



***HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

Regular Meeting

***Tuesday
January 9, 2024
5:30 p.m.***

***Location:
Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL 33558***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Heritage Harbor Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
(321) 263-0132

Board of Supervisors
Heritage Harbor Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community Development District is scheduled for **Tuesday, January 9, 2024, at 5:30 p.m.** at the **Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or tdobson@dpfgmc.com. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager



Heritage Harbor Community Development District

Meeting Date: Tuesday, January 9, 2024 Call-in Number: +1 (929) 205-6099
Time: 5:30 PM Meeting ID: 913 989 9080#
Location: Heritage Harbor Clubhouse Passcode: 842235
19502 Heritage Harbor Pkwy Zoom Link: [Link for Zoom](#)
Lutz, FL 33558

Agenda

- I. Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- V. Golf Operations**
- VI. Landscape & Pond Maintenance**
 - A. Greenview Landscape as Inspected by OLM – December 21, 2023 – 95% [Exhibit 2](#)
 - B. Steadfast Environmental – Waterway Inspection Report [Exhibit 3](#)
- VII. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on December 12, 2023 – *To Be Distributed* [Exhibit 4](#)
 - B. Consideration for Acceptance – The November 2023 Unaudited Financial Statements – *To Be Distributed* [Exhibit 5](#)
- VIII. Business Matters**
 - A. Consideration of Southscapes Landscape Palm Tree Removal Proposal – *previously presented* [Exhibit 6](#)
 - B. Consideration of Enercon Reclaimed Water Monitoring Station Proposal [Exhibit 7](#)
 - C. Consideration of Classing Roofing Guardhouse Repair Change Order [Exhibit 8](#)
 - D. Discussion of Setting February Workshop Date
- IX. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager & Field Operations Report – *To Be Distributed* [Exhibit 9](#)
- X. Supervisors' Requests**



XI. Audience Comments – New Business - *(limited to 3 minutes per individual for non-agenda items)*

XII. Next Meeting Quorum Check: February 13, 5:30PM

David Penzer	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Russ Rossi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Clint Swigart	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Shelley Grandon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Jeffrey Witt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XIII. Adjournment

EXHIBIT 1

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the “**District**”) will be held on Tuesday, January 9, 2024, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office.

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

Heritage Harbor Community Development District

Tish Dobson, District Manager

(321) 263-0132, Ext. 285

December 29, 2023

23-03870H

EXHIBIT 2



HERITAGE HARBOR CDD

LANDSCAPE INSPECTION

December 21, 2023

ATTENDING:

ADAM RHUM – GREENVIEW LANDSCAPING

PAUL WOODS – OLM, INC.

SCORE: 95%

**NEXT INSPECTION
JANUARY 18, 2024 AT 9:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. West side of the volleyball court: Control fire ant mounds.
2. Entrance: Liquid fertilize Blue Daze to improve vigor.
3. Improve curb detail during weekly visits removing sand, gravel, and debris accumulations.
4. Blow leaf drop from turf, not allowing leaves to mat on turf.

PARKWAY

- 5. Use pre and post-emergent herbicides to control grassy weeds in turf and promote infilling growth of St. Augustine.**

ENTRANCE

6. Control crack weeds throughout center island.
7. Use a leaf rake to remove pine needle accumulations from Jasmine near the gatehouse parking area.

LUTZ LAKE FERN

8. Redistribute remaining mulch in the Southern Red Cedars along the Lutz Lake Fern Road frontage.
9. Remove litter weekly.
10. Cypress Green Drive entrance: I recommend ground pruning declining Hollies on either side of the entrance sidewalk.
11. Lutz Lake Fern Road header wall storm water pipe: Line trim, exposing the top of the concrete.

CATEGORY III: IMPROVEMENTS – PRICING

1. Revise proposals for the tennis court to improve irrigation, sodding with St. Augustine Floratam or eliminating irrigation and installing river stone or #57 limestone as a drain field.
2. Cypress Green Drive entrance: Provide a price to replace deer damaged Holly. I recommend installing a colorful perennial or flowering ornamental.

CATEGORY IV: NOTES TO OWNER

1. At the downspout outflows in front of the Pro Shop: I recommend extending under the sidewalk into a French drain located in the lawn area. The trees have created a scenario where sidewalk is lower and this may result in excessive wash and saturation.
2. Note to Ray – I recommend reviewing Greenview's proposal to improve the southern perimeter of the tennis courts. The accumulation of tennis court clay and the old rock beds would benefit from attention. The area is irrigated so resodding is an option. Or eliminating vegetation and using a solid bed of drain field stone to capture clay runoff is also suggested.
3. I recommend review or competitive bid of arbor care services to provide Class 2 arbor pruning on the row of Oak trees from the entrance to Harbor Towne.

CATEGORY V: NOTES TO CONTRACTOR

NONE

cc: Jackie Leger jleger@dpfgmc.com
Tish Dobson tdobson@dpfgmc.com
Ray Leonard rleonard@greenacre.com
Larry Rhum debs@greenviewfl.com

HERITAGE ISLES CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-5	Post emerg control in right of way
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10	-2	Remove leaf matting
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 12-21-23 _____ Score: 95 Performance Payment™100 _____

Contractor Signature: _____ *[Signature]*

Inspector Signature: _____ *[Signature]*

Property Representative Signature: _____

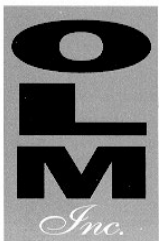


EXHIBIT 3



Heritage Harbor CDD Aquatics

Inspection Date:

12/29/2023 10:45 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 68

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Our technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara

SITE: 69

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is clear of nuisance species and algae. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:

Inspection Report

SITE: 70

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Some minor amounts of subsurface growth was observed along parts of the shoreline. Our technician will look to eradicate the growth in upcoming treatments.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 71

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The water level is low on this pond. This is typical during the winter months. Other than that the pond is in excellent condition. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 72

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Minor amounts of nuisance grasses observed. Our technician will focus on the grasses in upcoming maintenance treatments.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 73

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in excellent condition. No algae or nuisance grasses were observed. Technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 75

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses noted on the pond. Routine monitoring and maintenance will occur from our technician.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

SITE: 76

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is almost located completely in the woods. Torpedo grass has made its way into the pond. Our technician will spray for the torpedo grass in upcoming maintenance visits.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

Inspection Report

SITE: 77

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Some minor amounts of torpedo grass was observed along parts of the perimeter of the pond. Technician will work to eliminate in upcoming visits.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 78

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is currently dried up. Our technician will continue to spray to prevent any new growth from occurring.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

MANAGEMENT SUMMARY



With January here, winter has begun to intensify. Mornings and night temperatures have decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most ponds have decreased as winter progresses. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in great condition, with algal activity pretty much under control. Any surface growth had been previously treated and was already beginning to decay. Nuisance grasses are still present in minor amounts and will continue to be treated accordingly and monitored closely. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

EXHIBIT 4

EXHIBIT 5

EXHIBIT 6

ESTIMATE

**Southscapes Landscape
Maintenance Inc**
PO Box 118
Lutz, FL 33548

ARhum@southscapesfl.com
+1 (813) 951-4326
www.southscapesfl.com

Heritage Harbor

Bill to

Tish Dobson
Heritage Harbor
19502 Heritage Harbor Pkwy
Lutz, FL 33558

Estimate details

Estimate no.: 1080
Estimate date: 06/29/2023

	Product or service	Amount
1.	Lawn Service Cut down and stump grind the washingtonian palm trees. At the Kings Gate, Sea cove, and Bridgeport entrances.	8 units × \$794.00 \$6,352.00
2.	Lawn Service Replace the palms with 2 30 gallon crape myrtles at each village entrance. At the Kings Gate, Sea cove, and Bridgeport entrances.	6 units × \$328.00 \$1,968.00
3.	Lawn Service Cut down and stump grind the washintonian palm trees. At the New Haven, and Monterey Bay entrances. Also the Harbor Lake and Pier point intersection.	11 units × \$794.00 \$8,734.00
4.	Lawn Service Install 2 30 gallon crape myrtles at each of the New Haven and Monterey Bay entrances.	4 units × \$328.00 \$1,312.00
5.	Lawn Service Cut down and stump grind the washintonian palm trees. At the Bridge water and and Harbor Town entrances.	13 units × \$794.00 \$10,322.00
6.	Lawn Service Install 2 30 gallon crape myrtles at each of the Bridge water and Harbor Town entrances.	4 units × \$328.00 \$1,312.00
	Total	\$30,000.00

EXHIBIT 7



December 12, 2023

Ms. Tonja Stewart
Stantec Consulting Services, Inc.
777 South Harbour Island Boulevard
Suite 600
Tampa, Florida 33602

Re: Heritage Harbour Reclaimed Water Monitoring Station
ENERCON Proposal No.:O.FIPD.FI19STAN00P.0001 Rev. 1

Dear Tonja:

The purpose of this proposal is to offer Professional Engineering services for the Heritage Harbour Reclaimed Water Monitoring and Control project. The original conceptual proposal was provided in November 2019. This proposal has been updated to reflect current pricing.

Thank you for the interest in Enercon Services, Inc. (ENERCON) as a value-added resource for engineering, design, automation, project implementation, and technical support services.

Company Background

ENERCON was established to provide engineering services to the electric power industry in 1983. Since that time, ENERCON has grown to over 1500 employees in 20 offices in the United States and expanded its service offerings to a variety of industrial markets, including the water/wastewater market. Considering ENERCON's depth of resources, technical expertise in the water/wastewater industry, and successful project history, ENERCON will provide a significant impact to the success of the Heritage Harbour Reclaimed Water Monitoring and Control project.

Project Overview

The Heritage Harbour Golf Course utilizes water from two ponds to irrigate their facility. A pump house is located between the two ponds. Heritage Harbour plans to utilize reclaimed water from Hillsborough County as a supplement to the pond water. The scope of work includes a new monitoring and control station, control system, and radio telemetry. The design will be in accordance with Hillsborough County Public Utilities Department (PUD) standards.

The proposed monitoring and control system will have upstream and downstream pressure indication (point measurement), pond level indication, automated control valve, PLC control panel located in the pump house, and radio telemetry to Hillsborough County. Hillsborough County will have the ability to remotely stop the flow of reclaimed water if necessary.

The proposed piping system includes design of the above-grade metering and control station with tie-in to the existing six-inch reclaimed water line that runs from Heritage Harbour Parkway to the pump house.

The proposed civil and structural design includes a concrete slab for pipe support, a new antenna support post with foundation, a landscape buffer, and protective pipe bollards.

PROPRIETARY NOTICE/CONFIDENTIAL INFORMATION

This document contains confidential and proprietary information belonging to Enercon Services, Inc. (ENERCON). Do not disclose information from this document without prior written permission from ENERCON.

Basis of Proposal

Our proposal is based on the following information provided by Ms. Tonja Stewart of Stantec Consulting Services, Inc. (Stantec).

1. Request for updated proposal from Ms. Tonya Stewart of Stantec on December 12, 2023.
2. Reclaimed Water PLC/Radio Replacement Standards Development drawing set dated January 25, 2017.
3. Sample PLC drawings for the Buckhorn Reclaimed Remote Station.
4. Stantec drawing titled "Reclaimed Water Main Assembly Site Plan" Sheet 1 of 2 Revision 0.
5. Exhibits No. R-1D and R-1E – Reclaimed Water Meter Assembly dated October 2015 with redline markups.
6. Hillsborough County PUD Approved Products and Materials (Sheet 25 of 25).
7. Conceptual scope of work as discussed on multiple phone conversations and as documented in this proposal.

Design Criteria

ENERCON will use Hillsborough County standards and specifications as applicable. In the absence of any standards and specifications, ENERCON will use standards and specifications typically used for the water/wastewater industry.

Scope of Services

General Services

1. Phase 1 – Site Investigation
 - a. Attend a project kickoff meeting with Stantec and/or Hillsborough County.
 - b. Perform a site investigation at the Heritage Harbour facility.
 - c. Review Hillsborough County PUD standards.
 - d. Perform an easement study.
 - e. Provide a report of the site investigation and a proposed scope of work for the design phase to meet Hillsborough County PUD standards.
2. Phase 2 – Design
 - a. Develop electrical, controls, mechanical, civil, and structural design for a flow monitoring and communication system.
 - b. Hold one review meeting with Stantec.
 - c. Hold one review meeting with Hillsborough County Reclaimed Water Planning Team.
 - d. Affix Professional Engineer seal on "Issued for Construction" drawings.
 - e. Provide a list of recommended spare parts.
 - f. Develop a contractor scope of work.
 - g. Provide record drawings from contractor redline markups after construction is complete.
3. Phase 3 – Permit Assistance
 - a. Provide assistance to communicate and coordinate with Stantec, Hillsborough County, and Heritage Harbour to assist in the permitting effort.
 - b. Perform construction permit acquisition assistance.

PROPRIETARY NOTICE / CONFIDENTIAL INFORMATION

This document contains confidential and proprietary information belonging to Enercon Services, Inc. (ENERCON). Do not disclose information from this document without prior written permission from ENERCON.

Project Management

1. Provide a Project Manager for the duration of the preliminary consulting phase. The ENERCON Project Manager will have the authority and responsibility to ensure that Pasco County's concerns are expeditiously addressed.
2. Assure quality of design.
3. Monitor and manage engineering budgets.

Mechanical

1. Attend kickoff and review meetings.
2. Develop piping design for the metering station and tie-in to existing six-inch line.
3. Develop specifications for piping, valves, and paint per Hillsborough County standards.

Civil and Structural

1. Attend kickoff and review meetings.
2. Perform a site investigation.
3. Obtain and review Hillsborough County requirements.
4. Review and obtain approval of easements and metering station location.
5. Develop a site plan, including pump house, ponds (partial view), and metering station.
6. Design the concrete slab for the metering station.
7. Design bollards.
8. Design foundation for antenna mast.

Electrical and Controls

1. Attend kickoff and review meetings.
2. Perform a site investigation.
3. Develop the Piping and Instrumentation Diagram.
4. Develop design of a flow monitoring and communication system to perform the following functions:
 - a. Indicate and transmit upstream and downstream pressure.
 - b. Indicate and transmit flow.
 - c. Off/on flow control based on pond level with override signal from Hillsborough County telemetry system.
5. Specify instrumentation to include:
 - a. Flow meter.
 - b. Pressure transmitters.
 - c. Pressure gauges.
 - d. Control valve with solenoid/hydraulic actuator and position feedback.
 - e. Pond level switches.
 - f. Antenna and mast.
6. Develop installation diagrams for local instrumentation listed above.
7. Design the PLC and radio panel, including:
 - a. I/O drawings.
 - b. Wiring drawings.
 - c. Panel face and backplate.
 - d. Bill of materials.

PROPRIETARY NOTICE / CONFIDENTIAL INFORMATION

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8. Develop a location drawing, including:
 - a. Instrument locations.
 - b. Underground conduit from pump house to metering station and two ponds.
9. Create /grounding design, including location and installation details.
10. Create a conduit/cable schedule.

Permit Application Assistance

ENERCON will assist Stantec to obtain the construction permit. Anticipated services are:

1. Meet with Hillsborough County to determine permit requirements.
2. Obtain and initiate permit application process.
3. Work with Heritage Harbour and Stantec to develop information for the permit.
4. Assemble a package of design drawings and permit application for signatures by the authorities.
5. Deliver the permit application to Hillsborough County.

Programming and Startup

1. Programming and startup services have not been requested by Stantec. These services can be provided at additional cost if requested.

Anticipated Deliverables – Phase 1

Comprehensive report to include:

1. Description of the general area and easements.
2. Analysis of the existing electrical, controls, and telemetry with proposed plan for the metering station.
3. Analysis of the piping with proposed plan for the location and installation of the metering station.
4. Analysis of civil and structural features and recommendations for the design based on current conditions.
5. The above-described analysis will be in accordance with the Hillsborough County PUD standards for reclaimed water.
6. Photographs to document the report and findings.
7. Proposed scope of work to meet Hillsborough County PUD standards for Phase 2 and estimated cost.

Anticipated Deliverables -- Phase 2

Mechanical

1. Piping drawings.
2. Specifications for pipe, valves, and paint.
3. Recommended spare parts list.
4. Contractor scope of work.

Civil and Structural

1. Site plan with easements.
2. Concrete pad design.
3. Bollard design.

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4. Antenna mast foundation design.
5. Contractor scope of work.

Electrical and Controls

1. Specifications for pressure transmitters, pressure gauge, flow meter, automated control valve, pond level switches, antenna, and mast.
2. Bill of materials for PLC and radio panels and related components.
3. Panel face and internal subpanel design for PLC and radio panels.
4. Panel power wiring drawings.
5. I/O wiring drawings.
6. Loop drawings.
7. Instrument installation drawings.
8. Grounding plan drawing and installation details.
9. Recommended spare parts list.
10. Cable and conduit schedule.
11. Instrument location drawing with underground conduit routing to metering station and two ponds.
12. Cover sheet with instrument symbols.
13. Record drawings from contractor redlines.

Exclusions

1. Programming, sequence of operation, programming description, or automation services.
2. Professional Engineer seal on drawings not created by ENERCON.
3. Process or performance guarantees.
4. Permit fees.
5. Environmental Resource Permit.
6. Radio survey or license.
7. Site surveys or underground investigations.
8. Construction management or on-site construction support.
9. Furnishing equipment, components, materials, instrumentation, and field installation labor.
10. Payment and performance bonds.
11. Obtaining the service agreement between Heritage Harbour and Hillsborough County PUD.
12. Liquidated and/or consequential damages.
13. Sales and Use Tax.
14. Material take-offs.

Clarifications

1. Presently, the scope of work for the Heritage Harbour Reclaimed Water Metering and Control project is unknown. ENERCON has put forth diligent effort to determine a budgetary estimate to perform the research and develop the required scope of service and to assist Stantec in determining a conceptual budget. Our proposal is budgetary and not intended as a lump-sum or not-to-exceed pricing. The services will be performed on a time-and-materials basis per the attached ENERCON rate sheet.

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2. Additional engineering activities resulting from the site investigation or requests for additional features and functionality of the system by Stantec, Hillsborough County, or Heritage Harbour are not included in this proposal. Additional services can be provided as additional scope to the project.
3. During the project, documents will be submitted to Stantec in electronic format. Drawings provided for review will be issued in .pdf format. One final set of drawings in electronic ACAD format will be submitted at the conclusion of the project.
4. The construction and construction bidding process will be coordinated and monitored by others. We have not included cost for bid reviews, bid tabulations, construction support, or meetings during the construction phase. These services can be provided if requested by Stantec.
5. ACAD drawing files (with permission to use as templates) of the Hillsborough PLC/Radio Replacement Standards and the Buckhorn system will be provided to ENERCON in electronic format.
6. We assume the six-inch water line from Heritage Harbour Parkway to the pump house exists as shown on the Stantec drawing titled "Reclaimed Water Main Assembly Site Plan" Sheet 1 of 2 Revision 0.
7. We have not included controls or piping interface to the existing irrigation system. We assume the pipe is currently tied in at the pump house.
8. As the metering station and ponds are each within approximately 120 feet of the pump house, we have assumed there is no need for a new power service from the electric utility. We assume the electrical capacity is adequate for the new loads and available circuits exist to power the metering station from the pump house.
9. ENERCON assumes no responsibility or liability for engineering performed by others.

Conceptual Budgetary Pricing

ENERCON proposes to perform the services as described above on a time-and-materials basis. The conceptual budgetary estimate is provided in the table below.

Engineering Services	Estimated Cost
Site investigation and report	
Design	
Permitting assistance	
Total	\$152,528.00

Terms of Payment

Payment terms are net 30 days from the date of invoice.

Rate Schedule

The ENERCON rate sheet shall be the applicable rates for the services described in this proposal and attached hereto.

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Schedule

Upon receipt of a purchase order or task order and the authorization to proceed, ENERCON will work with Stantec to develop a mutually agreeable schedule for the project deliverables.

Terms and Conditions

The ENERCON standard Terms and Conditions provided hereto shall be the governing Terms and Conditions for this project.

Warranty

ENERCON makes no expressed or implied warranty for software or equipment supplied or manufactured by others. Coordination of warranty service after startup is the responsibility of the client. Warranty is limited to the manufacturers' warranty for the materials, equipment, and components provided for the services described in this proposal.

ENERCON appreciates this opportunity to propose on this project for Stantec.

Respectfully submitted,

David M. Bulluck
Client Services Manager
Enercon Services, Inc.
813.390.0147
dbulluck@enercon.com

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EXHIBIT 8



Classic Roofing and Construction
 14450 46th St N
 Suite 110
 Clearwater, FL 33762

INVOICE

Job: 2092: Heritage Harbor
Invoice Name: Change Order
Invoice Number: 2092-1
Invoice Date: 12/28/2023
Terms: Upon Receipt

Location Address
 19502 Heritage Harbor Parkway
 Lutz, FL 33558

Heritage Harbor
 19502 Heritage Harbor Parkway
 Lutz, FL 33558

	PRICE
INVOICE	

Change Order	\$16,765.00
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Soffit + Fascia: \$7,395

- * Replace all soffit with aluminum vented soffit across all rake & eave overhangs on roof*
- * Replace all fascia with matching vinyl fascia board across all rake & eave overhangs on roof*
- * Remove ceiling plywood under guardshack overhang, build jay channel supports for ceiling soffit, & run porch soffit across entire ceiling - attach directly into roof rafters*
- * 1 year workmanship warranty [doesn't cover storm damage]*
- * Includes delivery of materials, haul away of debris, & taxes on materials*

CHANGE ORDER: ADDITIONAL WOOD WORK REQUIRED: \$9,370

- Lower Level*
- * Set up scaffolding to remove all remaining ceiling materials*
- * Remove and replaced all damaged chords on all trusses, sister alongside existing where possible.*
- Upper level*
- * Remove and sister alongside all damaged 2"x 6" and 2"x 4" truss framing replace or double up rotten plywood where damaged.*
- * Remove scaffolding.*
- * 2"x 8" included. Remove and replace 2" x 8" section.*
- * Clean up and haul away all debris.*
- * No drywall figured in at this time.*

Subtotal: Invoice	\$16,765.00
Grand Total	\$16,765.00

Invoice Balance Due: **\$16,765.00**

Signature: _____

Date: _____