name:** Miscellaneous items from Field Inspection reports

**Project Description:** These are items identified on the bi-monthly Field Inspection Report

| Job Number                  | Description                    | Qty   | UM | Unit Price | Amount          |
|-----------------------------|--------------------------------|-------|----|------------|-----------------|
| 460400254                   | Heritage Isle at Viera CDD     |       |    |            |                 |
|                             | Phase 8 (From August FIR)      | 1.000 | EA | 1574.81    | 1,574.81        |
|                             | West Legacy Blvd (From October | 1.000 | EA | 976.77     | 976.77          |
| <b>Total Invoice Amount</b> |                                |       |    |            | <b>2,551.58</b> |
| <b>Taxable Amount</b>       |                                |       |    |            |                 |
| <b>Tax Amount</b>           |                                |       |    |            |                 |
| <b>Balance Due</b>          |                                |       |    |            | <b>2,551.58</b> |

**Terms: Net 15 Days**

If you have any questions regarding this invoice, please call 407 292-9600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7793877  
Invoice Date: 2/28/2022

**Amount Due: \$ 2,551.58**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

Date Rec'd Rizzetta & Co., Inc. 02.28.22  
D/M approval RA Date 3/8/22  
Date entered 03.04.22  
Fund 001 GL 53900 OC 4658  
Check # \_\_\_\_\_

# INVOICE

**Customer #:** 20634449  
**Invoice #:** 7793878  
**Invoice Date:** 2/28/2022  
**Sales Order:** 7665356  
**Cust PO #:**

**Project Name:** Miscellaneous items from Field Inspection reports

**Project Description:** These are items identified on the bi-monthly Field Inspection Report

| Job Number           | Description  | Qty   | UM | Unit Price | Amount   |
|----------------------|--|-------|----|------------|----------|
| 460400254            | Heritage Isle at Viera CDD<br>Phase 3 (August FIR) | 1.000 | EA | 2499.22    | 2,499.22 |
| Total Invoice Amount |  |       |    |            | 2,499.22 |
| Taxable Amount       |  |       |    |            |          |
| Tax Amount           |  |       |    |            |          |
| Balance Due          |  |       |    |            | 2,499.22 |

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7793878  
Invoice Date: 2/28/2022

**Amount Due: \$ 2,499.22**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

**PAYMENT COUPON**

/4115006401066800013324180027138050000160200

1800271380 1 of 1

4,1,1500,640106,6800013324,1800271380,5,0000160200

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

|                              |                             |
|------------------------------|-----------------------------|
| Cust. No.: <b>6800013324</b> | Inv. No.: <b>1800271380</b> |
| This Month's Charges         | Amount Due                  |
| Past Due After               | This Invoice                |
| 03/31/2022                   | \$ 1,602.00                 |

Please see payment options and instructions at the bottom of this invoice.

FPL  
General Mail Facility  
Miami FL 33188-0001

RECEIVED  
MAR - 7 2022

BY: .....

Florida Power &amp; Light Company

Federal Tax Id.#: 59-0247775

**Invoice**

Customer Name and Address

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Customer Number: **6800013324**Invoice Number: **1800271380**Invoice Date: **03/01/2022**

4,1,1500,640106,6800013324,1800271380,5,0000160200

Please retain this portion for your records

**CURRENT CHARGES AND CREDITS**

Customer No: 6800013324 Invoice No: 1800271380

| Description   | Amount   |
|---|--|
| PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING               | 1,602.00   |
| <b>For Inquiries Contact:</b><br>JAMES MONROIG 1-800-847-5484 | <b>Total Amount Due \$1,602.00</b><br>This Month's Charges Past Due After 03/31/2022 |

Date Rec'd Rizzetta & Co., Inc. 03.07.22  
D/M approval RA Date 3/15/22  
Date entered 03.11.22  
Fund 001 GL 53100 OC 4307  
Check # \_\_\_\_\_

**Wire & ACH Payments**

**Account Name:** Florida Power & Light Co.  
**Bank Name:** Bank of America  
**Account Number:** 3750132076  
**WIRE Only:** City/State: New York, NY 10001 ABA No: 026-009-593  
**ACH Only:** City/State: Dallas, TX ABA No.: 111-000-012  
**Please include the invoice number in the payment reference**

**Check Payments**

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility**  
**Miami FL 33188-0001**

# PAYMENT COUPON

1800271388 1 of 1

/4115006401066800013324180027138800000098100

4,1,1500,640106,6800013324,1800271388,0,0000098100

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

|                              |                             |
|------------------------------|-----------------------------|
| Cust. No.: <b>6800013324</b> | Inv. No.: <b>1800271388</b> |
| This Month's Charges         | Amount Due                  |
| Past Due After               | This Invoice                |
| 03/31/2022                   | \$ 981.00                   |

Please see payment options and instructions at the bottom of this invoice.

FPL  
General Mail Facility  
Miami FL 33188-0001

RECEIVED  
MAR - 7 2022

BY: .....

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

## Invoice

Customer Name and Address

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Customer Number: **6800013324**

Invoice Number: **1800271388**

Invoice Date: **03/01/2022**

4,1,1500,640106,6800013324,1800271388,0,0000098100

Please retain this portion for your records

## CURRENT CHARGES AND CREDITS

Customer No: 6800013324 Invoice No: 1800271388

| Description   | Amount   |
|---|--|
| PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING               | 981.00   |
| <b>For Inquiries Contact:</b><br>JAMES MONROIG 1-800-847-5484 | <b>Total Amount Due \$981.00</b><br>This Month's Charges Past Due After 03/31/2022 |

Date Rec'd Rizzetta & Co., Inc. 03.07.22

D/M approval RH Date 3/15/22

Date entered 03.11.22

Fund 001 GL 53100 OC 4307

Check #

## Wire & ACH Payments

Account Name: Florida Power & Light Co.  
Bank Name: Bank of America  
Account Number: 3750132076  
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593  
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012  
Please include the invoice number in the payment reference

## Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

General Mail Facility  
Miami FL 33188-0001

Date Rec'd Rizzetta & Co., Inc. 03.21.22  
D/M approval RA Date 3/28/22  
Date entered 03.25.22  
Fund 001 GL 53100 OC 4307 2656.64  
001 53100 4301 1956.00  
Check # \_\_\_\_\_

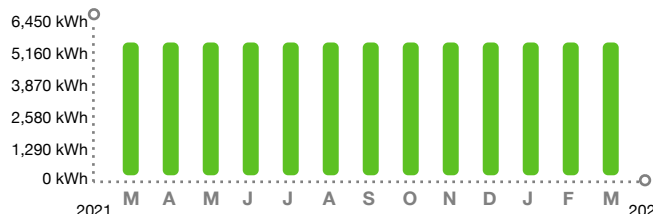
Credit for \$78.10. Next bill date is April 13 2022

**Electric Bill Statement****For:** Feb 11, 2022 to Mar 14, 2022 (31 days)**Statement Date:** Mar 14, 2022**Account Number:** 11699-74381**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,429.65**

TOTAL AMOUNT YOU OWE

**Apr 4, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

|                            |           |
|----------------------------|-----------|
| Amount of your last bill   | 1,429.65  |
| Payments received          | -1,429.65 |
| Balance before new charges | 0.00      |

Total new charges 1,429.65

**Total amount you owe \$1,429.65****FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 02, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 25, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (321) 723-7795  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

11699-74381

ACCOUNT NUMBER

\$1,429.65

TOTAL AMOUNT YOU OWE

Apr 4, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 2

E001

## BILL DETAILS

|                              |           |
|------------------------------|-----------|
| Amount of your last bill     | 1,429.65  |
| Payment received - Thank you | -1,429.65 |
| Balance before new charges   | \$0.00    |

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

|                               |            |
|-------------------------------|------------|
| Electric service amount **    | 1,337.85   |
| Gross rec. tax/Regulatory fee | 10.53      |
| Franchise charge              | 81.27      |
| Taxes and charges             | 91.80      |
| Total new charges             | \$1,429.65 |
| Total amount you owe          | \$1,429.65 |

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Next bill date Apr 13, 2022.

### Usage Type

Total kWh used

### Usage

5840

## ENERGY USAGE COMPARISON

|              | This Month   | Last Month   | Last Year    |
|--------------|--------------|--------------|--------------|
| Service to   | Mar 14, 2022 | Feb 11, 2022 | Mar 12, 2021 |
| kWh Used     | 5840         | 5840         | 5840         |
| Service days | 31           | 30           | 29           |
| kWh/day      | 188          | 195          | 201          |
| Amount       | \$1,429.65   | \$1,429.65   | \$1,346.24   |

### \*\* Your electric service amount includes the following charges:

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

## Stay connected

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## Save energy and money

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

[Start saving](#)

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



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 1

ESLA

For: 02-11-2022 to 03-14-2022 (31 days)  
kWh/Day: 188  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940

#### Detail of Rate Schedule Charges for Street Lights

| Component Code | Watts | Lumens | Owner/<br>Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|----------------|-------|--------|-------------------|----------|-----------|----------|--------|
| ZLTHERI        | 175   | 14400  | F                 | 80       |           | 5,840    |        |
| Energy         |       |        |                   |          | 2.390000  |          | 191.20 |
| Non-energy     |       |        |                   |          | 9.390000  |          | 751.20 |
| Maintenance    |       |        |                   |          |           |          |        |
| ZPLHERI        |       |        |                   | 40       |           |          |        |
| Non-energy     |       |        |                   |          | 4.690000  |          | 187.60 |
| Fixtures       |       |        |                   |          |           |          |        |

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



HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 2

ESLA

For: 02-11-2022 to 03-14-2022 (31 days)  
kWh/Day: 188  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940

| Component Code                     | Watts | Lumens | Owner/<br>Maint * | Quantity | Rate/Unit | kWh Used     | Amount          |
|------------------------------------|-------|--------|-------------------|----------|-----------|--------------|-----------------|
| Energy sub total                   |       |        |                   |          |           |              | 191.20          |
| Non-energy sub total               |       |        |                   |          |           |              | 938.80          |
| Sub total                          |       |        |                   |          |           | 5,840        | 1,130.00        |
| Energy conservation cost recovery  |       |        |                   |          |           |              | 2.45            |
| Capacity payment recovery charge   |       |        |                   |          |           |              | 1.05            |
| Environmental cost recovery charge |       |        |                   |          |           |              | 2.69            |
| Transition rider credit            |       |        |                   |          |           |              | -30.25          |
| Storm protection recovery charge   |       |        |                   |          |           |              | 12.91           |
| Fuel charge                        |       |        |                   |          |           |              | 219.00          |
| <b>Electric service amount</b>     |       |        |                   |          |           |              | <b>1,337.85</b> |
| Gross rec. tax/Reg. fee            |       |        |                   |          |           |              | 10.53           |
| Franchise charge                   |       |        |                   |          |           |              | 81.27           |
| <b>Total</b>                       |       |        |                   |          |           | <b>5,840</b> | <b>1,429.65</b> |

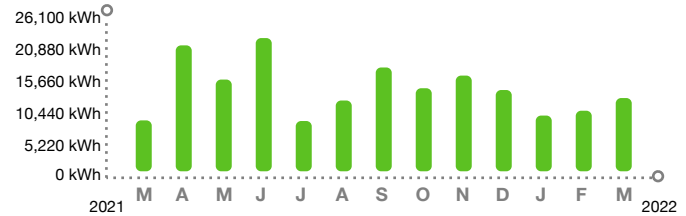
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Feb 11, 2022 to Mar 14, 2022 (31 days)**Statement Date:** Mar 14, 2022**Account Number:** 47818-03004**Service Address:**6813 LEGACY BLVD # PUMP  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,956.00**

TOTAL AMOUNT YOU OWE

**Apr 4, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

|                             |                   |
|-----------------------------|-------------------|
| Amount of your last bill    | 1,849.92          |
| Payments received           | -1,849.92         |
| Balance before new charges  | 0.00              |
| Total new charges           | 1,956.00          |
| <b>Total amount you owe</b> | <b>\$1,956.00</b> |

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 02, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 25, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

47818-03004

ACCOUNT NUMBER

\$1,956.00

TOTAL AMOUNT YOU OWE

Apr 4, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 47818-03004  
CDD

FPL.com Page 2

E001

## BILL DETAILS

|                              |           |
|------------------------------|-----------|
| Amount of your last bill     | 1,849.92  |
| Payment received - Thank you | -1,849.92 |
| Balance before new charges   | \$0.00    |

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$28.17

Non-fuel: (\$0.026290 per kWh) \$342.64

Fuel: (\$0.038060 per kWh) \$496.04

Demand: (\$11.93 per KW) \$930.54

Electric service amount 1,797.39

Gross rec. tax/Regulatory fee 47.42

Franchise charge 111.19

Taxes and charges 158.61

Total new charges \$1,956.00

Total amount you owe \$1,956.00

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KNL7327. Next meter reading Apr 13, 2022.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used   | 63621   |   | 50588    |   | 13033 |
| Demand KW  | 78.32   |   |          |   | 78    |

## ENERGY USAGE COMPARISON

|              | This Month   | Last Month   | Last Year    |
|--------------|--------------|--------------|--------------|
| Service to   | Mar 14, 2022 | Feb 11, 2022 | Mar 12, 2021 |
| kWh Used     | 13033        | 10777        | 9058         |
| Service days | 31           | 30           | 29           |
| kWh/day      | 420          | 359          | 312          |
| Amount       | \$1,956.00   | \$1,849.92   | \$1,409.91   |

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## Save energy and money

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

[Start saving](#)

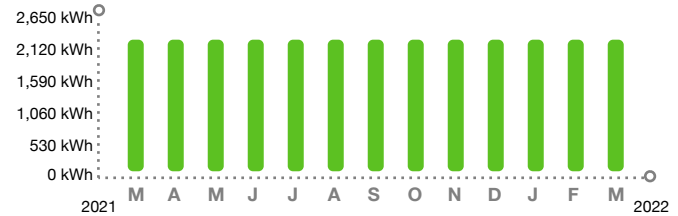
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Feb 11, 2022 to Mar 14, 2022 (31 days)**Statement Date:** Mar 14, 2022**Account Number:** 57620-18553**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,226.69**

TOTAL AMOUNT YOU OWE

**Apr 4, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

|                             |                   |
|-----------------------------|-------------------|
| Amount of your last bill    | 1,226.69          |
| Payments received           | -1,226.69         |
| Balance before new charges  | 0.00              |
| Total new charges           | 1,226.69          |
| <b>Total amount you owe</b> | <b>\$1,226.69</b> |

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 02, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 25, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (321) 723-7795  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

57620-18553

ACCOUNT NUMBER

\$1,226.69

TOTAL AMOUNT YOU OWE

Apr 4, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 2

E001

### BILL DETAILS

|                              |           |
|------------------------------|-----------|
| Amount of your last bill     | 1,226.69  |
| Payment received - Thank you | -1,226.69 |
| Balance before new charges   | \$0.00    |

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

|                               |            |
|-------------------------------|------------|
| Electric service amount **    | 1,152.67   |
| Gross rec. tax/Regulatory fee | 4.29       |
| Franchise charge              | 69.73      |
| Taxes and charges             | 74.02      |
| Total new charges             | \$1,226.69 |
| Total amount you owe          | \$1,226.69 |

FPL automatic bill pay - DO NOT PAY

#### \*\* Your electric service amount includes the following charges:

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

### METER SUMMARY

Next bill date Apr 13, 2022.

#### Usage Type

Total kWh used

#### Usage

2378

### ENERGY USAGE COMPARISON

|              | This Month   | Last Month   | Last Year    |
|--------------|--------------|--------------|--------------|
| Service to   | Mar 14, 2022 | Feb 11, 2022 | Mar 12, 2021 |
| kWh Used     | 2378         | 2378         | 2378         |
| Service days | 31           | 30           | 29           |
| kWh/day      | 77           | 79           | 82           |
| Amount       | \$1,226.69   | \$1,226.69   | \$1,192.43   |

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### Save energy and money

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

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



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 1

ESLA

For: 02-11-2022 to 03-14-2022 (31 days)  
kWh/Day: 77  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940

#### Detail of Rate Schedule Charges for Street Lights

| Component Code | Watts | Lumens | Owner/<br>Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|----------------|-------|--------|-------------------|----------|-----------|----------|--------|
| ZLTHSLE        | 70    | 6300   | F                 | 40       |           | 1,160    |        |
| Energy         |       |        |                   |          | 0.950000  |          | 38.00  |
| Non-energy     |       |        |                   |          | 7.880000  |          | 315.20 |
| Maintenance    |       |        |                   |          |           |          |        |
| ZLTHSLL        | 70    | 6300   | F                 | 42       |           | 1,218    |        |
| Energy         |       |        |                   |          | 0.950000  |          | 39.90  |
| Non-energy     |       |        |                   |          | 6.640000  |          | 278.88 |
| Maintenance    |       |        |                   |          |           |          |        |
| ZPLHSLE        |       |        |                   | 20       |           |          |        |
| Non-energy     |       |        |                   |          | 10.510000 |          | 210.20 |
| Fixtures       |       |        |                   |          |           |          |        |
| ZPLHSL         |       |        |                   | 21       |           |          |        |
| Non-energy     |       |        |                   |          | 8.850000  |          | 185.85 |
| Fixtures       |       |        |                   |          |           |          |        |

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



HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 2

ESLA

For: 02-11-2022 to 03-14-2022 (31 days)  
kWh/Day: 77  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940

| Component Code                     | Watts | Lumens | Owner/<br>Maint * | Quantity | Rate/Unit | kWh Used     | Amount          |
|------------------------------------|-------|--------|-------------------|----------|-----------|--------------|-----------------|
| Energy sub total                   |       |        |                   |          |           |              | 77.90           |
| Non-energy sub total               |       |        |                   |          |           |              | 990.13          |
| Sub total                          |       |        |                   |          |           | 2,378        | 1,068.03        |
| Energy conservation cost recovery  |       |        |                   |          |           |              | 1.00            |
| Capacity payment recovery charge   |       |        |                   |          |           |              | 0.43            |
| Environmental cost recovery charge |       |        |                   |          |           |              | 1.09            |
| Transition rider credit            |       |        |                   |          |           |              | -12.32          |
| Storm protection recovery charge   |       |        |                   |          |           |              | 5.26            |
| Fuel charge                        |       |        |                   |          |           |              | 89.18           |
| <b>Electric service amount</b>     |       |        |                   |          |           |              | <b>1,152.67</b> |
| Gross rec. tax/Reg. fee            |       |        |                   |          |           |              | 4.29            |
| Franchise charge                   |       |        |                   |          |           |              | 69.73           |
| <b>Total</b>                       |       |        |                   |          |           | <b>2,378</b> | <b>1,226.69</b> |

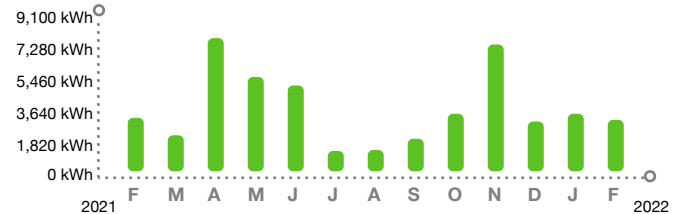
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**\*ESTIMATED BILL\*****For:** Jan 12, 2022 to Feb 11, 2022 (30 days)**Statement Date:** Feb 11, 2022**Account Number:** 69877-97013**Service Address:**6494 LEGACY BLVD # IRR  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****-\$78.10**

TOTAL AMOUNT YOU OWE

**DO NOT PAY**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

|                            |           |
|----------------------------|-----------|
| Amount of your last bill   | 890.63    |
| Payments received          | -1,781.26 |
| Balance before new charges | -890.63   |

|                   |        |
|-------------------|--------|
| Total new charges | 812.53 |
|-------------------|--------|

|                             |                 |
|-----------------------------|-----------------|
| <b>Total amount you owe</b> | <b>-\$78.10</b> |
|-----------------------------|-----------------|

**FPL automatic bill pay - Credit amount - DO NOT PAY****\*ESTIMATED BILL\***

(See page 2 for bill details.)

**KEEP IN MIND**

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

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



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes  
the following donation:

**FPL Care To Share:** \_\_\_\_\_

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

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)  
for ways to pay.

69877-97013

ACCOUNT NUMBER

-\$78.10

TOTAL AMOUNT YOU OWE

Credit amount-  
**DO NOT PAY**

NEW CHARGES DUE BY

\$ Credit amount-  
DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 69877-97013  
CDD

FPL.com Page 2

E001

### BILL DETAILS

|                               |           |
|-------------------------------|-----------|
| Amount of your last bill      | 890.63    |
| Payments received - Thank you | -1,781.26 |
| Balance before new charges    | -\$890.63 |

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

|                                |          |
|--------------------------------|----------|
| Base charge:                   | \$28.17  |
| Non-fuel: (\$0.026290 per kWh) | \$83.95  |
| Fuel: (\$0.038060 per kWh)     | \$121.53 |
| Demand: (\$11.93 per KW)       | \$512.99 |

Electric service amount 746.64

Gross rec. tax/Regulatory fee 19.70

Franchise charge 46.19

Taxes and charges 65.89

Total new charges \$812.53

Total amount you owe -\$78.10

FPL automatic bill pay - Credit amount - DO NOT PAY

\*ESTIMATED BILL\*

### METER SUMMARY

Meter reading - Meter KJL5777. Next meter reading Mar 14, 2022.

| Usage Type | Estimated | - | Previous | = | Usage |
|------------|-----------|---|----------|---|-------|
| kWh used   | 29478     |   | 26285    |   | 3193  |
| Demand KW  | 43.00     |   |          |   | 43    |

### ENERGY USAGE COMPARISON

|              | This Month   | Last Month   | Last Year    |
|--------------|--------------|--------------|--------------|
| Service to   | Feb 11, 2022 | Jan 12, 2022 | Feb 11, 2021 |
| kWh Used     | 3193         | 3567         | 3317         |
| Service days | 30           | 30           | 30           |
| kWh/day      | 106          | 119          | 110          |
| Amount       | \$812.53     | \$890.63     | \$705.19     |

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### Beware of scammers

FPL will never demand immediate payment with a prepaid card such as a MoneyPak.

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

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



FLORIDA TODAY  
COMMUNICATIONS  
The Eagle | The Reporter

| ACCOUNT NAME  |                                    | ACCOUNT #   | PAGE #     |
|---|------------------------------------|---|------------|
| Heritage Isle at Viera CDD C/O Rizzetta & Company   |                                    | 126307  | 1 of 1     |
| INVOICE #   | BILLING PERIOD                     | PAYMENT DUE DATE  |            |
| 0004395061  | Jan 1- Jan 31, 2022                | February 20, 2022   |            |
| PREPAY<br>(Memo Info)   | UNAPPLIED<br>(included in amt due) | TOTAL AMOUNT DUE  |            |
| \$0.00  | \$0.00                             | <b>\$274.84</b>   |            |
| BILLING ACCOUNT NAME AND ADDRESS  |                                    | BILLING INQUIRIES/ADDRESS CHANGES   | FEDERAL ID |
| Heritage Isle at Viera CDD C/O Rizzetta & Company<br>3434 Colwell AVE # 200<br>Tampa, FL 33614-8390 |                                    | 1-877-736-7612 or smb@ccc.gannett.com   | 20-3918856 |
|   |                                    | <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.<br><b>All funds payable in US dollars.</b> |            |

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To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: **6VC406.**

| Date    | Description         | Amount    |
|---------|---------------------|-----------|
| 1/1/22  | Balance Forward     | \$274.84  |
| 1/24/22 | PAYMENT - THANK YOU | -\$274.84 |

**Package Advertising:**

| Start-End Date  | Description            | PO Number | Package Cost |
|-----------------|------------------------|-----------|--------------|
| 1/14/22-1/14/22 | 0005085966 AD#5085966, |           | \$274.84     |

Date Rec'd Rizzetta & Co., Inc. 03.16.22  
D/M approval RA Date 3/22/22  
Date entered 03.17.22  
Fund 001 GL 51300 OC 4801  
Check # \_\_\_\_\_

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



FLORIDA TODAY  
COMMUNICATIONS  
The Eagle | The Reporter

| ACCOUNT NAME                                      |                  | PAYMENT DUE DATE   |                    | AMOUNT PAID      |
|---|------------------|--------------------|--------------------|------------------|
| Heritage Isle at Viera CDD C/O Rizzetta & Company |                  | February 20, 2022  |                    |                  |
| ACCOUNT NUMBER                                    |                  | INVOICE NUMBER     |                    |                  |
| 126307  |                  | 0004395061         |                    |                  |
| 60 DAYS PAST DUE                                  | 90 DAYS PAST DUE | 120+ DAYS PAST DUE | UNAPPLIED PAYMENTS | TOTAL AMOUNT DUE |
| \$0.00  | \$0.00           | \$0.00             | \$0.00             | \$274.84         |

| REMITTANCE ADDRESS (Include Account# & Invoice# on check) | TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:  |
|---|---|
| Florida Today<br>P.O. Box 677592<br>Dallas, TX 75267-7592 | <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX |
|   | Card Number _____   |
|   | Exp Date ____ / ____ / ____ CVV Code _____  |
|   | Signature _____ Date _____  |

00001263070000000000000043950610002748410283





# Invoice

Scheduled: 2/15/2022 Tech: JDB  
Warranty Expires: 12/19/2022  
Maint Expires: 12/19/2022

Invoice#: **164534**  
Invoice Date: 2/15/2022  
Due Date: 2/15/2022  
Service Date:  
Terms: Due Upon Receipt

2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #:  
Heritage Isle at Viera CDD  
Attn:  
c/o Rizzetta & Company  
8529 South Park Circle Ste #330  
Orlando, FL, 32819  
Tel: 407-472-2471 Fax: 407-472-2478  
Cust. P.O.#

Job Site: Site ID# **8593**  
Heritage Isle Replacement  
7300 Legacy Blvd  
Melbourne, FL 32940  
Tel: 407-757-0864 (M) Contact: Richard Hernandez  
Maintenance: FG2  
Model: HC2F-60J20PDV-230/3-HMR3L-Z

## Pump System

Station Design: 1,200 GPM at 80 PSI

Job Completed YES ☒ NO ☐

Hoover Additional Work Required YES ☐ NO ☒

System Operating YES ☒ NO ☐

Additional Work Required By Customer YES ☐ NO ☒

## Nature of Call

S/O- **Filter Discs Cleaning**

Hoover proposes the following:

- Thoroughly clean and inspect the filter discs and spines.
- Test and calibrate operational settings.

Execute Service Proposal 97464.

## Work Performed

- Hoover technician Jason sent email to Richard Hernandez regarding filter disc cleaning
- Technician found the shutoff valve in the manual CLOSE position.
- Performed filter discs cleaning
- Pressure washed discs and spine assemblies
- Cleaned filter covers
- Re-assembled all parts
- Pressurized station
- Left shutoff valve as found on manually CLOSE position

Invoice#: 164534

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



# Invoice

Scheduled: 2/15/2022 Tech: JDB  
Warranty Expires: 12/19/2022  
Maint Expires: 12/19/2022

Invoice#: **164534**  
Invoice Date: 2/15/2022  
Due Date: 2/15/2022  
Service Date:  
Terms: Due Upon Receipt

2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

## Work Performed

Before Filter Disc Cleaning



After Filter Disc Cleaning



Invoice#: 164534

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

## Invoice

Scheduled: 2/15/2022 Tech: JDB  
Warranty Expires: 12/19/2022  
Maint Expires: 12/19/2022

Invoice#: **164534**  
Invoice Date: 2/15/2022  
Due Date: 2/15/2022  
Service Date:  
Terms: Due Upon Receipt

Sub Total: \$1,715.18

Sales Tax \$0.00  
Grand Total: \$1,715.18

Date Rec'd Rizzetta & Co., Inc. 2/15/22  
D/M approval RH Date 2/22/22  
Date entered 2/18/22  
Fund 001 GL 53900 OC 4609  
Check # \_\_\_\_\_

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 3, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3009852

Client Matter No. 10023-1

Ms. Melissa Dobbins  
Heritage Isle at Viera CDD  
Rizzetta & Company, Inc  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3009852  
10023-1

---

Re: Heritage Isle - Gen Counsel

For Professional Legal Services Rendered

|          |          |      |        |   |
|----------|----------|------|--------|---|
| 01/03/22 | W. Haber | 0.80 | 188.00 | Confer with Messrs. Williams and Hernandez regarding request from Florida Gas; confer with Mr. Walter and review and revise third amendment to irrigation agreement   |
| 01/05/22 | W. Haber | 0.50 | 117.50 | Review agreement for gas line; prepare for meeting regarding same   |
| 01/06/22 | W. Haber | 0.80 | 188.00 | Confer with Messrs. Williams and Hernandez regarding Florida Gas; confer with Mr. Walter regarding irrigation agreement   |
| 01/10/22 | W. Haber | 0.60 | 141.00 | Review correspondence from HOA; review and revise amendment to irrigation agreement; confer with Mr. Bonin and Mr. Walter, separately, regarding same; confer with counsel for Florida Gas regarding agenda for January meeting |
| 01/18/22 | W. Haber | 0.40 | 94.00  | Confer with counsel for Florida Gas   |

**KUTAK ROCK LLP**

Heritage Isle at Viera CDD  
March 3, 2022  
Client Matter No. 10023-1  
Invoice No. 3009852  
Page 2

|          |              |      |          |  |
|----------|--------------|------|----------|--|
| 01/20/22 | W. Haber     | 0.30 | 70.50    | regarding recent legislation<br>Confer with Messrs. Walter and Hernandez regarding irrigation agreement                |
| 01/21/22 | W. Haber     | 0.60 | 141.00   | Confer with Mr. Walter and Mr. Bonin regarding amendment to irrigation agreement; confer with Hernandez regarding same |
| 01/21/22 | K. Jusevitch | 0.20 | 24.00    | Distribute legislative newsletter  |
| 01/24/22 | W. Haber     | 0.70 | 164.50   | Prepare for Board meeting; confer with counsel for Florida Gas   |
| 01/25/22 | W. Haber     | 5.40 | 1,269.00 | Prepare for and participate in Board meeting   |
| 01/26/22 | W. Haber     | 0.50 | 117.50   | Revise amendment to irrigation agreement and confer with Mr. Hernandez regarding same                                  |
| 01/26/22 | C. Stuart    | 0.20 | 84.00    | Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation               |
| 01/28/22 | W. Haber     | 0.30 | 70.50    | Review correspondence and confer with Mr. Hernandez regarding landscape maintenance agreement                          |

TOTAL HOURS 11.30

TOTAL FOR SERVICES RENDERED \$2,669.50

**DISBURSEMENTS**

Meals 5.13  
Travel Expenses 117.77

TOTAL DISBURSEMENTS 122.90

TOTAL CURRENT AMOUNT DUE \$2,792.40

Date Rec'd Rizzetta & Co., Inc. 03.09.22  
D/M approval RH Date 3/15/22  
Date entered 03.11.22  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_

## Marlene LLC

286 Florida Parkway  
Kissimmee, FL, 34743  
(786-660-4666)

# Invoice

Submitted on 03/2/2022

**Invoice for**

Heritage Isles at Viera CDD  
C/O Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

**Payable to**

Marlene LLC

**Invoice #**

6492

**Due date**

3/4/2022

**Description****Qty****Unit price****Total price**

Intallation of 4 new composite benches, removal of old benches,  
and disposal off site.

4

\$957.99

\$3,831.96

Notes:

Date Rec'd Rizzetta & Co., Inc. 03.21.22

D/M approval RH Date 3/22/22

Date entered 03.22.22

Fund 001 GL 57900 OC 6408

Check # \_\_\_\_\_

Subtotal **\$3,831.96**

Adjustments \$0.00

**\$3,831.96**



**Bench #1**



c





**Bench #2**





**Bench #3**



**Bench #4**



**Rizzetta & Company, Inc.**  
**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL 33614**

# Invoice

| Date     | Invoice #     |
|----------|---------------|
| 3/1/2022 | INV0000066329 |

**Bill To:**

HERITAGE ISLE AT VIERA CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| March                     | Upon Receipt | 00485         |

| Description   | Qty  | Rate       | Amount     |
|---|------|------------|------------|
| Accounting Services   | 1.00 | \$1,735.33 | \$1,735.33 |
| Administrative Services   | 1.00 | \$517.50   | \$517.50   |
| Email Accounts, Admin & Maintenance   | 5.00 | \$15.00    | \$75.00    |
| Financial & Revenue Collections   | 1.00 | \$437.50   | \$437.50   |
| Landscape Consulting Services   | 1.00 | \$650.00   | \$650.00   |
| Management Services   | 1.00 | \$2,932.50 | \$2,932.50 |
| Website Compliance & Management   | 1.00 | \$100.00   | \$100.00   |
| <p>Date Rec'd Rizzetta &amp; Co., Inc. 02.25.22</p> <p>D/M approval <u>RA</u> Date 2/28/22</p> <p>Date entered 02.25.22</p> <p>Fund 001 GL 51300 OC 3201 1735.33</p> <p>001 51300 3100 517.50</p> <p>Check 001 51300 5103 75</p> <p>001 51300 3111 437.50</p> <p>001 53900 4658 650</p> <p>001 51300 3101 2932.50</p> <p>001 51300 5103 100</p> |      |            |            |
| <b>Subtotal</b>   |      |            | \$6,447.83 |
| <b>Total</b>  |      |            | \$6,447.83 |



## INVOICE

**Invoice Number:** PI-A00771698  
**Invoice Date:** 03/01/22  
**PROPERTY:** Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue/Suite #200  
Tampa, FL 33614  
United States

| CUSTOMER ID      | CUSTOMER PO     | Payment Terms |          |
|------------------|-----------------|---------------|----------|
| 7760             |                 | Net 30        |          |
| Sales Rep ID     | Shipment Method | Ship Date     | Due Date |
| Mychal Manolatos |                 |               | 03/31/22 |

| Qty | Item / Description   | UOM | Unit Price | Extension |
|-----|--|-----|------------|-----------|
| 1   | Lake & Pond Management Services SVR49980<br>03/01/22 - 03/31/22<br>Lake & Pond Management Services |     | 2,880.91   | 2,880.91  |

Date Rec'd Rizzetta & Co., Inc. 03.13.22  
D/M approval RH Date 3/22/22  
Date entered 03.17.22  
Fund 001 GL 53800 OC 4615  
Check # \_\_\_\_\_

### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

|                  |                 |
|------------------|-----------------|
| <b>Subtotal</b>  | <b>2,880.91</b> |
| Sales Tax        | 0.00            |
| Total Invoice    | 2,880.91        |
| Payment Received | 0.00            |
| <b>TOTAL</b>     | <b>2,880.91</b> |

# **BUSINESS ITEMS**

**TAB 6**



## **Heritage Isle at Viera CDD**

### **Landscape Update/Current Events (April 2022 – May 2022)**

**May 17, 2022**

We quickly moved from a short spring right into the summer heat. On top of that, Mother Nature has not been cooperating as we experience continued drought conditions. Between 4 April- 5 May, we have received virtually no precipitation. We depend on the rains to augment our irrigation regimen throughout the year. It's been a challenge during this drought.

As I mentioned in the last report, BrightView was behind schedule as we started to enter the growing months and warmer weather. As of this month's field service report 9 May, 80 some items were identified needing attention. Most of the items are detail and housekeeping issues. BrightView is now going over the report. Daniel is making a thorough property inspection the week of 16 May so he can plan and schedule the work.

At this point, I believe they were under resourced to keep up with the current landscape maintenance requirements, and will undoubtedly grow as we head deeper into the summer months. Daniel lost some of his work force and is working to restore his work force at adequate resource levels to catch up with the landscape requirement as we head deeper into the summer months. As of 16 May, they are 18% complete with the items.

#### General Landscaping:

Mowing- we are now in the weekly mowing mode. As previously mentioned, the parks are mowed when the phases are mowed. Legacy gets mowed on Fridays.

Detail Work- the parks and intersections need increased attention to be trimmed as the detail crew works through each phase. They are in catch up mode now.

Legacy blvd- the spring trimming of the legacy hedge line commenced during the week of 9 May. It's expected to be completed by the end of the month. This work is scheduled on Saturdays and not part of the weekly detail work.

#### Irrigation:

Pumps- operating normally

Repairs- we experienced some electrical problems affecting a section on legacy between Funston and north to Sansome. BrightView commenced trouble shooting and repairs were completed by 13 May. Hot spots were and continue to be irrigated manually during this time frame. Irrigation repairs on Legacy are expected to be completed by 17 May.

Legacy blvd has what appeared to be a valve box that was tampered where the 2 wire was severed intentionally. This box is located near the corner of LeConte. Repairs were completed. Tampering with any component of our irrigation is strictly prohibited.

Areas north of the circle on the west side of Legacy blvd experienced some electrical malfunctions and decoder replacement. Repairs were completed. Irrigation will be set for temporary daily irrigation to revive the stressed sod.

#### MAJOR PROBLEM:

Cypress trees and valve boxes: we have valve boxes in park #1 and 2 that have been compromised by the cypress roots. These roots have penetrated at least 4 boxes. One is already leaking when the system comes on and the others will most likely rupture since these roots are on or very close the 2 inch mainline. Also in park#2, there is a culvert drain box where the cypress root is at the waterline in the box.

This will require Ana and BrightView to analyze and provide a recommended course of action to mitigate the root problem and the valve boxes. Plus determine if any action is required for the culvert drain box.

#### Miscellaneous:

Legacy trees- our contract is under review by Wes and Bryan since it appears it does not cover the pruning requirements for trees that are not either " ornamental or holly trees. It covers street trees and sidewalk trees . These street and sidewalk trees must be pruned to maintain clearances of 15ft and 8ft respectively.

We have a number of oak trees on legacy where limbs are compromising the hedge line. More to follow and an update during the 24 CDD meeting.

Line of Sight- BrightView pruned the oak tree at the corner of Guerrero and Legacy. Plus they trimmed the shrubs at the corner of both Balboa and LeConte.

Pond Management- we have been receiving numerous complaints about the visible appearance with some of our ponds. With the drought, the pond levels have receded which makes more of the shoreline visible exposing more of the plant growth rendering these ponds to look poorly maintained.

On 9 May, Richard and I contacted Solitude to discuss this matter. We requested that they provide an update with all of our ponds with the treatment regimen and expected outcome. As we know, pond maintenance is a delicate balance between the application of chemicals and the eco system.

Our ponds get treated twice a per month. They are ensuring the grasses remain at the same height. Our real problem pond has been the one behind Anza street. The weeds have flourished. Solitude has been spraying the pond, then two weeks later, removes debris. They come back the next two weeks, spray and remove more debris. This process will continue until the Anza pond is weed free. More to follow and an update from Solitude at our 24 May meeting.

Thanks!

**TAB 7**

**HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

**Modified May 6, 2022**

**THIS AGREEMENT** is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and among:

**Heritage Isle Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 8529 South Park Circle, Suite 330, Orlando, FL 32819 (“District” or “CDD”), and

**Heritage Isle District Association, Inc.**, a Florida not-for-profit corporation, whose address is c/o Leland Management, 6800 Legacy Blvd, Viera, FL 32940 (“Association” or “HIDA”); and

**Heritage Isle Residential Villages Association, Inc.**, a Florida not-for-profit corporation, whose address is c/o Leland Management, 6972 Lake Gloria Blvd, Orlando, FL 329809 (“HIRVA”),

**Terraces at Heritage Isle**, a Florida not-for-profit corporation, whose address is c/o Sentry Management, 597 Haverty Court, Suite 110, Rockledge FL 32955 (Terraces).

Concerning the repair, maintenance and replacement of the existing irrigation system located at Heritage Isle pursuant to Articles 7, 9 and 10 of the Second Amendment to Heritage Isle Declarations dated November 16, 2011.

**WHEREAS** the Parties hereto have previously contributed to the maintenance, repair and replacement of various portions of said irrigation system and entered into various agreements concerning the same.

**WHEREAS** the Parties agree that the obligations of each Party for the maintenance, repair and replacement of the Heritage Isle irrigation system should be specifically detailed in this Agreement.

## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

**Modified May 6, 2022**

IT IS THEREFORE AGREED BY THE PARTIES AS FOLLOWS:

1. All prior agreements by and between some or all of the Parties concerning the maintenance, repair or replacement of the Heritage Isle irrigation system are hereby terminated, revoked and rendered null and void.
2. **Terraces at Heritage Isle** shall be solely responsible for all costs for the maintenance, repair and replacement of those components of the irrigation system:
  - a. located on and solely dedicated to irrigating Terraces Property, and not serving, in whole or in part, irrigation of other areas which are not Terraces Property; and
  - b. not made the responsibility of other parties to this Agreement; and

Such components located on Terraces Property for which Terraces is responsible includes irrigation system, irrigation heads, modules, decoders, 2 wire, valves, valve boxes, solenoids, and 1-inch and 2-inch pipes.

3. **Heritage Isle District Association (HIDA)** shall be responsible for the maintenance, repair and replacement of those components of the Heritage Isle irrigation system:
  - a. located on and solely dedicated to irrigating Residents' Lots, strips of grass between Resident's lots and the streets, and Clubhouse Property, and not serving, in whole or in part, irrigation of other areas which are not Resident Lots, strips of grass between Resident lots and the streets, or Clubhouse Property; and
  - b. not made the responsibility of other parties to this Agreement and

## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

**Modified May 6, 2022**

Such components located on Residents' Lots and Clubhouse Property for which HIDA is responsible includes irrigation system, irrigation heads, modules, decoders, 2 wire, valves, valve boxes, solenoids, and 1-inch and 2-inch pipes. HIDA shall also pay for the electricity operating the CDD's clocks.

4. Heritage Isle Residential Villages (HIRVA) shall contribute up to \$250 for each item of repair or maintenance of the HI irrigation system performed by HIDA pursuant to paragraph 3 hereof.
5. Heritage Isle Community Development District (CDD) shall be responsible for the maintenance, repair and replacement of those components of the Heritage Isle irrigation system not made the responsibility of other Parties to this agreement, including but not limited to the following components:
  - a. Two (2) community master pump stations and filters which deliver water from the ponds , filtered and into the irrigation mainlines.
  - b. Irrigation pipes such as mainlines (12"), secondary mainlines(4") and minor mainlines (3-2") wherever located.
  - c. Mainline valves and boxes.
  - d. Electronic control systems such as controllers , module administrators (ADM), decoders, solenoids, and clocks (not including those located on and exclusively servicing the areas for which other Parties to this Agreement are responsible).
  - e. Valves, valve boxes, pipes (1"-2") irrigation system, irrigation heads, and 2-wire not made the responsibility of any other Party to this agreement.

**TAB 8**



## RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Heritage Isle at Viera Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for \_\_\_\_\_, **2022 at 10:30 a.m.** and will be held at the following location:

LOCATION:

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3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Brevard County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF MAY, 2022.**

ATTEST:

**HERITAGE ISLE AT VIERA  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed FY 2022/2023 Budget

# STAFF REPORTS

# District Counsel

# District Engineer

**TAB 9**

**HERITAGE ISLE AT VIERA CDD**  
**REQUEST FOR AUTHORIZATION**

**1. SCOPE OF SERVICES:**

BSE Consultants, Inc. will prepare the statutory required analysis of the Stormwater Management System on behalf of the Heritage Isle CDD (hereafter referred to as the "District") which will include a report containing the information noted below:

1. A detailed description of the District's stormwater management system and its facilities.
2. The number of current and projected residents served calculated in 5-year increments.
3. The current and projected service area for the stormwater management system.
4. The current and projected cost of providing stormwater management services calculated in 5-year increments. (The District will need to provide costs for maintenance and historical costs.)
5. The estimated remaining useful life of the stormwater management system and its facilities.
6. The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (The District will need to provide costs for maintenance and historical costs.)
7. The District's plan to fund the maintenance or expansion of any stormwater management system, facility or major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the District expects to close an projected funding gap.

The report will be completed by and submitted to the District Manager in advance of the June 30, 2022 submittal deadline to Brevard County.

**2. BASIS OF COMPENSATION:**

Lump Sum Fee of \$9,800.00 with reimbursable expenses (copies, mileage etc.) not included.

**4. APPROVAL:**

Submitted by:



B.S.E. Consultants, Inc.

Date: May 11, 2022

Approved by: \_\_\_\_\_

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

SUPPLEMENTAL AGREEMENT NUMBER 25

THIS SUPPLEMENTAL AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between:

*Heritage Isle at Viera Community Development District, a Public Corporation organized and existing under the laws of the State of Florida, hereinafter referred to as "District"*

**AND**

B.S.E. Consultants, Inc., 312 S. Harbor City Boulevard, Suite 4, Melbourne, Florida, a registered Florida Corporation, hereinafter referred to as Engineer.

WHEREAS, on October 22, 2013, the District and the engineer entered into a Master Consultant Agreement and

WHEREAS, said agreement contemplated that the Scope of Services of said agreement would be supplemented at various times to authorize different services by the Engineer as well as other agents of the Engineer, and

WHEREAS, it is contemplated by the parties that when additional services are required of the engineer, supplemental agreements would be executed,

NOW WHEREFORE, in accordance with the above, the Master Consultant agreement is amended as follows:

**SCOPE OF SERVICES**

BSE Consultants, Inc. will prepare the statutory required analysis of the Stormwater Management System on behalf of the Heritage Isle CDD (hereafter referred to as the "District") which will include a report containing the information noted below:

1. A detailed description of the District's stormwater management system and its facilities.
2. The number of current and projected residents served calculated in 5-year increments.
3. The current and projected service area for the stormwater management system.



4. The current and projected cost of providing stormwater management services calculated in 5-year increments. (The District will need to provide costs for maintenance and historical costs.)
5. The estimated remaining useful life of the stormwater management system and it's facilities.
6. The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (The District will need to provide costs for maintenance and historical costs.)
7. The District's plan to fund the maintenance or expansion of any stormwater management system, facility or major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the District expects to close an projected funding gap.

The report will be completed by and submitted to the District Manager in advance of the June 30, 2022 submittal deadline to Brevard County.

#### **COMPENSATION**

Lump Sum Fee of \$9,800.00 with reimbursable expenses (copies, mileage etc.) not included.

Further, additional services by subcontractors will not be authorized by the Engineer without specific written approval by District. Subcontractors by others will be on a direct cost basis, and liaison and processing by the Engineer of these additional service contracts will be on a per diem basis.

#### **AFFIRMATION OF PREVIOUS AGREEMENT**

The parties hereto, through the execution of this document, while amending certain portions of the Master Consultant Agreement executed on October 22, 2013, hereby affirm all other portions of said Master Consultant Agreement.

# District Manager

**TAB 10**



**Reply To:**

☐ **Government Center North**  
400 South Street 1F  
Post Office Box 1119  
Titusville, FL 32781-1119  
Telephone 321 264-6740  
Fax 321 264-6741

☐ **Viera Government Center**  
2725 Judge Fran Jamieson Way  
Building C, Level I  
Post Office Box 410819  
Melbourne, FL 32941-0819  
Telephone 321 633-2124  
Fax 321 633-2130

☐ **South Brevard  
Service Complex**  
1515 Samo Road  
Melbourne, FL 32935  
Telephone 321 255-4455  
Fax 321 255-4401

☐ **Palm Bay  
Service Complex**  
450 Cogan Drive, SE  
Palm Bay, FL 32909  
Telephone 321 952-6328  
Fax 321 952-6332

**TDD**  
321-454-6608

**VOTER FRAUD HOTLINE**  
1-877-868-3737

April 18, 2022

Ms. Alexis Davis  
Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Re: Heritage Isle at Viera Community Development District

Dear Ms. Davis:

I am writing in response to your request of April 8, 2022 for the number of registered voters within the afore-mentioned community.

Please be advised our records indicate there are 2,466 registered voters as of April 15, 2022.

If you need any additional information, or have any questions, please feel free to contact me at 321/690-6833.

Kind regards,

*Lori Scott*

Lori Scott

LS/jem

**Audience Comments  
And  
Supervisor Requests**

# ADJOURNMENT