



Rizzetta & Company

Lake Padgett Estates Independent Special District

Board of Supervisors Meeting September 15, 2022

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.lakepadgettisd.org

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors

Steve Yarbrough
Pam Carr
David Hipps
Justin Andrews
Larry Dunleavy

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager

Lynn Hayes

Rizzetta & Company, Inc.

District Counsel

Tim Hayes

Law offices of Timothy G. Hayes

District Engineer

John Mueller

Landis Evans & Partners

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 (813) 994-1001. 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.

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

WWW.LAKEPADGETTISD.ORG

September 8, 2022

**Board of Supervisors
Lake Padgett Estates
Independent Special District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Lake Padgett Estates Independent Special District will be held on **Thursday, September 15, 2022, at 6:30 p.m.** at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. STAFF REPORTS**
 - A.** District Engineer ReportTab 1
 - B.** Maintenance Supervisor ReportTab 2
 - C.** District Counsel Report
 - D.** District Manager Report.....Tab 3
- 5. BUSINESS ITEMS**
 - A.** Consideration of Innersync Studio Lt./Campus Suites AddendumTab 4
 - B.** Ratification of the Egis Insurance ProposalTab 5
- 6. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors
Meeting held on August 18, 2022Tab 6
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813) 994-1001.

Sincerely,

Lynn Hayes

Lynn Hayes
District Manager

Tab 1



September 6, 2022

Lynn Hayes
Lake Padgett Estates Independent Special District
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Via email: mlamberti@rizzetta.com

RE: District Engineer Report – September 2022

Dear Mr. Hayes:

1) Lake Saxon Park Playground Replacement

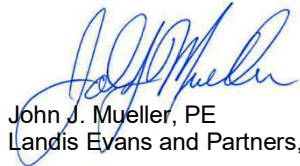
Awaiting to assist staff for the sidewalk construction as needed.

2) Beach Testing

We should be receiving the first set of quarterly results this month.

There are no current tasks or assignments.

Sincerely,



John J. Mueller, PE
Landis Evans and Partners, Inc.

Tab 2

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

• As well as general lawn and weed maintenance janitorial duties clerical work, and meeting with residents for new decals gate keys the following maintenance repairs have been completed from 8/29/22.to 9/4/22.

- In work shed Replaced non-working gfi .
- . replaced damaged mower attachment guide wheels on tractor.
- Ordered new carb for weed eater
- Treated drainage canal between weeks and Saxon drive for algae and duck weed.
- Treated drainage canal on southshore for torpedo grass and duck weed.
- Removed large dead hanging branch from tree at laird park
- Cleaned off eel gras from fish gate between Saxon and padgett lake.
- Contacted gate repair company for non-working card reading at laird park bathrooms.
- Cleaned up storm debris all parks.
- Treated for duck weed in drainage ditch at lake Joyce Park.

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 20, 2022 @ 6:30 PM

**District
Manager's
Report**

September 15

2022

L
A
K
E

P
A
D
G
E
T
T

E
S
T
A
T
E
S

I
S
D

FINANCIAL SUMMARY

7/31/2022

General Fund Cash & Investment Balance: \$503,257

Reserve Fund Cash & Investment Balance: \$342,188

Total Cash and Investment Balances: \$845,445

General Fund Expense Variance: \$68,333 Under Budget

AGREEMENT BETWEEN LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT AND INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE, FOR WEBSITE AUDITING, REMEDIATION, AND MAINTENANCE SERVICES

THIS AGREEMENT ("**Agreement**") is entered into as of this 15 day of August, 2019 by and between:

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT, a unit of special and single-purpose local government created and chartered by special act of the Florida Legislature pursuant to Chapter 189, *Florida Statutes*, with a mailing address of 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "**District**"), and

INNERSYNC STUDIO, LTD., d/b/a CAMPUS SUITE, an Ohio limited liability company, authorized to do business in Florida, with a mailing address of 752 Dunwoodie Drive, Cincinnati, Ohio 45230 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special and single-purpose government, created and existing pursuant to a special act of the Florida Legislature pursuant to Chapter 189, *Florida Statutes*; and

WHEREAS, pursuant to section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information ("**Website**"); and

WHEREAS, the District has a need to obtain a qualified independent contractor to perform audits of the Website to ensure compliance with the accessibility requirements of Title II of the Americans with Disabilities Act ("**ADA**"), which ADA accessibility requirements and standards may change from time to time, and to remediate or otherwise convert the Website to meet such ADA accessibility requirements, to routinely audit the Website to ensure continued compliance with the ADA and to perform ongoing maintenance of the Website, all as more particularly described herein and in the proposal attached hereto as **Exhibit A** and made a part herein (together, the "**Services**"); and

WHEREAS, Contractor represents and warrants to the District that it is qualified, willing and capable of providing the Services; and

WHEREAS, the District and Contractor desire to enter into this Agreement for the purposes stated herein and the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF WORK. Contractor shall provide Services in accordance with the terms provided in this Agreement and in **Exhibit A**, which Services include:

A. INITIAL WEBSITE REMEDIATION. Contractor shall migrate the District's existing Website or otherwise create a new Website in order to produce a functional, responsive, working Website compliant with federally recommended ADA best practices for state and local governments as promulgated by federal law and rulemaking, including but not limited to Web Content Accessibility Guidelines 2.1 Level AA, as the same may be amended and updated from time to time (as amended and updated from time to time, "WCAG"). Specifically, Contractor shall, at a minimum:

- i. provide an ADA compliant Website that meets, at minimum, the currently-effective WCAG standards;
- ii. convert up to 1,500 pages of PDF documents identified by the District to accessible formats for assistive technologies. If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF;
- iii. provide a website accessibility policy that includes a commitment to accessibility for persons with disabilities, the District's engagement of Contractor for ADA specific services, in an effort to bring the Website into ADA compliance, accessibility standard used and applied to the Website (which shall be at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) for users encountering any problems;
- iv. provide options to create a District-branded design (colors, logo, etc.);
- v. provide Contractor's ADA compliance shield, seal or certification for display on the Website ("Compliance Shield");
- vi. cross-check ADA compliance for accessibility and compatibility of the Website with various technology mediums, including but not limited to mobile phones, smart phones, tablets, laptop computers, desktop computers, and provide "mobile friendly" or "mobile versions" of the Website accessible via various web browsers including but not limited to Internet Explorer, Edge, Mozilla, Safari, and Chrome;
- vii. eliminate and prevent any commercial advertising on the Website;
- viii. eliminate and prevent exposure to any known spyware, virus or malware affecting functionality or accessibility of the Website;
- ix. secure "https" certification and provide secure "cloud" hosting with fail-over back-up measures to ensure continued functionality and accessibility of the Website;
- x. provide data back-up and records retention measures as required by Florida

law;

xi. provide and/or allow display of a calendar, reservation request form, and newsletter, as applicable or necessary to the District;

xii. provide a “dashboard” accessible to the District Manager or his or her designee which allows the District to upload and remove content, manage documents to be remediated by Contractor, and review ADA compliance reports generated by Contractor. However, Contractor shall ensure that the District does not have the ability to alter any other aspect of the Website which may negatively impact the functionality or accessibility of the Website;

xiii. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor’s expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

B. MAINTENANCE. Starting October 1, 2019, Contractor shall provide on-going maintenance of the Website, to ensure continued compliance with WCAG. Specifically, Contractor shall:

i. manage and maintain the Website;

ii. remediate new documents, up to seven hundred fifty (750) pages per year; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager’s submission for such request.

iii. remediate new documents identified by the District to accessible formats for assistive technologies. If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in such document and provide contact information if anyone needs reasonable accommodations to access the full content within that document. For any agenda packages, including any updates thereto, Contractor shall turn around the remediated version within two (2) business days of the District Manager’s submission for such request.

iv. provide assistive technical support via telephone and/or email, as reasonably needed, within regular business hours between 9 a.m. and 6 p.m., Monday through Friday, exclusive of federal holidays, which shall include but not be limited to assistance in converting newly added documents and upgrading to new ADA recommended standards, if any, and regularly corresponding with the District staff on such items as updates, changes and recommendations;

v. store and retain all District content, including files, texts, parameters, documents, and other types of data by backing up the same in a separate storage system and regularly backing up new content as they are submitted and uploaded

to the Website;

vi. ensure that the Website is “live” and “on-line” at all times, unless a scheduled maintenance or upgrades are required; for any scheduled maintenance or upgrades which would affect the functionality or accessibility of the Website for a prolonged time, Contractor shall provide reasonable advance notice to the District in writing, and post a disclaimer message on the Website during such maintenance or upgrade;

vii. perform monthly comprehensive technological, and human as needed, audits to ensure Website’s compliance with WCAG standards or better and any applicable laws, rules and regulations applicable to the Website. After each audit, Contractor shall remediate any deficiencies identified during such audit and provide a written report to the District summarizing the audit and remediations made, if any;

viii. in the event that certain documents are not able to be fully remediated and accessible in accordance with ADA compliance standards, Contractor shall immediately notify the District of such documents and shall provide contact information for anyone who needs reasonable accommodation to access all or any portion of such content;

ix. continue to provide and update, as needed, those Services identified in Section 2(A)(iii), (v), (viii), (x), and (xii); and

x. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor’s expertise for Website design/best practices in accordance with the ADA requirements including but not limited to WCAG standards.

C. ADDITIONAL SERVICES. In the event that the District desires additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiation regarding the terms of the additional work, including scope and compensation, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement prior to commencement of any such additional work. The following is a non-exhaustive list of possible additional services that the District may request of Contractor:

i. providing a point of contact to respond to requests for Website accommodation;

ii. converting documents for a public records requests received by the District;

iii. providing any other ADA recommended compliance services requested by the District that Contractor is capable of performing.

SECTION 3. COMPENSATION. As compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

A. INITIAL WEBSITE REMEDIATION. For performance of the Services as provided in Section 2(A) of this Agreement, the District shall pay Contractor a one-time fee of Two Thousand Three Hundred Twenty Five Dollars (\$2,325.00). Contractor shall invoice the District upon substantial completion of the Services provided in Section 2(A).

B. MAINTENANCE. For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019 the District shall pay Contractor One Thousand Five Hundred Thirty Seven Dollars (\$1,537.00) per year, payable in twelve (12) equal monthly installments of One Hundred Twenty Eight Dollars and Eight Cents (\$128.08). Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii) of up to seven-hundred fifty (750) pages per year ("Annual Max Pages").

C. ADDITIONAL CONVERSIONS. For remediating and converting any documents in excess of the Annual Max Pages included in the maintenance price, Contractor shall provide such services for an amount not to exceed One Dollar and Five Cents (\$1.05) per page, which must be purchased in bundles of 100 minimum pages. Contractor shall perform remediation and conversion of additional documents only upon receipt of written authorization of the District approving the same.

D. INVOICES; PAYMENT. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor shall render each invoice to the District in writing, which shall be delivered promptly upon completion of each Service. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, *et al.*, *Florida Statutes*, the invoices shall be due and payable within forty-five (45) days of receipt by the District.

SECTION 4. TERM AND TERMINATION.

A. TERM. This Agreement shall become effective upon the date and year first written above and shall be in effect until terminated by either party in accordance with the terms of this Agreement.

B. TERMINATION. The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. Contractor agrees that the District may terminate this Agreement without cause; provided that the District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall (i) be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor as the sole means of recovery for termination; (ii) be permitted to remove the Compliance Shield from the Website as of the effective date of the termination; (iii) provide the

District, or its designee, all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the service; and (iv) if the Contractor used proprietary and/or licensed software to provide the Services herein to the District, then Contractor shall coordinate with the District as to the terminated use of such software, including any migration of the Website that may be required pursuant to such termination.

SECTION 5. REPRESENTATIONS, WARRANTIES AND COVENANTS. Contractor represents, warrants, and covenants that (a) the Services will conform to the requirements provided in Section 2 herein and Exhibit A; (b) the Services shall be performed by qualified personnel in a professional, prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and other website accessibility compliance standards, including but not limited to WCAG 2.1 Level AA and other federally recommended guidelines, as may be amended from time to time; and (c) neither the Services nor any product provided by Contractor shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

SECTION 6. INTELLECTUAL PROPERTY.

A. CONTRACTOR MATERIALS. Except as provided herein, Contractor shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights of Contractor used in or otherwise associated with the Services, and other materials provided to the District hereunder; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Contractor which arise out of Contractor's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "**Contractor Materials**"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Contractor of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Contractor grants to the District a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Contractor Materials in connection with the ordinary and intended use by the District as contemplated in this Agreement, including viewing, downloading and printing the Contractor Materials for the District's use, and without in any case removing Contractor's copyright, trademark or other intellectual property ownership notices.

B. THE DISTRICT MATERIALS; PUBLICITY AND TRADEMARKS. The District shall own the Website, domain name, all e-mail addresses, and all website and e-mail content (including all remediated content provided by the Contractor), under all circumstances. In the event of a termination of this Agreement for any reason, Contractor shall take all necessary steps to transfer, or otherwise allow the District to retain, such website, domain name, e-mail addresses and content of the same. Additionally, to the extent applicable, Contractor shall take commercially reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Contractor shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to address any such issue. Except as provided herein, the District shall retain all right, title, and interest in and to all intellectual property of the District provided or made available to the Contractor in connection with Contractor's Services (collectively, "**District**

Materials") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive the District of any of its intellectual property or other proprietary interests associated therewith, if any. Subject to the foregoing, the District grants to Contractor a non-exclusive, non-transferable worldwide limited right and license to access and use such District Materials in connection with the provision of the Services as contemplated by this Agreement. Further, the District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

The District further acknowledges and agrees that for Contractor to perform the Services, it must, in some cases, give Contractor remote access to areas behind log-ins that are to be audited hereunder, including, without limitation to content management systems and/or servers (collectively, "**System**"), and agrees that it will furnish to Contractor all necessary information and/or user names and passwords required to do so. Contractor agrees to follow commercially reasonable and accepted security policies for accessing the District's System including any specific security procedures as may be communicated to Contractor by the District prior to Contractor accessing the System. Contractor shall on its own or through coordination with the District's Website provider, create a back-up copy of all data that may be affected by Contractor's access to the System.

C. RIGHT TO DISPLAY CONTRACTOR'S COMPLIANCE SHIELD / ACCESSIBILITY POLICY. Pursuant to this Agreement, the Contractor shall provide District a Compliance Shield and customized accessibility policy, which District shall display on its Websites and web applications. The District is expressly prohibited from using the Compliance Shield for any purpose not specifically authorized by this Agreement, and in no event may use such Compliance Shield for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

SECTION 7. PUBLIC RECORDS. Contractor understands and agrees that all documents or on-line content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Matthew Huber ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records

stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, INFO@RIZZETTA.COM, OR AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

SECTION 8. INDEMNITY.

A. Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, staff, employees, successors, assigns, members, affiliates, attorneys or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments against the District, or loss or damage, whether monetary or otherwise, including but not limited to an ADA website related claim by a third-party, arising out of, wholly or in part by, Contractor's willfully reckless or willfully negligent act(s) or omission(s). Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

SECTION 9. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

SECTION 10. GENERAL PROVISIONS.

A. CONFLICTS. The terms of this Agreement and **Exhibit A** are intended to complement each other, and to the extent they conflict, the terms of **Exhibit A** shall control only to the extent that such provisions provide clarifications on Services and materials to be provided by Contractor pursuant to **Exhibit A**; in all other respects, the provisions of this Agreement shall control.

B. AUTHORIZATION. The execution of this Agreement has been duly authorized by

the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

C. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

D. DISPUTE RESOLUTION. Before initiating any legal claim or action (except with respect to equitable relief), the parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, "**Dispute**") through discussions which shall be initiated upon written notice of a Dispute by either party to the other. If the parties cannot resolve the Dispute within ten (10) business days, then the parties shall attempt to settle the Dispute by mediation. If mediation is unsuccessful, the parties may then proceed to filing a claim in the appropriate jurisdictional court in accordance with this Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

E. APPLICABLE LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in the county of Pasco, Florida. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

F. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall

be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

G. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

H. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

I. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

If to Contractor: Innersync Studio, Ltd.,
d/b/a Campus Suite
752 Dunwoodie Drive
Cincinnati, Ohio 45230
Attn: Steven Williams

If to District: Lake Padgett Estates Independent Special District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager

With a copy to: Law Offices of Timothy G. Hayes, P.A.
8875 Hidden River Parkway, Suite 300
Temple Terrace, Florida 33637
Attn: LPEISD District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal

holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

J. ENTIRE AGREEMENT. This Agreement, together with **Exhibit A**, sets forth the entire agreement of the parties, and supersedes any prior agreements or statements with respect to the subject matter hereof.

K. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

L. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

M. AMENDMENTS. This Agreement may be amended or modified only by a written instrument duly executed by both parties.

N. FORCE MAJEURE. If either party is prevented from performing any of its obligations under this Agreement due to any cause beyond the party's reasonable control, including, without limitations, an "act of God," fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

O. SURVIVAL. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties and Covenants), Section 6 (Intellectual Property), Section 7 (Public Records), Section 8 (Indemnity), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

P. WAIVER. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

Q. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

R. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm’s length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a Dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

S. DESCRIPTIVE HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have, by their duly authorized representatives, executed this Agreement as of the date and year first set forth above.

ATTEST:

**LAKE PADGETT ESTATES
INDEPENDENT SPECIAL DISTRICT**

Steve Yarbrough
Secretary


Chairperson, Board of Supervisors

WITNESS:

**INNERSYNC STUDIO, LTD., D/B/A
CAMPUSSUITE**, an Ohio limited
liability company

Print Name:

By: Steven Williams, _____ (Title)

Exhibit A: Proposal for Services

Exhibit A
Proposal for Service

Pricing

Effective date: 2019-07-15

Implementation	Quantity	Subtotal
On-boarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation 	1	\$2,325.00
<hr/>		
Annual ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly accessibility site reporting, monitoring and error corrections 	1	\$600.00
<hr/>		
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	750*	\$937.50
<hr/>		
Social Media Manager		Included

*Maximum PDF pages per 12 month period

Total: \$3,862.50



Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time ("WCAG");
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be "mobile friendly" and offer a "mobile version" of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

3. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

4. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Tab 5



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Lake Padgett Estates Independent Special District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Lake Padgett Estates Independent Special District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122630

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$1,767,880
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$62,593

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$12,868

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

Description

Limit

Deductible

Forgery and Alteration

Not Included

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Lake Padgett Estates Independent Special District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122630

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$12,868
Crime	Not Included
Automobile Liability	\$608
Hired Non-Owned Auto	Included
Auto Physical Damage	\$185
General Liability	\$3,948
Public Officials and Employment Practices Liability	\$3,341
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$20,950

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2022, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Lake Padgett Estates Independent Special District

(Name of Local Governmental Entity)

By: _____

Signature

Steve Yarbrough

Print Name

Witness By: _____

Signature

Joel Ruiz

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2022

By: _____

Administrator



PROPERTY VALUATION AUTHORIZATION

Lake Padgett Estates Independent Special District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is due if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$1,767,880	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$62,593	As per schedule attached
<input checked="" type="checkbox"/>	Auto Physical Damage	\$27,400	As per schedule attached

Signature: _____

Date: _____

Name: _____

Title: _____



**PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE**

**YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.**

Quote Number: 100122630	Policy Effective Date:
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Lake Padgett Estates Independent Special District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

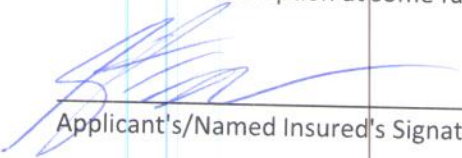
Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

<input type="checkbox"/>	I reject Uninsured Motorists Coverage entirely.
<input checked="" type="checkbox"/>	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.



Applicant's/Named Insured's Signature

9-3-22

Date



Property Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value	Total Insured Value	
				Const Type	Term Date	Contents Value		
1	Tennis Courts & Chain Link Fence 3125 Lake Padgett Dr Land O Lakes FL 34639			1986	10/01/2022	\$15,000	Covering Replaced	Roof Yr Blt
				Non-Combustible	10/01/2023			\$15,000
2	Pier Lake Joyce Park 3521 Lake Breeze Dr Land O Lakes FL 34639			1995	10/01/2022	\$10,000	Covering Replaced	Roof Yr Blt
				Waterfront structures	10/01/2023			\$10,000
3	Picnic Shelter Lake Joyce Park 3521 Lake Breeze Dr Land O Lakes FL 34639 Simple hip			1990	10/01/2022	\$4,025	Covering Replaced	Roof Yr Blt
				Frame	10/01/2023	\$1,000		\$5,025
4	Playground Equipment w/ Fence Lake Joyce Park 3521 Lake Breeze Dr Land O Lakes FL 34639			2004	10/01/2022	\$5,000	Covering Replaced	Roof Yr Blt
				Non combustible	10/01/2023			\$5,000
5	Boat Dock Lake Saxon Park 3169 Lake Saxon Dr. Land O Lakes FL 34639			2004	10/01/2022	\$10,000	Covering Replaced	Roof Yr Blt
				Waterfront structures	10/01/2023			\$10,000
6	Picnic Shelter Lake Saxon Park 3169 Lake Saxon Dr. Land O Lakes FL 34639 Simple hip			1990	10/01/2022	\$4,025	Covering Replaced	Roof Yr Blt
				Joisted masonry	10/01/2023	\$1,000		\$5,025
7	Picnic Shelter Lake Saxon Park 3169 Lake Saxon Dr. Land O Lakes FL 34639 Simple hip			1990	10/01/2022	\$4,025	Covering Replaced	Roof Yr Blt
				Joisted masonry	10/01/2023	\$1,000		\$5,025

Sign:

Print Name:

Steve Yarbrough

Date:

9-3-22



Property Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
8	Picnic Shelter Lake Saxon Park 3169 Lake Saxon Dr. Land O Lakes FL 34639 Simple hip	1990 Joisted masonry	10/01/2022 10/01/2023	\$4,025 \$1,000	\$5,025
			Metal panel		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
9	Playground Equipment Lake Saxon Park 3169 Lake Saxon Dr. Land O Lakes FL 34639	2022 Non combustible	10/01/2022 10/01/2023	\$27,100	\$27,100
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
10	Basketball Goal East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	2004 Non-Combustible	10/01/2022 10/01/2023	\$2,000	\$2,000
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
11	Boat Dock East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	1995 Waterfront structures	10/01/2022 10/01/2023	\$5,000	\$5,000
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
12	Maintenance Shed East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639 Gable	2017 Non-Combustible	10/01/2022 10/01/2023	\$9,775	\$9,775
			Asphalt shingles		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
13	Maintenance Shed East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639 Gable	2004 Joisted masonry	10/01/2022 10/01/2023	\$9,775 \$5,000	\$14,775
			Asphalt shingles		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
14	Women's Restroom East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639 Pyramid hip	2013 Joisted masonry	10/01/2022 10/01/2023	\$66,000	\$66,000
			Metal panel		

Sign:

Print Name:

Steve Yarbrough

Date:

9-3-22



Property Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
					Roof Covering		Covering Replaced	
15	Men's Restroom	East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	Pyramid hip	2013	10/01/2022	\$66,000		\$66,000
	Joisted masonry			10/01/2023				
				Metal panel				
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
					Roof Covering		Covering Replaced	
16	Pavilion	East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	Gable	1986	10/01/2022	\$47,000		\$50,000
	Frame			10/01/2023	\$3,000			
				Asphalt shingles				
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
					Roof Covering		Covering Replaced	
17	Picnic Shelter	East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	Pyramid hip	1986	10/01/2022	\$6,000		\$7,000
	Frame			10/01/2023	\$1,000			
				Metal panel				
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
					Roof Covering		Covering Replaced	
18	Picnic Shelter	East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	Pyramid hip	1986	10/01/2022	\$6,900		\$7,900
	Frame			10/01/2023	\$1,000			
				Metal panel				
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
					Roof Covering		Covering Replaced	
19	Picnic Shelter	East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	Pyramid hip	1986	10/01/2022	\$6,900		\$7,900
	Frame			10/01/2023	\$1,000			
				Metal panel				
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
					Roof Covering		Covering Replaced	
20	Picnic Shelter	East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	Pyramid hip	1986	10/01/2022	\$6,900		\$7,900
	Frame			10/01/2023	\$1,000			
				Metal panel				
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
					Roof Covering		Covering Replaced	
21	Picnic Shelter	East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639	Pyramid hip	1986	10/01/2022	\$6,900		\$7,900
	Frame			10/01/2023	\$1,000			
				Metal panel				

Sign:

Print Name:

Steve Yarbrough

Date:

9-3-22



Property Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
				Roof Covering		Covering Replaced	Roof Yr Blt	
22	Picnic Shelter East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639 Pyramid hip			1986	10/01/2022	\$6,900		\$7,900
				Frame	10/01/2023	\$1,000		
					Metal panel			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
				Roof Covering		Covering Replaced	Roof Yr Blt	
23	Picnic Shelter East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639 Pyramid hip			1986	10/01/2022	\$6,900		\$7,900
				Frame	10/01/2023	\$1,000		
					Metal panel			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
				Roof Covering		Covering Replaced	Roof Yr Blt	
24	Picnic Shelter East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639 Pyramid hip			1986	10/01/2022	\$6,900		\$7,900
				Frame	10/01/2023	\$1,000		
					Metal panel			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
				Roof Covering		Covering Replaced	Roof Yr Blt	
25	Picnic Shelter East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639 Pyramid hip			1986	10/01/2022	\$6,900		\$7,900
				Frame	10/01/2023	\$1,000		
					Metal panel			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
				Roof Covering		Covering Replaced	Roof Yr Blt	
26	Playground Equipment East Lake II Park/Laird Park 3661 Parkway Blvd. Land O Lakes FL 34639			2004	10/01/2022	\$30,000		\$30,000
				Non-Combustible	10/01/2023			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
				Roof Covering		Covering Replaced	Roof Yr Blt	
27	Pier East Lake I Park 3556 East Lake Dr. Land O Lakes FL 34639			2004	10/01/2022	\$10,000		\$10,000
				Waterfront structures	10/01/2023			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value		Total Insured Value
				Const Type	Term Date	Contents Value		
				Roof Covering		Covering Replaced	Roof Yr Blt	
28	Picnic Shelter East Lake I Park 3556 East Lake Dr. Land O Lakes FL 34639 Gable			1986	10/01/2022	\$5,750		\$10,750
				Frame	10/01/2023	\$5,000		
					Metal panel			

Sign:

Print Name:

Steve Yarbrough

Date:

9-3-22



Property Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
29	Playground Equipment w/Fence	2004	10/01/2022	\$5,000	
	East Lake I Park 3556 East Lake Dr. Land O Lakes FL 34639	Non-Combustible	10/01/2023		\$5,000
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
31	Boat Dock	2004	10/01/2022	\$10,000	
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639	Waterfront structures	10/01/2023		\$10,000
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
32	Maintenance Sheds (3)	1988	10/01/2022	\$20,000	
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639	Non-Combustible	10/01/2023		\$20,000
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
33	Basketball Goal	1986	10/01/2022	\$2,000	
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639	Non-Combustible	10/01/2023		\$2,000
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
34	Restrooms	2012	10/01/2022	\$74,520	
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639	Joisted masonry	10/01/2023	\$15,000	\$89,520
	Gable		Asphalt shingles		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
35	Picnic Shelter	1986	10/01/2022	\$3,450	
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639	Joisted masonry	10/01/2023	\$1,000	\$4,450
	Simple hip		Metal panel		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
36	Picnic Shelter	1986	10/01/2022	\$7,475	
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639	Joisted masonry	10/01/2023	\$1,000	\$8,475
	Simple hip		Metal panel		

Sign:

Print Name:

Steve Yarbrough

Date:

9-3-22



Property Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value	Total Insured Value	
				Const Type	Term Date	Contents Value		
					Roof Covering	Covering Replaced	Roof Yr Blt	
37	Picnic Shelter			1986	10/01/2022	\$11,500		
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639			Joisted masonry	10/01/2023	\$1,000	\$12,500	
	Complex				Asphalt shingles			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value	Total Insured Value	
				Const Type	Term Date	Contents Value		
					Roof Covering	Covering Replaced	Roof Yr Blt	
38	Picnic Shelter			1986	10/01/2022	\$11,500		
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639			Joisted masonry	10/01/2023	\$1,000	\$12,500	
	Complex				Asphalt shingles			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value	Total Insured Value	
				Const Type	Term Date	Contents Value		
					Roof Covering	Covering Replaced	Roof Yr Blt	
39	Picnic Shelter			1986	10/01/2022	\$11,500		
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639			Joisted masonry	10/01/2023	\$1,000	\$12,500	
	Complex				Asphalt shingles			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value	Total Insured Value	
				Const Type	Term Date	Contents Value		
					Roof Covering	Covering Replaced	Roof Yr Blt	
40	Picnic Shelter			1986	10/01/2022	\$11,500		
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639			Joisted masonry	10/01/2023	\$1,000	\$12,500	
	Complex				Asphalt shingles			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value	Total Insured Value	
				Const Type	Term Date	Contents Value		
					Roof Covering	Covering Replaced	Roof Yr Blt	
41	Picnic Shelter			1986	10/01/2022	\$11,500		
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639			Joisted masonry	10/01/2023	\$1,000	\$12,500	
	Complex				Asphalt shingles			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value	Total Insured Value	
				Const Type	Term Date	Contents Value		
					Roof Covering	Covering Replaced	Roof Yr Blt	
42	Picnic Shelter			1986	10/01/2022	\$11,500		
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639			Non combustible	10/01/2023	\$1,000	\$12,500	
	Complex				Asphalt shingles			
Unit #	Description Address	Roof Shape	Roof Pitch	Year Built	Eff. Date	Building Value	Total Insured Value	
				Const Type	Term Date	Contents Value		
					Roof Covering	Covering Replaced	Roof Yr Blt	
43	Playground Equipment			2008	10/01/2022	\$30,000		
	Lake Padgett Park 3125 Lake Padgett Dr Land O Lakes FL 34639			Non-Combustible	10/01/2023		\$30,000	
	Complex				Asphalt shingles			

Sign:

Print Name:

Steve Yarbrough

Date:

9-3-22



Property Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
44	Split Rail Wood Fencing (throughout)	2008	10/01/2022	\$100,000	
	3614 Stable Ridge Ln Land O Lakes FL 34639	Frame	10/01/2023		\$100,000
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
45	Large Stable	2008	10/01/2022	\$402,500	
	3614 Stable Ridge Ln Land O Lakes FL 34639	Frame	10/01/2023		\$402,500
	Simple hip				
			Metal panel		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
46	Meeting Room	1986	10/01/2022	\$53,130	
	3614 Stable Ridge Ln Land O Lakes FL 34639	Frame	10/01/2023		\$53,130
	Gable				
			Metal panel		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
47	Hay Barn	1986	10/01/2022	\$70,380	
	3614 Stable Ridge Ln Land O Lakes FL 34639	Joisted masonry	10/01/2023		\$70,380
	Gable				
			Metal panel		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
48	6 Stable Barn	1984	10/01/2022	\$108,675	
	3614 Stable Ridge Ln Land O Lakes FL 34639	Frame	10/01/2023		\$108,675
	Gable				
			Metal panel		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
49	Block Barn	1984	10/01/2022	\$307,050	
	3614 Stable Ridge Ln Land O Lakes FL 34639	Joisted masonry	10/01/2023		\$307,050
	Simple hip				
			Metal panel		
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Insured Value
		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
50	Bathroom Bldg	2017	10/01/2022	\$60,000	
	Frank George/Lake Saxon Park 3169 Lake Saxon Dr. Land O Lakes FL 34639	Joisted masonry	10/01/2023		\$60,000
	Gable				
			Metal panel		
		Total:	Building Value	Contents Value	Insured Value
			\$1,718,880	\$49,000	\$1,767,880

Sign:

Print Name:

Steve Yarbrough

Date:

9-3-22



Inland Marine Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date	Value	Deductible
				Term Date		
1	Contractor's/Mobile Equipment	BUJ15549K415	Mobile equipment	10/01/2022	\$7,000	\$1,000
				10/01/2023		
2	2021 John Deer 815 E Gator HPX815E	1M0815EAVMM04082 5	Mobile equipment	10/01/2022	\$13,000	\$1,000
				10/01/2023		
3	Kubota Riding Mower	KBGGDCA0KKJ40148	Mobile equipment	10/01/2022	\$13,593	\$1,000
				10/01/2023		
4	2019 Tractor 3025	1lv3025ejjj124708	Mobile equipment	10/01/2022	\$20,000	\$1,000
				10/01/2023		
5	2015 Aluminum 18' Jon Boat	buj15349k415	Mobile equipment	10/01/2022	\$9,000	\$1,000
				10/01/2023		
				Total	\$62,593	

Sign: 

Print Name:

Steve Yarbrough

Date:

9-3-22



Vehicle Schedule

Schedule Items Effective As of: 10/01/2022

Lake Padgett Estates Independent Special District

Policy No.: 100122630

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model/Description	Department	AL Eff	Comp Ded	Comp Eff	Term	Value	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Dodge	RAM		10/01/2022	\$1,000	10/01/2022	10/01/2022		\$22,800
1	2012	3C6JD6DP6CG244083	Light Truck	10/01/2023	\$1,000	10/01/2022	10/01/2023	Actual cash value	\$22,800
2	Trailstar	Trailer		10/01/2022	\$500	10/01/2022	10/01/2022		\$1,000
1	2015	4TM19HJ1XFB001409	Trailer	10/01/2023	\$500	10/01/2022	10/01/2023	Actual cash value	\$1,000
3	Triple Crown	7x16TA2		10/01/2022	\$500	10/01/2022	10/01/2022		\$3,600
1	2020	1F98E1629L1509174	Trailer	10/01/2023	\$500	10/01/2022	10/01/2023	Actual cash value	\$3,600
								Total	\$27,400
								APD Rptd	\$27,400

Sign: 

Print Name:

Steve Yarbrough

Date:

9-3-22

Tab 6

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 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.

LAKE PADGETT INDEPENDENT SPECIAL DISTRICT

The regular meeting of the Board of Supervisors of Lake Padgett Estates Independent Special District was held on **Thursday, August 18, 2022, at 6:30 p.m.** at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639.

Present and constituting a quorum:

Steve Yarbrough	Board Supervisor, Chair
Pam Carr	Board Supervisor, Vice Chair
Justin Andrews	Board Supervisor, Assistant Secretary
Larry Dunleavy	Board Supervisor, Assistant Secretary
David Hipps	Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
John Mueller	District Engineer, Landis Evans & Partner
Tim Hayes	District Counsel, Law Offices of Tim G. Hayes
Steve Rowell	Maintenance Supervisor

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lynn Hayes performed roll call and confirmed that a quorum was met.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

None.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. John Mueller presented the District Engineer's report and gave an update on the Lake Saxon playground project walkway material options and beach testing. He informed the Board the installation project is scheduled for Monday August 22, 2022 and Tuesday August 23, 2022.

B. Maintenance Supervisor

Mr. Lynn Hayes provided the Maintenance Supervisor's report and asked if there were any questions. There were none.

C. District Counsel

Mr. Tim Hayes provided an update on the Rain Forest connector road (Woodward Tract). He explained that the rain Forest Place is a public road and that the (Woodward Tract) is under contract by a developer and they are in the 90-120 day of due diligence period to determine if the property is developable. The District Engineer explained that a site plan would need to be filed and the County is required to provide public notice to the residents within 500 feet of the project if it moves forward.

D. District Manager

Mr. Lynn Hayes presented his report to the Board and announced that the next regular meeting will be on September 15, 2022, at 6:30 p.m. at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2022/2023 Budget**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing on Adopting Fiscal Year 2022/2023 Budget.

On a Motion by Vice Chair Carr, seconded by Assistant Secretary Dunleavy, with all in favor, the Board of Supervisors opened the Public Hearing on Adopting the Fiscal Year 2022/2023 Budget, for the Lake Padgett Estates Independent Special District.

On a Motion by Vice Chair Carr, seconded by Assistant Secretary Hipps, with all in favor, the Board of Supervisors closed the Public Hearing on Adopting the Fiscal Year 2022/2023 Budget, for the Lake Padgett Estates Independent Special District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Adopting Fiscal Year 2022/2023 Budget**

Mr. Hayes presented Resolution 2022-04, Adopting the Fiscal Year 2022/2023 Budget to the Board of Supervisors. He indicated the General Fund is \$595,279 and the Reserve Fund is \$50,000 for a total of all funds of \$645,279.

On a Motion by Assistant Secretary Andrews, seconded by Vice Chair Carr, with all in favor, the Board of Supervisors adopted Resolution 2022-04 Adopting the Fiscal Year 2022/2023 Budget, for the Lake Padgett Estates Independent Special District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Adopting Levy of
Assessments for Fiscal Year 2022/2023**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2022/2023 Budget.

On a Motion by Vice Chair Carr, seconded by Chair Yarbrough, with all in favor, the Board of Supervisors opened the Public Hearing on Adopting the Levy of Assessments for Fiscal Year 2022/2023, for the Lake Padgett Estates Independent Special District.

On a Motion by Assistant Secretary Dunleavy, seconded by Assistant Secretary Hipps, with all in favor, the Board of Supervisors closed the Public Hearing on Adopting the Levy of Assessments for Fiscal Year 2022/2023, for the Lake Padgett Estates Independent Special District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05,
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Hayes presented Resolution 2022-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022/2023 to the Board of Supervisors.

On a Motion by Assistant Secretary Andrews, seconded by Vice Chair Carr, with all in favor, the Board of Supervisors Adopted Resolution 2022-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022/2023, for the Lake Padgett Estates Independent Special District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06,
Adopting the Fiscal Year 2022/2023
Meeting Schedule**

Mr. Hayes presented Resolution 2022-06, Adopting Fiscal Year 2022/2023 Meeting Schedule to the Board of Supervisors.

On a Motion by Chair Yarbrough, seconded by Assistant Secretary Dunleavy, with all in favor, the Board of Supervisors Adopted Resolution 2022-06, Adopting the Fiscal Year 2022/2023 Meeting Schedule, for the Lake Padgett Estates Independent Special District.

TENTH ORDER OF BUSINESS

Discussion of Stealth Security Proposal

The Board discussed the Stealth Security Proposal.

On a Motion by Assistant Secretary Hipps, seconded by Assistant Secretary Dunleavy, with all in favor, the Board of Supervisors approved the Stealth Security Consultants proposal after District Counsel prepares the final form agreement and authorize the Chair to execute the new agreement, for the Lake Padgett Estates Independent Special District.

ELEVENTH ORDER OF BUSINESS

Discussion of Treatment Plan for Lake Weeds

The Board discussed the current and future treatment plans for all lakes and will consider assigning a Board member to each lake and possibly form a committee.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes from Board of Supervisors Meeting Held on June 16, 2022

Mr. Lynn Hayes presented the Board of Supervisors meeting minutes from the June 16, 2022, meeting and asked if there were any changes or corrections.

On a Motion by Assistant Secretary Andrews, seconded by Assistant Secretary Dunleavy, with all in favor, the Board of Supervisors approved the Board of Supervisors meeting minutes, as presented, from June 16, 2022, for the Lake Padgett Estates Independent Special District.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Minutes from the Informational Meeting held on July 21, 2022

Mr. Lynn Hayes presented the Informational meeting minutes from the July 21, 2022 meeting and asked if there were any changes or corrections. There was a minor change to line 32 indicating quorum was not met.

FOURTEENTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for June and July 2022

Mr. Lynn Hayes presented the Operation and Maintenance Expenditures for June and July 2022.

On a Motion by Assistant Secretary Hipps, seconded by Assistant Secretary Andrews, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2022 (\$26,398.96) and July 2022 (\$28,870.03), for the Lake Padgett Estates Independent Special District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

None.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Mr. Lynn Hayes stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

<p>On a Motion by Assistant Secretary Hipps, seconded by Vice Chair Carr, with all in favor, the Board of Supervisors adjourned the meeting at 8:25 p.m., for the Lake Padgett Estates Independent Special District.</p>

Assistant Secretary/Secretary

Chair/Vice Chair