



Westview North
Community Development District

<http://www.westviewnorthcdd.com>

Richard Torres, Chair

Abbie Salt, Vice Chair

Pawel Hanusowski, Supervisor

Freddy X. Alejandro, Supervisor

Casinova Henderson, Supervisor

September 1, 2026



Westview North

Community Development District

Agenda

Seat 1: Richard Torres – (C.)	
Seat 2: Abbie Salt – (V.C.)	
Seat 3: Pawel Hanusowski – (A.S.)	
Seat 4: Freddy X. Alejandro – (A.S.)	
Seat 5: Casinova Henderson – (A.S.)	

Tuesday
September 1, 2026
8:00 a.m.

Westview Clubhouse
12500 NW 24th Ave, Miami (Westview) FL, 33167
Join the meeting now

Meeting ID: 275 266 207 683 788 and Passcode: XC6bQ6Mz
1 872-240-4685 and Phone Conference ID: 985 085 276#

1. Roll Call
2. Approval of Minutes of the July 7, 2026 Meeting – **Page 4**
3. Ratification of:
 - A. Small Project Agreement (Storm Drain Maintenance 2026) with Raptor Vac-Systems, Inc. – **Page 22**
 - B. Services Agreement (Landscape Maintenance Services Agreement) with Veridian Group of Florida, Inc. – **Page 40**
 - C. Service Agreement (Iguana Removal) with Humane Iguana Control, Inc. – **Page 102**
4. Staff Reports
 - A. Attorney
 - B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 – **Page 119**
 - C. Field
 - 1) Monthly Report – **Page 126**
 - 2) Discussion and Updates Regarding Ownership and Maintenance Responsibility for the Outside Perimeter – **Page 159**
 - 3) Hurricane Preparedness Letter with Veridian – **Page 161**
 - D. Manager
 - 1) Form 1 Financial Disclosure Due July 1, 2026 – **Page 164**
 - 2) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 3) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 166**
 - 4) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 171**
 - 5) Discussion and Direction from the Board Regarding Motions Presented During the Public Hearing and the Execution of Related Agreements – **Page 176**

5. Financial Report
 - A. Acceptance of Check Register – **Page 203**
 - B. Acceptance of Unaudited Financials – **Page 205**
6. Supervisors Requests and Audience Comments
7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: www.westviewnorthcdd.com

MINUTES OF MEETING WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westview North Community Development District was held on July 7, 2026, at 8:00 a.m. at Westview Clubhouse, 12500 NW 24th Avenue, Miami, Florida.

Present and constituting a quorum were:

Richard Torres	Chairman
Abbie Salt	Vice Chairperson
Pawel Hanusowski	Assistant Secretary
Casinova Henderson	Assistant Secretary (teleconference)
Freddy Alejandro	Assistant Secretary

Also, Present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Gabriela Fernandez	District Counsel
Javier Castillo	Veridian
Sebastin Martinez	Veridian
Malcolm Gray	Veridian
Manuel Pena	Veridian
Michael Miller	Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the May 5, 2026 Meeting

Ms. Duque: Our first item is the approval of the minutes of the May 5, 2026 meeting included in the agenda package. Is there any corrections, deletions, or changes to the minutes, if there is none a motion to approve the minutes as presented.

On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, the Minutes of the May 5, 2026 Meeting were approved.
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THIRD ORDER OF BUSINESS

**Ratification of Second
Amendment to Service
Agreement (Landscape
Maintenance) with Dixie
Landscape, LLC**

Ms. Duque: The next item is the ratification of the second amendment to the service agreement for landscape maintenance with Dixie Landscape, LLC, which begins on page 25 of the agenda package. This item was approved by the Board and is being brought today for ratification so that it is part of the record of today's meeting. A motion to ratify will take place.

On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, Ratification of Second Amendment to Service Agreement (Landscape Maintenance) with Dixie Landscape, LLC was approved.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Attorney – Memorandum – 2026 Legislative Update**

Ms. Fernandez: Every year our office tracks legislation that has been passed that effects CDDs. This year we have a couple. I did prepare the memorandum a little bit earlier this year. Number 1 has to do with sovereign immunity. It has currently been vetoed by the Governor so what will work now is a two thirds majority vote to see if that is overwritten or not. I will still do a brief summary just in case but just keep in mind that piece of legislation currently has been vetoed. That legislation has to do with sovereign immunity reform. This has now increased the liability cap for governmental entities which includes CDDs. The new limits are effective October 2026, and it has increased the cap per person from \$200,000 to \$350,000 and per incident from \$300,000 to \$500,000. This operates when an individual initiates a lawsuit against a governmental entity. Sovereign immunity caps the amount that you can claim from governmental entities. This new legislation would just increase that cap, which is why we have seen across the Board insurance costs going up and increases premiums going up however with the veto we will see now what happens. We will give you guys an update if anything is changed.

Mr. Alejandro: On our end if this were to pass how would this impact our financials?

Ms. Fernandez: Did your insurance premium increase this year for your fiscal year 2027 budget?

Ms. Duque: No.

Ms. Fernandez: Ok, then you guys are fine. I have some Districts that the premium did increase so would be the only major effect that would happen besides if somebody does issue a lawsuit the cap it a lot higher what they can claim.

Mr. Alejandro: Understood.

Ms. Fernandez: The next piece of legislation has to do with the creation of the state financial assistance program, but it is only for communities that are categorized and defined as rural, so we are going to skip over that one. The next piece of legislation has to do with closed attorney-client meetings. As you know these meetings are publicly held. It has to be under the Sunshine laws, however, for certain property rights claims they are allowed to have what is called a shade session. During a publicly held meeting you have a shade session so the public would be excused. The recording would stop and you would be able to discuss strategies, litigation strategies, settlement, negotiations, anything of that nature in private. The caveat to that is that it is not always going to be private. Once the claim has been settled then all of that information will become public record. It is just during the time of the claim is when this information would be closed to the public. To point out this is only for property rights claims. So this doesn't have to do with any towards negligence claims. For example, in the community it would be something like a slip and fall. It is just for things that are embedded in property rights so things like easements, zoning issues any things of that nature. The next piece of legislation has to do with the creation of a state cyber security assistance and grant program. Local governments can have access to state negotiated cyber security services and grants. Usually this is for larger scale local governmental entities that need cyber security services. However for this program participation is optional. It is not something that the District is required to do. If the District were to enter into this program they would be responsible for any associated expenses. The next piece of legislation is the one that I will get into the most because it has to do with the creation of a formal recall process. As you guys know you are elected officials and you are elected to your position. Currently before this piece of legislation the

only way that you would be able to be removed from your seat is a voluntary resignation or petition to the Governor. This legislation now creates a formal recall process for Board of Supervisors, but the caveat is it is not someone from your District that can just initiate a recall process you just because. There has to be it is rooted in certain justifications so for example, misfeasance, malfeasances, neglect of duty, incompetence, permanent inability to perform their duties or conviction of certain felonies. It has to be rooted in one of these reasons to initiate the recall process. The process for the recall process will first start out with a petition signed by 10% of eligible voters, 10% of the registered voters within the District followed by verification of those signatures. Then they will create the formal recall process, the proceedings, create the record of that. Then that will be followed by a second petition signed by 15% of eligible voters. If all those are satisfied then the referendum will proceed and they will be decided by a majority vote. That would be a majority vote by the residents in your District. There is two ways that this could play out. On one hand you have a resident who could initiate the formal recall proceedings. That would be at their expense. However there is an alternative where for example certain Districts if you have issues requiring a quorum and you have somebody taking up a seat, they are unresponsive unfortunately the only way for them to be removed from their seat is a voluntary resignation this would assist that if they are unresponsive. The District could initiate a recall of that Board member in order to open the seat for public participation and moving business along. Does anyone have any questions? The next piece of legislation has to do with contracting and subcontractors. This law now requires contractors to pay their subcontractors more promptly. It will be either in accordance with any contract between the subcontractor and contractor payment terms. If there is no set agreement or no set terms then the default will be 45 days from receiving service. A contractor is required to pay their subcontractor within 45 days. This now creates consequences for poor performing vendors and any vendors that default on contracts, that fail to pay their subcontractors or demonstrate poor performance can be suspended or barred from public contracting up to five years. You guys know we receive our contracts for public bidding so in an instance that you have a vendor that is demonstrating poor performance or they failing to pay they won't be able to bid on any project for up to five years. The next piece of legislation is more for a developer controlled Board that has to do with processing fees

so I will skip over that one. The last piece of legislation has to do with just electronic payment options. It now requires local governments including CDDs to offer electronic payment options. If you guys collect fees for the clubhouse, public records fees, anything of that nature now there has to be a payment portal that management will set up. For example when you guys went to qualify at the Supervisor of Elections office you had to pay with cashiers check or money order now they are also required to offer electronic payment options. All across the Board local governments will have to offer that service. We are finally getting up with the times. That is all I have for you guys unless you have any specific questions for me about any one of the pieces of legislations, any clarifications.

Mr. Alejandro: I don't think any of these really impacts us directly.

B. Engineer

Ms. Duque: Nothing to report under the engineer's report.

C. Field

1) Monthly Report

2) Estimates for Iguana Removal with Q's Animal Removal

a. Option 1

b. Option 2

Mr. Lorenzo: Does anyone have any questions regarding the field report before I jump right in?

Mr. Alejandro: No.

Mr. Lorenzo: At the last meeting the Board approved a not to exceed amount for the signage for the No Parking. I was working on getting the pricing from FCC which you will see on page 46. I also requested a price from another company but didn't get it in time for the meeting. You can see a little bit more than what the threshold was. I tried to negotiate to see if we could get reduced but that is the best price because the materials are very expensive to accomplish the work. You will see that amount of signs there on page 46. You will see pictures of the signs starting on page 43 which I know you are familiar with. If the Board wants to table this.

Mr. Hanusowski: What was the amount we agreed to?

Mr. Lorenzo: I think it was \$800 or \$1,000.

Mr. Hanusowski: This is for three of the u-channels, so I am assuming replacing two and then is one for a new sign.

Mr. Lorenzo: Correct.

Ms. Salt: \$850.

Mr. Lorenzo: And resecure another one which is all bent out of shape.

Mr. Alejandro: So these are located outside.

Mr. Lorenzo: Correct.

Mr. Alejandro: This is the area that is ours but not ours.

Mr. Hanusowski: Right.

Mr. Alejandro: I bring this up to discussion. I know it is not a huge amount, but do we really want to invest that much on something that is not ours because realistically you can see by the picture they are not really following it.

Mr. Hanusowski: My only thing is if you are going to tell people you are going to tow and don't tow then they are just going to keep doing what they were doing.

Mr. Alejandro: That area is not ours. We don't have any direct control over it. So spending \$1,350 for something that no one is going to respect.

Mr. Lorenzo: I know this is not your property and we have limited if not no enforcement powers here but as you guys know I don't know if you saw my few reports when we started about a year ago there was vehicles everywhere. Now with using Miami-Dade's help and opening tickets that area you don't see many cars. I can't tell you during the evenings and weekends because I am not here. If I see something I am reporting it. It would be helpful. Them seeing them toppled is only going to create more of a parking issue.

Mr. Hanusowski: It is either remove it which is a fee or just add them back in.

Mr. Lorenzo: Removal is going to fall within the threshold of what you guys approved last time.

Mr. Salt: I am favor of having them there. I would rather take care of it instead of letting it get derelict again. Even if it is a slight deterrent at least it gives them the right.

Mr. Lorenzo: To enforce it. The way she explained it to me they usually are going to the abutting property on the other side.

Mr. Hanusowski: I agree.

Mr. Lorenzo: The dumping which again has been relieved because of opening tickets. I see them here sometimes, parked or doing their rounds too. It is night and day from where it was about a year ago.

Mr. Hanusowski: I will motion to approve it.

On MOTION by Mr. Hanusowski seconded by Ms. Salt with all in favor, a proposal in the amount of \$1,350 with FCC Carpentry for No Parking Signs was approved.

Mr. Lorenzo: You are going to see in your packages behind the agenda you are going to find a Raptor Vac proposal. They did the inspection of the storm drains. They are really clean. There is no need to do anything aside from what he is proposing. It would have been \$650. There is a storm drain structure right here in between the canal and the small lake. There is iguana getting in there that is serving as a trap because they can't get out. They fall in and they can't get out. It has been helping the iguana issue which we are going to get into next but to install mesh to stop them from going in there if that is something the Board wants to do is included. The proposal in total would be \$850 for the storm drain cleaning. Your storm drain system is in good shape and clean.

On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, a proposal in the amount of \$850 with Raptor Vac for storm drain cleaning was approved.

Mr. Lorenzo: Moving along to the iguanas. You will see on page 52 and 53 an estimate and I also printed out another estimate from Wildlife Commander. In the agenda package is Q's Animal Removal. Just to go through the one you have on your tablet the first option is trial run, and he is proposing three times a week to put small traps in the District. The problem with these traps they are a temporary trap with PVC to catch them. They borrow at night. Hopefully they are not tampered with. They are going to be out in the open because there is no trees or bushes around the lakes and that is where that is the majority of the population. They are borrowing. I am sure you guys know that. They are borrowing along the lake banks. The second option is to come at night with a pellet

gun, which is not the most human way. I am sure residents will be concerned if we choose that route.

Mr. Torres: I apologize my flight didn't come in till 3:00 last night. I am still on vacation time. My apologies.

Mr. Alejandro: Obviously I am looking at the numbers but in your expertise what do you recommend?

Mr. Lorenzo: I haven't dealt with Iguana removal to be honest with you. I think the trapping would be a great idea just finding a way to secure it. It is a lot more human. I just don't know if we are going to have advocates of iguanas go ahead and open them or try to tamper with or steal the traps. That might be an issue.

Mr. Alejandro: I agree. I think we need to work alongside Veridian in terms of communicating this to the community and second if they put a trap in the middle of the lake or the area we need to have some sort of sign on it.

Mr. Lorenzo: So signage, communication making sure the residents are aware of what is going on with the trapping or whatever you guys choose and given them details. We will reach out to the HOA to facilitate that to the residents, which I am sure they will be able to do. Again do not tamper with this and what the purpose of what the trap would be if that is the route. The one that I printed out for each of you there is Wildlife Commander. It is a three month service opposed to a month with Q's Animal Removal. It is a combination of rifles, grappling and to come in at night. What they explained to me is they see them more at night then during the day.

Mr. Alejandro: My question is how big is the problem?

Mr. Lorenzo: The problem is they are borrowing along the lake bank which is deteriorating the useful life of the lake bank.

Ms. Duque: We should also take into consideration that they are located also within the canal.

Mr. Alejandro: If that is the case my suggestion is to move forward with Wildlife Commander based on price and if you look at the service. That is my opinion on it.

Ms. Duque: It would be for a three-month period at \$800 per month.

Mr. Lorenzo: \$2,400 total.

Mr. Alejandro: If you look at the pricing Wildlife Commander and correct me if I am wrong but they kind of merge both services while everybody else is charging you individually.

Mr. Lorenzo: Just for the record I feel confident with either or. I think they are both capable of what their profession is.

Mr. Alejandro: One of them mentioned that they will be sending a weekly report. I would request that you guys make sure to get that weekly report.

Mr. Hanusowski: I am assuming that we are not tied doing three months or we are tied to a three month term for that one.

Ms. Duque: The proposal is for a three-month period.

Mr. Alejandro: I will tell you from my experience with this if you don't have that three month minimum it is completely useless. We did it one time and no one followed up and then it just continued happening.

On MOTION by Mr. Alejandro seconded by Ms. Salt with all in favor, a proposal in the \$2,400 with Wildlife Commander for a 3 month service of iguana removal at \$800 per month was approved.

Mr. Lorenzo: I have nothing else to represent to the Board aside from notes that you will see in my report. Does anybody have any questions?

Mr. Alejandro: In report to the weekly report that they will send if you email that to us instead of waiting to the next meeting.

Ms. Duque: We could send individual emails to each of you to ensure compliance with the Sunshine Law.

Mr. Hanusowski: I have two questions. One I saw some residents concerned about the construction that is directly outside of our area with the crane. They created a dam of sorts. Do we know when that might get removed? I know they are still work but it seems like they relocated. Do we have any updates? Does the county send us anything on that?

Mr. Lorenzo: They don't report to us. That is something we would have to reach out to them.

the previous. Is that something we can work with Dade County to allow them in to do their mosquito fumigation.

Mr. Lorenzo: When I was in the HOA field correct me I am wrong what I would suggest the homeowners to do because the HOA used to open tickets. They are online or by phone call. The more tickets that are generated the more of a service you are going to get from them.

Mr. Hanusowski: When I have called they brought the fumigation truck and sprayed around just my building. I was curious how they could tackle the whole area.

Mr. Lorenzo: Maybe the HOA can send them blast emails.

Mr. Hanusowski: Or something we can coordinate. I think the mosquitos have gotten really bad and it is throughout the community. It is not just by the lake homes. I have seen them everywhere.

Mr. Lorenzo: Remind people not to leave standing water.

Mr. Hanusowski: I think I could add it to the newsletter and add the 311 number, but I didn't know if we could coordinate with you guys to give them a call and have them come out. I think the sitting water here and obviously the construction doesn't help.

Mr. Lorenzo: They can call but the ones that have the power is the customers. You calling and tying a unit to it is a different story.

Mr. Hanusowski: I think once the aerators go into the lake it will help a little bit. That is probably causing a significant amount of their nesting. Ok. That is it from me.

Ms. Duque: Anything else Jesus?

Mr. Lorenzo: No.

D. Discussion of Landscape Services Proposal with Veridian Group

Ms. Duque: The next item is the discussion of the Landscape Services Proposal submitted by Veridian Group. The proposal is included in the agenda materials beginning on page 54. The proposed services would apply to District-owned and District-maintained areas within the north parcel, including the lakes, drainage areas, tracts, roadway landscaping, front-stage area, certain landscaped areas, and District infrastructure. Veridian Group indicates that its proposal is intended to align with the District's existing budget while improving documentation, service quality, crew responsibilities, and service

reporting. The proposed scope generally mirrors the services currently provided under the existing landscape contract, including 32 turf service visits per year, 12 detailed shrub and hedge maintenance cycles, and 12 weed-control cycles *Ms. Duque was inaudible at this time.* and fertilization applications with monthly reporting and also staff supervision included. The proposal also emphasizes the dedicated staffing structure, real time service reputation, and as I just mentioned those *Ms. Duque was inaudible at this time.* The proposed annual contract is \$60,000 or \$5,000 per month. It is a flat fee. The proposed program is comparable to the District's existing agreement with Dixie, the current landscape vendor. Dixie's annual contract amount is \$63,258.04. Veridian's proposal would result in estimated savings of \$271.50 per month. The primary reason this proposal was brought before the Board is that Veridian currently provides landscape services to the HOA. The Board expressed an interest in maintaining consistency in landscape services throughout the community and between the HOA and the District. Veridian is present today with four representatives. Thank you all for attending. At this time, I will open the floor for questions or comments from the Board.

Ms. Salt: Before we get into the presentation do we have a contract with Dixie?

Ms. Duque: That is a good point, Abbie. The District's current landscape agreements, which were prepared by District Counsel, provide for a 30-day termination notice. If the Board decides to move forward with Veridian today, there would be two steps; provide the current landscape vendor with the required 30-day notice of termination and approve Veridian's proposal and authorize the commencement of services upon expiration of the current agreement. The decision is ultimately at the Board's discretion.

Mr. Hanusowski: On page 28 I noticed that the Dixie proposal states 26 cuts, so I just wanted to confirm which one is accurate? Is it a 32 or 26? One thing that I didn't have in this document are the additional fees that are in the proposals so we can compare apple to apple if one costs us more for an additional services on top of the cut.

Ms. Duque: While the agreements are public records, we do not typically provide prospective vendors with the current vendor's pricing as part of the proposal process. The key point is that Veridian's proposal provides comparable services at a lower cost than the District is currently paying. The current agreement, which was prepared by District Counsel, provides for 32 annual turf service visits for the lake banks and 26 annual

turf service visits for the remaining areas. However, Dixie has performed all services during each visit, and its service has effectively been consistent with 32 annual visits throughout the District. I was not the District Manager when the current agreement was negotiated, so I cannot confirm the basis for the different service frequencies. However, it appears that the Board elected to establish 32 visits for the lake banks and 26 visits for the remaining areas at that time.

Mr. Henderson: I only thing that I would like to see is you said the savings per month was like \$190. You are saying Mr. Henderson was inaudible at this time.

Ms. Duque: The current annual contract amount is \$63,258.04, while Veridian's proposal is \$60,000 annually. This represents an annual savings of \$3,258.04, or approximately \$271.50 per month

Mr. Henderson: Ok. My question for Veridian is there you guys can give us a better savings on that. You already have the Association contract. *Mr. Henderson was inaudible at this time.*

Ms. Duque: Thank you Casinova. I think I would like Veridian to chime in and provide a response.

Mr. Martinez: Definitely. Right now compared to the current Dixie I know you are getting a 7% savings which comes to about \$3,000 a year. We believe we are a very competitive price. Right now we are presenting a 7% savings to the District. The District property is a large property to cut especially on the exterior perimeter. We believe we are presenting a real savings for the District bringing continuity as well. What we can do instead is we can do a two year contract. That means if the District agrees we will give you the same price for two years straight with no increases. That provides the District two years of budget savings and provides the District two years of not having to ask for additional quotes. That is something we can do to sweeten the deal for the District work.

Ms. Duque: Thank you, Sebastin. Do you have any other questions?

Ms. Salt: In a nutshell did you look at our current contract?

Mr. Martinez: I saw it right now in the agenda.

Ms. Salt: Is there anything that stands out to you of your services being more comprehensive then or is it similar services?

Mr. Martinez: It is the same scope of work. We are all doing the same work of cutting the grass. *Mr. Martinez was inaudible at this time.* At the moment right now we here almost every week because of the rainy season.

Mr. Martinez – it was hard to understand him at this time (seems like an echo in room)

Ms. Salt: I would think that coordination between the HOA and the CDD in terms of uniformity and all that to me and also the savings would be the main upside. I don't see much downside to switching unless someone else does.

Mr. Alejandro: I agree with you. There is only thing if you look at the extras. The add-on services, weed removal, yada yada, which is the only thing that concerns me because for example I am on the lake all that is weeds and whatnot. If we were to clean that in coordination with the HOA we are pretty much stripping all that area. Obviously there would be a fee of replacing all that. Some of that would be carried by us and some of it would be carried by the HOA. Realistically the savings that we are going to be seeing there would pretty much go out the door once we do that. My question is how do we monitor those add-ons, and would it be you guys, who approves that? I just don't want it to be, the HOA said yes so now we have to go along with it because it is a shared vendor.

Ms. Duque: Freddy, just for clarity, any matter involving CDD-owned property must be brought to the Board's attention. The HOA cannot make decisions on behalf of the CDD, and likewise, the CDD cannot make decisions on behalf of the HOA. Where an area involves both HOA and CDD property, staff can coordinate with the HOA to address the shared issue. In our experience, GMS has maintained positive working relationships with the HOAs associated with the CDDs we manage, and we have a good relationship with this particular HOA. I do not anticipate coordination being a concern. That said, decisions involving CDD property, such as replanting, removal of landscaping, installation of new turf, or replacement plant material, must be presented to the Board for discussion and approval. discussed this previously when I asked whether the Board wanted to establish an expenditure threshold that staff could approve without prior Board action. The Board did not establish such a limit. Therefore, if an urgent condition arises that cannot wait until the next Board meeting, we will need to contact the Supervisors

individually for direction and then bring the matter back to the Board for ratification at the next meeting.

Mr. Torres: What about the irrigation system themselves. Are you guys going to be fully responsible for the irrigation system or is this going to be divided up between the CDD and the HOA with regards to the CDD especially in and around the lake? There looks like there a number of irrigation pipes in that area that are broken. We have a lot of brown grass around there and also the perimeter of the inside of the chain-link fence. The question was brought maybe about a month ago by one of the Board members who wasn't sure whose responsibilities it was either the HOA or CDD. I got the answers from you guys I know for sure it is not CDD, but I guess one of the Board of Directors were confused as to whether or not the CDD was responsible or HOA was responsible. It looks like Veridian is going to work with the CDD. I just want to know who was responsible before you guys take over and who is now responsible for the irrigation system. We still have a lot of dead grass out there.

Ms. Duque: I can address that question. The CDD has never been responsible for maintenance of the irrigation system. While our landscape agreements may include irrigation-related services in the general scope of work, that language is included only in case the Board needs to authorize a specific irrigation-related item within the CDD's areas of responsibility. All routine irrigation maintenance and related work is handled through the HOA. We have discussed this previously, and my understanding is that both entities have been clear on this allocation of responsibility. Sebastian, please correct me if I am mistaken, but the HOA is responsible for maintaining the irrigation system.

Mr. Martinez: The HOA owns the irrigation system. They own it and maintain it as part of the contract with the HOA agreement, so we do irrigation wet check once a month as part of the agreement. It is always the HOA. The only time the CDD will ever help is if Jesus when he is here notices something he will let us know, this is broken and the HOA will fix it. It has always been the HOA. The HOA owns it and maintains it.

Mr. Hanusowski: Correct me if I am wrong but the CDDs grass area around the lakes ends at the bank. The flat portion is part of the HOA.

Ms. Duque: That is correct. For the record, the irrigation system is not connected to or supplied by the lakes. The system uses municipal/city water.

Mr. Torres: So it is not county water?

Mr. Hanusowski: It is county water.

Ms. Duque: It is not coming from the lakes.

Mr. Hanusowski: I remember there being something about the lakes being freshly formed and the actual environment needs to kind of stabilize before they pull from the lakes. I might be wrong.

Mr. Lorenzo: The original irrigation plans that Lennar drafted it shows them pulling from the lakes, but I believe there was an environmental concern.

Mr. Hanusowski: At this time my only concern is sometimes the quality of the cuts and that is why I asked about where the CDD's cutting ends. I personally have not had an issue with Dixie in the past. At some point Dixie was removed from the HOA. Right now at least and I am home the entire week, so I see everything being cut. The service has improved and I would like to just as an FYI I would like to leave it for a little bit longer to see additional improvement, but I think one of my biggest concerns has been the edging in the back of the property by the lake. That hasn't been consistent and then occasionally the blowing of the leaves or the grass clippings. Other than that I don't have any reservations. I think to Casinova's point I would like to get a severe discount then what we are seeing but I understand that may not be as feasible. I think tying these services together because I do see occasionally overlap. Obviously we are cutting down how often people are coming. I would think that there would be a significant savings more than what is listed here. Other than that I don't really have any additional reservations other than a little bit of the quality.

Mr. Torres: Is it possible to have some statement in here maybe when Dixie comes in have Veridian come in around the lake to cut the grass a day or two after that. You can see the differences in sizes.

Ms. Salt: That is the problem. That why if you have the same company it will all be done at the same time and uniformly.

Mr. Hanusowski: Which is how it was originally done where you didn't see too much of a difference or at all. That is probably worth the savings. My issue right now it seems like it is a fresher team that is doing the cuts here. My concern is just overall quality. The community has been a little concerned with uneven grass and so on. I don't know that I

want to necessarily see that everywhere and I also want to reward Dixie for doing a good job so far.

Mr. Torres: Also who is responsible for the trimming of the trees?

Mr. Lorenzo: The HOA is.

Mr. Torres: Ok.

Mr. Alejandro: My opinion on this is I agree with everybody in terms in having everything with one company. My only concern is just like Pawel said I think Dixie has done a great job but at the same time we do need to have the uniformity. I think it is having that conversation seeing where we want to go with this.

Mr. Hanusowski: We can also table it for another meeting. I am also open to that. Obviously those add-on services that is the one thing that we wanted to see and compare. I think with Dixie we are not going to be able to see that.

Mr. Alejandro: When are we scheduled for the next meeting?

Ms. Duque: September.

Mr. Alejandro: Right now we are in the rainy season. We are going to see that impact of the tall grass. We are going to see it more now. I am not saying we need to make a decision now. I am just saying we need to make a decision at some point.

Ms. Salt: I am in favor of approving it now. I would like to make a motion that we approve this contract and switch to Veridian now.

Ms. Duque: Do I have second?

Mr. Henderson: I second.

Ms. Salt: Just one more point as far as the extras I am going to say those extras are probably going to be similar. Their scope of work and their contract is similar, so I am going to say that the extras are going to be extras whichever company we choose. I personally never saw edging when Dixie was doing the HOA. Now I notice they edge.

Ms. Duque: Is there any other comments? All in favor?

On MOTION by Ms. Salt seconded by Mr. Henderson with all in favor, a proposal for Landscape Services with Veridian including two years with no price increase was approved.

Ms. Duque: I need a motion from the Board to terminate the existing contract with Dixie.

On MOTION by Mr. Alejandro seconded by Mr. Torres with all in favor, a motion to terminate the existing contract with Dixie Landscaping was approved.

Ms. Duque: The other item I had related to Dixie no longer applies, as the Board has terminated that agreement. For the record, I did receive a hurricane preparedness letter from Dixie; however, I will not present it because the agreement has been terminated. Instead, since Veridian is present today, I will request that Veridian provide the District with its hurricane preparedness letter. This letter is important because it establishes the contractor's emergency-response procedures, available services, and applicable rates before a storm event occurs. Having this information in place allows the District to comply with its emergency-preparedness procedures and ensures that staff and the Board have an established plan if a hurricane approaches. Veridian, this will be your first task: please provide that hurricane preparedness letter as soon as possible so we can finalize the District's emergency-response plan.

Mr. Alejandro: Based on the fact that we already have a letter from Dixie all I ask is once they submit their letter we compare I remember seeing in one of the add-ons that it was a four person crew that we compare apples to apples and make sure we have full coverage for hurricane season.

Ms. Duque: Sure. Thank you Freddy.

E. Manager

1) Number of Registered Voters in the District - 613

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 32, 2026

Ms. Duque: The number of registered voters within the District 613 as noted on page 96. As a reminder Form 1, which is the Statement of Financial Interest was due on July 1, 2026. It is reflected on page 97. Then finally this is a reminder that the annual ethics training must be completed by December 31, 2026. I do not have anything else to provide to the Board.

FIFTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Financial reports. Tab A is the acceptance of the check register and tab b is the acceptance of unaudited financials. A motion will take place.

On MOTION by Mr. Alejandro seconded by Mr. Henderson with all in favor, the Check Register and Unaudited Financials were approved.

**SIXTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Ms. Duque: Are there any Supervisor comments? None. Do I have any audience comments? Mr. Miller do you have any comments for the Board? Not hearing any. There is no one else present today. A motion to adjourn.

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Hanusowski seconded by Mr. Torres with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman

**SMALL PROJECT AGREEMENT
(Storm Drain Maintenance 2026)**

THIS AGREEMENT is made and entered into this 28th day of July 2026, and shall become effective as of the 31st day of August, 2026 (the “Effective Date”), by and between:

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

RAPTOR VAC-SYSTEMS, INC., a Florida corporation, having as its principal business address and mailing address, 4122 NE 22nd Court, Homestead, Florida 33033 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has determined that it is necessary to provide certain vacuum, clearing and cleaning services with respect to certain drainage structures and drainage pipes that constitute an essential part of the stormwater management system of the District within the boundaries of the District; and

WHEREAS, the District desires to secure the services of a contractor to furnish all labor, materials, equipment, and services necessary to utilize a vac-con combination sewer cleaner to clean three (3) storm drain structures, manually remove dead iguanas from a control structure, and furnish and install protective mesh on one (1) control structure to prevent iguanas from entering the stormwater system, together with all related labor, equipment, and materials, as more particularly detailed in the Contractor's Proposal dated July 6, 2026, which Proposal is attached hereto and incorporated herein as Exhibit “A” (the “Proposal”) and as depicted in the map identifying the locations of the drainage structures within the Project area, attached hereto and incorporated herein as Exhibit “B” (the “Project Area”); and

WHEREAS, the Board of Supervisors of the District at its meeting of July 7, 2026, authorized the proper District officials to enter into this Agreement with Contractor authorizing Contractor to perform the Project as described in the Proposal; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in 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 so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the Exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Exhibit "A".

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. To the extent applicable to this Agreement, Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and

standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

N. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

O. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION. Upon Contractor's completion of the Project described in this Agreement, District agrees to compensate the Contractor in a total amount not to exceed **EIGHT HUNDRED FIFTY AND 00/100 (\$850.00) DOLLARS** (See Exhibit "A"). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality, or other governing entity or agency having jurisdiction thereof (if any).

Payment of the final payment toward the contract amount set forth above will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that he shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

SECTION 6. TERM AND TIME FOR PERFORMANCE. This Agreement shall commence upon signature and shall continue until the scope of work described herein is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities, and no later than August 31, 2026, weather permitting. The parties acknowledge that the estimated time to complete the project is October 15, 2026 (45) days. Additional Work may be added to this Agreement through the approval of an amendment to this Agreement, providing for a description of the additional work, the compensation to be paid to the Contractor, for such Additional Work, and the timeframe in which such Additional Work must be completed. This Agreement replaces any other Agreements for similar services between the District and Contractor.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor 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 in any other statute.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior to Contractor's initiating work under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 11. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. The warranty herein is in addition to any manufacturer's warranties on the improvements, materials, or equipment installed as part of the Project.

SECTION 12. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Westview North Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 13. CHANGES IN WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless the requirements of subsection B of this section are satisfied.

SECTION 14. REMEDIES FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City or County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 15. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Westview North Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Raptor Vac-Systems, Inc.**
4122 NE 22 Court
Homestead, Florida 33033
Attention: Julian Romero, President

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. 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 in this Agreement.

SECTION 16. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following

completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 18. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. To the extent that there is conflict with respect to any provisions of this Agreement or the Proposal, the provision of the main body of the Agreement shall govern over the Proposal.

SECTION 23. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit "A" is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit "A".

SECTION 24. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 25. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs

incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 26. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 28. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or

services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Work is being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished Work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

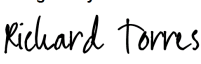
IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

WESTVIEW NORTH COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:

63215D558947430...

Signed by:

E686DC627E774F5...

Print name: Juliana Duque
Secretary/Assistant Secretary

Print name: Richard Torres
Chairman/Vice-Chairman

04 day of August, 2026

WITNESSES: (not needed if this instrument is
executed via DocuSign in accordance with the
requirements of Chapter 688, F.S.)

CONTRACTOR:

RAPTOR VAC-SYSTEMS INC., a
Florida corporation

[PRINT NAME OF WITNESS]

Signed by:

By: _____
94EECC695C1B49F...

[PRINT NAME OF WITNESS]

Print name: Julian Romero

Title: President

(CORPORATE SEAL)

8 day of August, 2026

EXHIBIT “A”

PROPOSAL



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Westview CDD % GMSSF, LLC	PROJECT NAME: Westview
BUSINESS ADDRESS: 5385 N Nob Hill Road, Sunrise, FL	PROJECT LOCATION: 2100 NW 24th Ave, Miami, FL 33167
CONTACT: Management	DATE: July 6, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con combination sewer cleaner to three (3) storm drains; manually remove dead iguanas from control structure. Support pick up truck and personnel to supply and install mesh at one (1) control structure to stop iguanas from falling in.
Three (3) storm drains \$650.00
Supply and mesh install \$200.00

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$850.00

Eight Hundred and Fifty Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

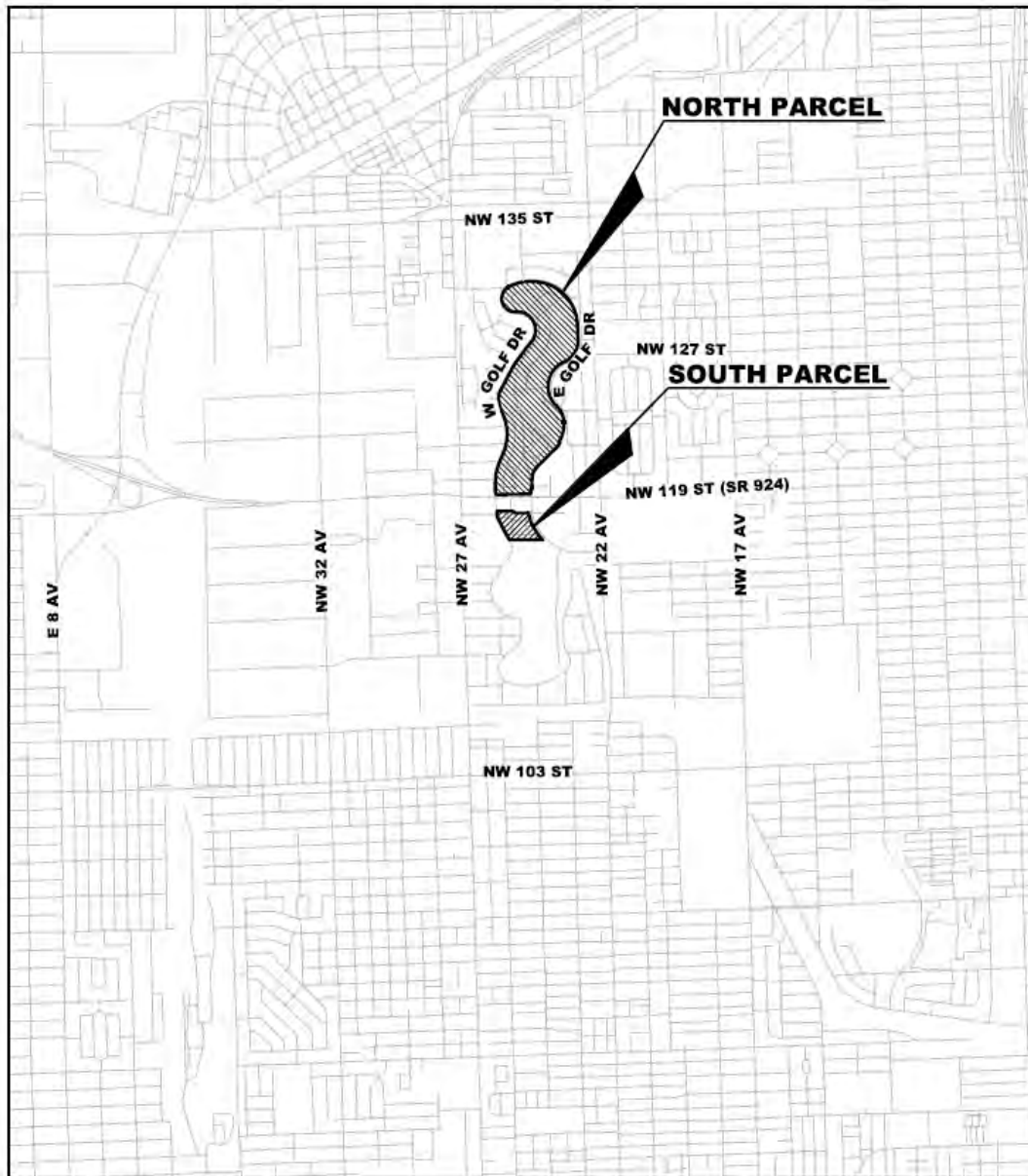
Accepted by:

Authorized Representative's Signature

Date of Acceptance

EXHIBIT “B”

PROJECT AREA



Certificate Of Completion

Envelope Id: 340991FA-49B3-8B82-805A-8CB28BB9FABB

Status: Completed

Subject: Westview North: Complete with Docusign: Stormwater Management System Cleaning Small Project Agmt. (R

Source Envelope:

Document Pages: 16

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

7/28/2026 12:40:46 PM

eacosta@gmssf.com

Signer Events

Julian Romero

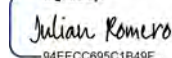
operations@raptorvac.com

President

Security Level: Email, Account Authentication (None)

Signature

Signed by:


84EECC895C1B49F...

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1702:6831:5390:e991:22ef:b0bd:44c7

Timestamp

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Signed: 8/3/2026 2:18:48 PM

Electronic Record and Signature Disclosure:

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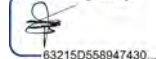
Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

DocuSigned by:


63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

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Viewed: 7/28/2026 1:14:11 PM

Signed: 7/28/2026 1:14:18 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Richard Torres

1torresrichard@gmail.com

Principal

Security Level: Email, Account Authentication (None)

Signed by:


E688DC627E774F5...

Signature Adoption: Pre-selected Style

Using IP Address:

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Resent: 8/4/2026 12:17:50 PM

Viewed: 8/4/2026 3:44:12 PM

Signed: 8/4/2026 3:47:32 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	8/4/2026 3:47:32 PM
Completed	Security Checked	8/4/2026 3:47:32 PM

Payment Events	Status	Timestamps
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**SERVICES AGREEMENT
(LANDSCAPE MAINTENANCE SERVICES AGREEMENT)**

THIS SERVICES AGREEMENT is made and entered into this 31st day of July, 2026 (the “Agreement”), by and between:

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

VERIDIAN GROUP OF FLORIDA, INC., a Delaware corporation, authorized to conduct business in the State of Florida, whose principal and mailing address is 382 NE 191 Street, #82781, Miami, Florida 33179 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District is responsible for the landscape maintenance of certain areas located within the boundaries of the District, which areas are more particularly described in Exhibit “A”, attached hereto and made a part hereof (the “Landscape Areas”); and

WHEREAS, the District has a need to retain an independent landscape maintenance service provider to provide such services to the Landscape Areas within the District (the “Landscape Maintenance Services”), as more particularly described in the Contractor’s Proposal, dated June 30, 2026, attached hereto and made a part hereof as Exhibit “B” (the “Proposal”); and

WHEREAS, the Board of Supervisors of the District at its meeting of July 7, 2026, authorized the proper District officials to enter into this Agreement with Contractor; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape maintenance contractor and has agreed to furnish to the District those Landscape Maintenance Services in accordance with this Agreement and the Proposal.

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 so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES

A. The duties, obligations and responsibilities of Contractor are described in the Proposal, attached hereto. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Nothing in this Agreement shall be construed to obligate either party to conduct business exclusively with the other party.

B. Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality Landscape Maintenance Services in accordance with this Agreement and the Proposal.

C. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

E. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

F. In providing the Landscape Maintenance Services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Landscape Maintenance Services.

G. At the request of the District Representative, the Contractor agrees to meet with the District Representative to walk the property to discuss conditions, schedules, times, and other matters of concern regarding this Agreement.

H. The Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Landscape Maintenance Services within five (5) calendar days.

I. On a monthly basis, the Contractor shall perform inspections of the Landscape Area to ensure the quality of the Landscape Maintenance Services and proactively identify and resolve landscape maintenance issues (the "Monthly Inspections"). Further, Contractor shall provide written reports detailing Landscape Maintenance Services performed during the prior month and the results of Contractor's Monthly Inspections to the District Manager or his or her designee on a monthly basis.

J. Contractor shall regularly notify the District Manager of the District or his or her designee via email or as otherwise approved by the District Manager of the time and dates when Landscape Maintenance Services are scheduled to be performed and after such services have been performed. On no more than a monthly basis, Contractor shall prepare and deliver to the District Manager or his or her designee via email reports detailing Landscape Maintenance Services performed during the prior month.

K. Contractor agrees, as an independent contractor, to undertake and perform the Landscape Maintenance Services specified in this Agreement, as amended from time to time, or in any authorized work order by the District issued in connection with this Agreement and accepted by Contractor.

L. All Landscape Maintenance Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be performed in accordance with industry standards in Miami-Dade County, Florida. All Landscape Maintenance Services performed by Contractor under and related to this Agreement shall conform to any written instructions issued by the District.

M. Should any Landscape Maintenance Services and/or services be required which are not specified in this Agreement or any amendment thereto, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

N. Contractor agrees that District shall not be liable for the payment of any Landscape Maintenance Services or other services not included as part of this Agreement, unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such services.

O. Nothing in this Agreement shall be construed to obligate the District to purchase landscape or plant materials from Contractor or to require District to utilize Contractor to perform landscape and plant installation or trimming.

P. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

Q. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

R. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law. At the request of the District Representative, Contractor agrees to reasonably meet with District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

S. To the extent applicable to this Agreement, Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for “Multilane Work Within the Travel Way Median or Outside Lane,” and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

SECTION 3. COMPENSATION.

A. In exchange for providing the Landscape Maintenance Services pursuant to this Agreement, the District shall pay Contractor the monthly amount of \$5,000.00 for an annual contract amount of **SIXTY THOUSAND AND 00/100 (\$60,000.00) DOLLARS** (the “Contract Price”). Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or its designee, shall not exceed the rates set forth on Contractor’s Proposal and provided that any additional compensation for additional duties shall not cause the total amount for landscape services to exceed the statutory public bidding threshold for maintenance contracts pursuant to Sections 190.033 and 287.017, Florida Statutes. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month.

B. The parties expressly acknowledge and agree that the Contract Price set forth herein constitutes a firm, fixed price and shall remain unchanged for a period of two (2) years commencing on the Effective Date of this Agreement. During such two (2) year period, Contractor shall not be entitled to, and the District shall have no obligation to consider or approve, any increase, escalation, adjustment, or modification to the Contract Price for any reason, including, without limitation, increases in labor, materials, fuel, insurance, overhead, or other operating costs. Notwithstanding the foregoing, compensation for Additional Services expressly authorized in writing by the District pursuant to this Agreement shall not be deemed an increase to the Contract Price and shall be compensated solely in accordance with the terms of this Agreement.

C. Neither the amount of compensation per service visit nor the Annual Contract Amount shall be increased unless an increase in either or both is approved in writing by both parties and reflected in an amendment to this Agreement made in accordance with Section 13 of this Agreement.

SECTION 4. CONTRACTOR’S ACCEPTANCE OF CONDITIONS. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Landscape Maintenance Services pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

SECTION 5. WAIVER. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Proposal, shall not operate as a waiver by

District of the strict compliance with any other terms and conditions of the Agreement and related Proposal.

SECTION 6. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Landscape Maintenance Services provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Landscape Maintenance Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Landscape Maintenance Services are being performed, from sunset to sunrise. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of the District or on any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, landscaping, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and the provisions of Landscape Maintenance Services within twenty-four (24) hours.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or

employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor 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 in any other statute.

SECTION 8. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Westview North Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 9. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the

Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

SECTION 10. SITE MANAGER. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Landscape Maintenance Services and upon each occurrence of the performance of the Landscape Maintenance Services. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding the Landscape Maintenance Services. The Contractor will notify the District Manager by the first of every month of the service schedule for the subsequent month.

SECTION 11. TERM. This Agreement shall commence on the Effective Date of _____ August 10 _____, 2026, upon the execution by the parties, and, unless otherwise terminated in accordance with this Agreement, shall end and terminate on September 30, 2026, which thereafter shall automatically be extended for extension terms of one year each, coinciding with the Fiscal Year of the District, unless otherwise terminated as provided in this Agreement herein, and subject to the Contractor's acceptable level of performance and approved funding by District.

SECTION 12. AGREEMENT. This instrument, together with its exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

SECTION 13. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor.

SECTION 14. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

SECTION 15. TERMINATION. This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon thirty (30) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon thirty (30) days written notice to the District.

Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all Landscape Maintenance Services under this Agreement; and
- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the Landscape Maintenance Services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of Landscape Maintenance Services terminated by the notice of termination; and
- D. Complete performance of the Landscape Maintenance Services through the effective date of termination; and
- E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and
- F. Deliver to District releases and satisfactions of liens for all labor, materials, and supplies provided prior to the termination date; and
- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the Landscape Maintenance Services to the District or the District's new provider of such Landscape Maintenance Services.

The total sum to be paid to the Contractor upon termination shall not exceed the amount due to Contractor pursuant to Agreement for any completed Landscape Maintenance Services. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

SECTION 16. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Westview North Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: Veridian Group of Florida, Inc.
382 NE 191 Street, #82781
Miami, Florida 33179
Attention: Yani Lopez Castillo, President

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. 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 in this Agreement.

SECTION 17. 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 instrument.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

SECTION 19. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

SECTION 20. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following

completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

SECTION 21. DEFINITIONS. Terms used in this Agreement that are defined in the Landscape Maintenance Services Proposal shall have the meanings indicated therein.

SECTION 22. 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.

SECTION 23. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm’s length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 26. FAMILIARITY WITH LAWS. Contractor shall be required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Landscape Maintenance Services being performed by Contractor under this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

SECTION 27. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor’s failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 28. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor’s, vendor’s, or service provider’s social, political, or ideological interests

when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 29. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 30. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 31. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

SECTION 32. EXTRA WORK. Contractor shall perform all Extra Work not specified herein that may be ordered in writing by the District. For the Extra Work, the Contractor shall be paid at the rate named in the this Agreement for such Extra Work of a similar nature and character or at the agreed upon rate or fee as set forth in a written proposal, work authorization, or task order detailing such Extra Work. Except as hereinafter provided, all Extra Work ordered and performed in accordance with the above paragraph will be paid for at the price in the written order for such Extra Work. The price (or rate) shall have been approved by the District and mutually agreed by the Contractor.

SECTION 33. CONFLICTS. In the event of any conflict or inconsistency between the terms of this Agreement and the terms and conditions of Exhibit “A” or Exhibit “B”, this Agreement shall control. To the extent there is a conflict between Exhibit “A” and Exhibit “B”, Exhibit “B” shall control unless otherwise expressly stated in writing by the parties.

SECTION 34. DAMAGE TO DISTRICT PROPERTY. Contractor will be held responsible for the care, protection, and condition of all work performed pursuant to this Agreement and will be required to make good at its own cost, or reimburse the District for, any damage or injury to the District’s property, including, but not limited to, damage to or destruction of sodded areas owned or maintained by the District, resulting from Contractor’s performance of the Scope of Work or otherwise occurring from any cause resulting from Contractor’s acts or omissions or the acts or omissions of its employees, agents, subcontractors, or suppliers.

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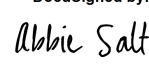
IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

WESTVIEW NORTH COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:

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DocuSigned by:

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Print name: Juliana Duque
Secretary/Assistant Secretary

Print name: Abbie Salt
Chairman/Vice-Chairman

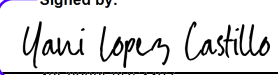
4th day of August, 2026

WITNESSES: (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

CONTRACTOR:

VERIDIAN GROUP OF FLORIDA,
INC., a Delaware corporation, authorized to
conduct business in the State of Florida

[PRINT NAME OF WITNESS]

Signed by:
By: 
43E8236E3D54427...

[PRINT NAME OF WITNESS]

Print name: Yani Lopez Castillo

Title: CEO and President

(CORPORATE SEAL)

31 day of January, 2026

EXHIBIT “A”

LANDSCAPE AREA

EXHIBIT “B”

PROPOSAL

LANDSCAPE SERVICES PROPOSAL

Prepared for:
Westview North Community Development District
North Parcel



Prepared by:
Veridian Group, Inc.

Date: June 30, 2026

Point of Contact: Sebastian Martinez
Email: sebastian@veridianhq.com

Phone: (305) 315-8119



INTRODUCTION

Veridian Group, Inc. is pleased to submit this landscape services proposal for the Westview North Community Development District, with a focus on the District-owned and District-maintained areas within the North Parcel of the District.

This engagement is structured around the District's existing landscape maintenance responsibilities, including CDD-owned land, lake and drainage areas, entry road landscaping, frontage areas, swales, common landscape areas, and related District infrastructure. The Westview North CDD ownership map identifies the North Parcel and shows District-owned components including lake/drainage tracts and an entry road tract designated for road, drainage, and landscaping purposes.

Veridian is a Miami-based, vertically integrated company providing landscaping, security, and management services to communities across South Florida. Our leadership is local, and the crew on your grounds is a Veridian team that answers to your district. When something needs attention at Westview North, you reach our Community Experience Team — a real person, any hour — and a Supervisor who knows the grounds acts on it.

We have reviewed your current specifications in full, including the scope of lawn care, ground cover and shrub maintenance, tree care, and the service frequency schedule. This proposal is designed to align with that existing District budget while improving documentation, quality assurance, crew accountability and service reporting.

SECTION 1 — UNDERSTANDING OF DISTRICT SCOPE

Westview North CDD requires landscape maintenance for District-owned and District-maintained areas within the North Parcel. The relevant service areas include, but are not limited to: CDD-owned land; CDD-owned lake and drainage tracts and adjacent banks; CDD-owned swales and frontage areas; CDD-owned entry road landscaping; road, drainage, and landscaping tracts; landscape beds at District entry features; common-area turf, shrubs, hedges, palms, trees, and ornamental plant material; and landscaped areas adjacent to or supporting District drainage, lake, canal, and stormwater infrastructure.

The scope encompasses three primary service categories: lawn care, ground cover and shrub area maintenance, and tree care. Each category includes not only routine maintenance tasks but also the proactive application of fertilizers, pest and disease controls, and herbicides as conditions require, using products registered with Federal and State authorities and applied by licensed personnel.

The contracted service frequency, as specified by the District, is as follows: mowing, edging, weed eating, and blowing 29 times per calendar year; landscape debris and litter removal 29 times per calendar year; hand and power pruning and trimming of shrubs and hedges 12 times per calendar year; weed control of beds and paver areas 12 times per calendar year; Integrated Pest Management for turf, groundcover, shrubs, hedges, trees, and palms 6 times per calendar year; and granular fertilization of all plant material 4 times per calendar year.

Veridian is responsible for furnishing all horticultural supervision, labor, materials, equipment, and transportation required to execute these services throughout the contract period. All work must be performed to high standards of workmanship and conducted in a manner that minimizes inconvenience to residents. Veridian assumes sole responsibility for any damages caused by its personnel during service delivery and must carry the required insurance coverage throughout the term.

SECTION 2 — PROPOSED STAFFING PLAN

Veridian proposes the following dedicated staffing structure for Westview North:

Manager. A Veridian Manager will serve as the District's primary point of contact, coordinating directly with the District Manager and any Board designees. The Manager conducts regular inspections, reviews service completion, escalates landscape, irrigation, drainage-adjacent, or safety concerns, and is reachable by phone or email during business hours, with after-hours escalation through Veridian's internal dispatch function.

Head of Landscaping. One senior manager will serve as the overall field leader for the Westview North account. The Head of Landscaping is responsible for the agronomic program, chemical application oversight, crew scheduling, quality control across the District, and direct communication with the Board and district management. This individual will be the named point of escalation for all field-level concerns and will conduct regular property walks to verify that service is being executed to the standard specified in the contract.

Landscaping Lead. One Landscaping Lead will be assigned to each service zone within the community. Each Lead directs a crew of 3 to 4 landscapers, ensures that mowing, edging, trimming, and blowing are completed to standard at every home in the zone, and conducts a post-service walkthrough before departing. This zone structure ensures that the District can be serviced efficiently within the contracted visit frequency without sacrificing consistency or oversight at the individual-home level. Each Landscaping Lead reports directly to the Head of Landscaping and is the first point of contact for crew-level issues, equipment concerns, and on-site observations requiring escalation.

Landscapers. A total of 6 to 8 trained landscapers will be deployed across the community's service zones, organized into two crews of 3 to 4 operating under the direction of their Landscaping Lead. Landscapers are responsible for the daily execution of mowing, edging, weed eating, blowing, debris removal, and manual weeding within their assigned zone. All landscapers assigned to Westview North will complete a site-specific orientation prior to their first day of service covering the community layout, service protocols, equipment operation standards, and resident interaction expectations. Crew composition will remain consistent from visit to visit.

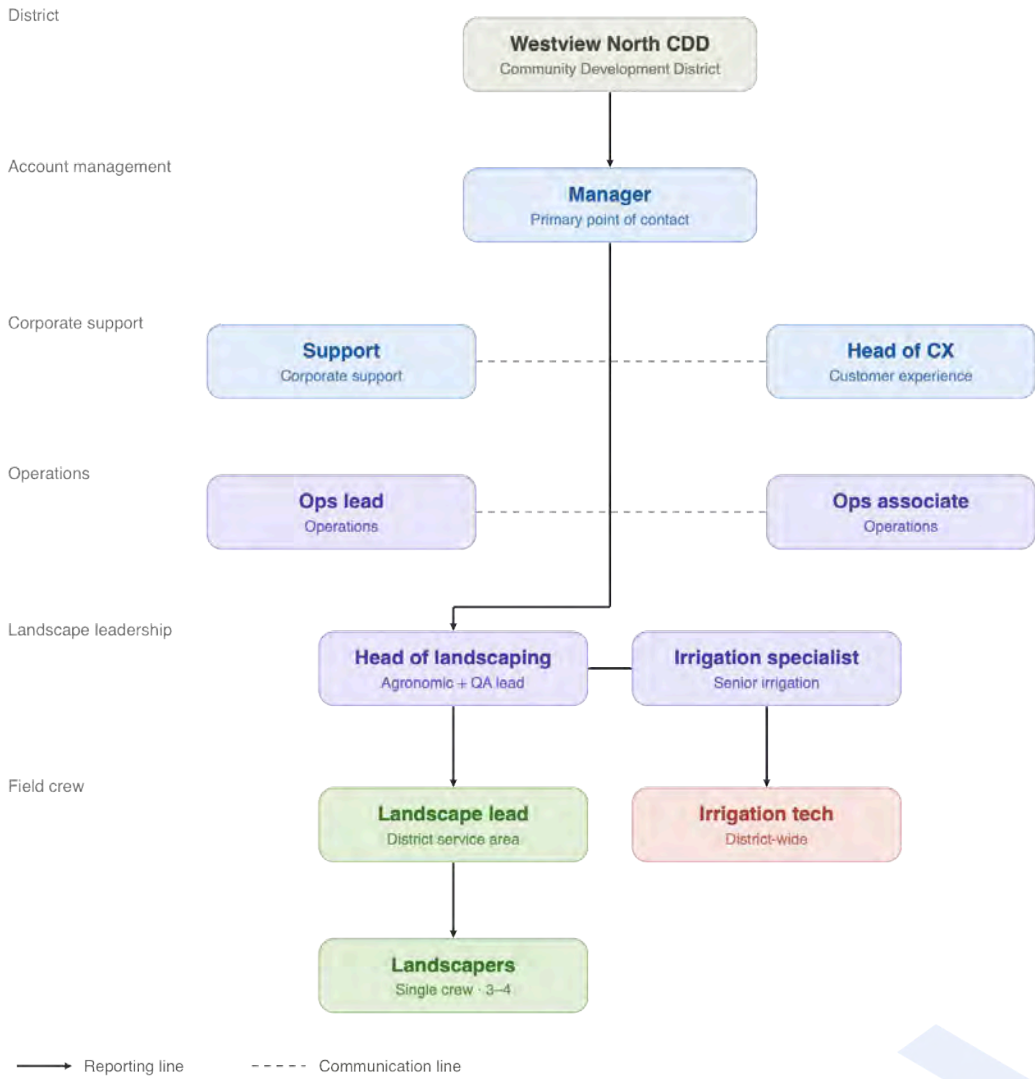
Irrigation Technician. While we understand the District does not own or operate any irrigation systems, one dedicated Irrigation Technician will be assigned to Westview North to perform routine irrigation inspections, zone checks, nozzle and head adjustments, minor repairs, and system monitoring throughout the contract term. The Irrigation Technician will conduct a systematic inspection of the irrigation system during the pre-service period to establish a baseline understanding of the system's condition, coverage, and any existing deficiencies. Findings will be documented and shared with district management prior to service commencement. On an ongoing basis, the Irrigation Technician will report any repair needs,

coverage gaps, or consumption anomalies to the Head of Landscaping and District Manager on a monthly basis or immediately where an issue poses a risk to plant material.

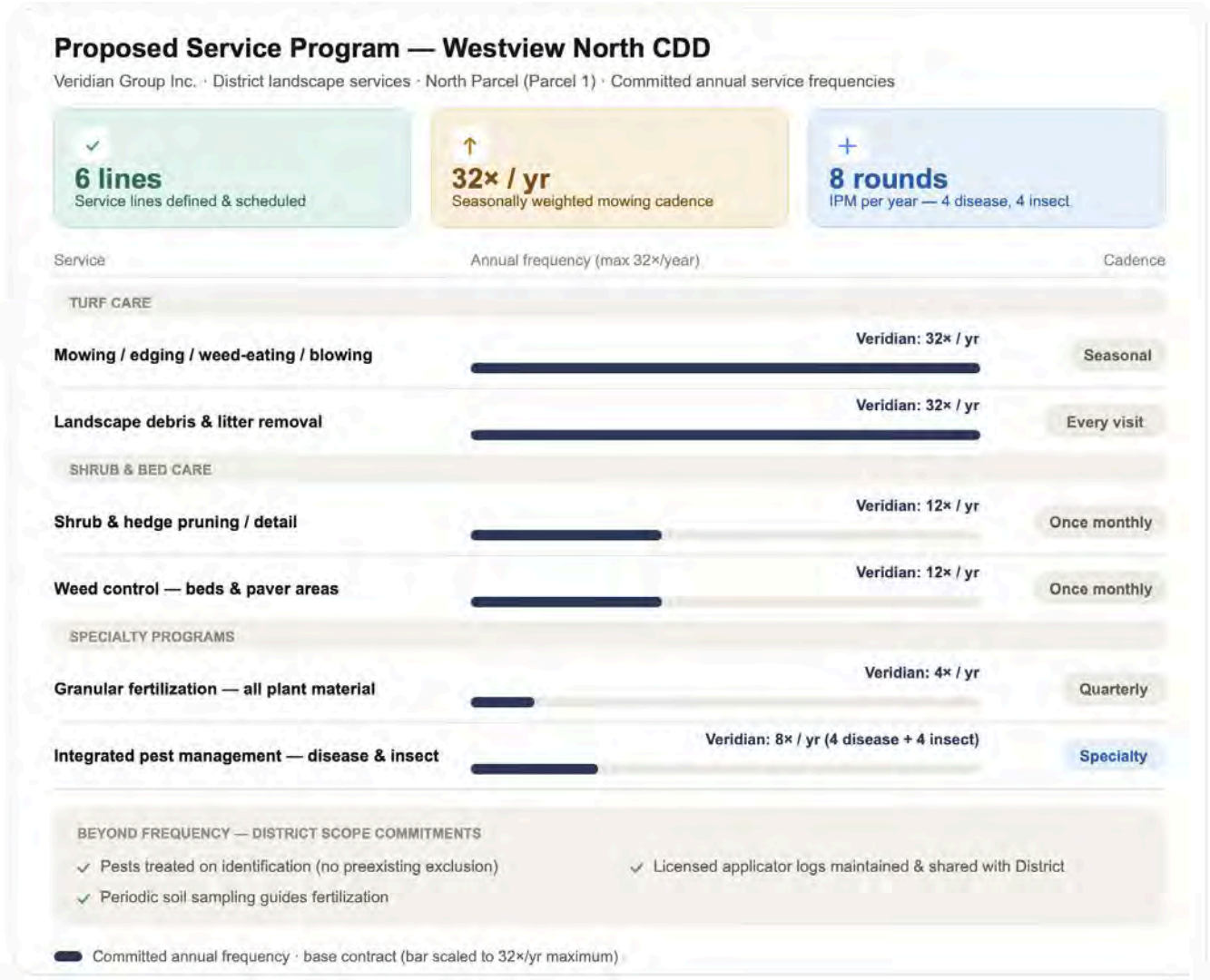
Irrigation Specialist. One senior Irrigation Specialist will provide program-level oversight of the Westview North irrigation program, including scheduling recommendations, smart controller calibration, water conservation assessments, and coordination with Miami-Dade County water use regulations. The Irrigation Specialist holds the applicable Florida contractor and backflow tester licenses and will lead any repair, upgrade, or enhancement work that falls outside the scope of routine maintenance. The Irrigation Specialist will visit the property no less than once per month and will be available for consultation by the Head of Landscaping and District Manager as conditions require.

Veridian does not view consistent crew assignment as a logistical convenience — it is a core service commitment. A crew that knows Westview North learns where problem areas recur, which homes require extra attention, and what normal looks like across every zone. That institutional knowledge cannot be replicated by rotating personnel and is one of the most meaningful advantages Veridian brings to a community of this scale.





SECTION 3 — PROPOSED



Lawn Care

Mowing. Mowing is performed 32 times per calendar year, distributed seasonally to South Florida’s growth cycle — twice monthly from November through April, three times monthly in May, June, September, and October, and four times monthly in July and August. Veridian uses commercial-grade rotary equipment calibrated to a seasonally adjusted cutting height appropriate to the turf variety and growth conditions present across the community. Each mowing visit includes string trimming around trees, shrubs, signs, and foundations; weed eating in all areas inaccessible to mowing equipment; and blowing off all clippings and debris from paved, mulched, and hardscape surfaces before the crew departs. Litter and debris policing is performed at every visit.

Edging. Edging is performed at every mowing cycle along all hard edges — sidewalks, curbs, and pavement — using equipment fitted with manufacturer guards. Weedeater-style equipment is not used on hard edges. Soft edges adjacent to beds and tree rings are edged no less than every other mowing cycle. All edging debris is blown or swept clear immediately after completion.

Turf weed control. Turf weed pressure is managed through correct mowing height, balanced fertilization, and targeted application of pre-emergent and post-emergent herbicides where weed pressure warrants. Herbicide selection is handled by Veridian's Florida-licensed applicators and coordinated with the District's District Manager before any new product is introduced to the community.

Disease and insect control. Veridian's licensed agronomic technicians inspect turf and plant material at every service visit for early indicators of pest pressure or disease. The program includes four insect-control and four disease-control rounds per calendar year, with summer applications targeting chinch bugs and sod webworms. Pests identified between scheduled rounds — ant mounds, grubs, chinch, aphid or scale infestations, and fungal outbreaks — are treated on identification rather than deferred to the next cycle. Fire ant control is excluded from the base scope and available as an add-on. Where a broader or more intensive treatment program is warranted, Veridian provides the District a written treatment proposal before any additional expenditure.

Ground Cover and Shrub Areas

Pruning and detail. Shrubs, hedges, and ground cover are pruned and detailed 12 times per calendar year — once monthly. Each detail cycle includes removal of dead, diseased, and infested wood; control of suckers and irregular growth; pole-saw lifting of low tree and palm material; and overall detailing beyond the standard mow-and-blow. Pruning is performed by hand where the plant material warrants and by mechanical shears elsewhere, and is not carried out in a manner that creates a sheared or unnatural appearance unless specifically directed by the Board. Flowering surfaces are preserved where applicable.

Bed and paver weed control. Weed control in beds and paver areas is maintained 12 times per calendar year through a combination of physical removal and targeted post-emergent herbicide, with pre-emergent products applied where a known weed problem warrants. Edging of low-growing ground cover maintains defined borders and prevents encroachment onto hardscape or adjacent plant zones. All applications are targeted to avoid off-target damage to desirable plant material.

Fertilization. Fertilization. Shrubs, hedges, and ground cover are fertilized four times per calendar year using commercial-grade balanced macro- and micro-nutrient formulations with a minimum of 50 percent slow-release nitrogen, tailored to plant material type and growth cycle. Palms are fertilized using a University of Florida–recommended palm-specific blend. Fungicide and pesticide applications are performed on a targeted, as-needed basis using registered products, only when field observations support treatment and in compliance with applicable Federal, State, and Miami-Dade County regulations.

Tree and Palm Care

Trees. Veridian prunes trees up to 10 feet in height as needed to maintain clearance, remove hazardous or dead limbs, and support healthy structure. For trees exceeding 10 feet, work is limited to low-hanging limbs that pose hazards to pedestrian or vehicular traffic, with canopy clearance raised to a minimum of 8 feet as conditions require. Evergreen trees under 10 feet may be thinned or shaped to

reduce wind and storm-damage risk. Scheduled tree pruning is concentrated in the winter months outside active growth, except where safety-related pruning is required on an immediate basis.

Palms. Palm care includes removal of dead, damaged, and diseased fronds up to 14 feet, with seed pods and spent material addressed during routine visits as conditions require. Low palms are lifted during the monthly detail cycle. Tree staking is inspected, adjusted, and removed as trees establish and no longer require support. Tree and palm fertilization is included within the annual fertilization cycles. All debris generated by tree and palm operations — including leaf fall in beds, parking areas, sidewalks, and streets — is removed on the same service day. Tree work beyond 10 feet, palm work beyond 14 feet, and capital-level canopy work fall outside the base scope and are available under the optional services schedule.

Fertilization and Integrated Pest Management

Veridian executes an integrated fertilization and pest management program across turf, ground cover, shrubs, hedges, trees, and palms. Fertilization is applied four times per calendar year using seasonally appropriate blends, scheduled in compliance with applicable Miami-Dade County fertilizer and water-use ordinances. Tree and shrub applications use balanced macro- and micro-nutrient commercial-grade formulations with a minimum of 50 percent slow-release nitrogen.

Integrated pest management is delivered across eight rounds per calendar year — four disease-control and four insect-control — exceeding the District's six-visit minimum, and supplemented by visual inspection at every service visit with treatment of any pest or disease identified between scheduled rounds. All products are applied by Florida-licensed pesticide applicators. Application logs documenting product, rate, date, target pest or condition, and applicator license number are maintained for every application and made available to the District's District Manager on request. Veridian performs periodic soil sampling to guide fertilizer selection; formal laboratory soil analysis with a written report is available as an add-on.

Assumptions and Exclusions

The base monthly rate covers all services and frequencies described above. The following are outside base scope and require prior written authorization and separate pricing: storm cleanup and post-hurricane debris removal; capital tree work beyond stated heights; plant material replacement; irrigation repairs exceeding 1.5 inches in diameter; and new installation or enhancement projects.

Change Orders

Either party may request adjustments to service zones, frequencies, or scope by written notice describing the proposed change and its cost or schedule impact. No change is effective until approved in writing by an authorized Board designee and confirmed by Veridian. Approved changes will appear on the next monthly invoice.

SECTION 4 — COSTS

Westview North Community Development District

Proposed annual landscape budget · All-inclusive flat fee · Veridian Group Inc. · North Parcel (Parcel 1) · District-owned & maintained areas

Service	Frequency / year	Avg visits / mo
TURF CARE — 32 VISITS / YEAR		
Mowing / edging / weed-eating / blowing	32	2–3
Landscape debris & litter removal	32	2–3
SHRUB & BED CARE — 12 VISITS / YEAR		
Shrub & hedge pruning / detail	12	1
Weed control — beds & paver areas	12	1
SPECIALTY PROGRAMS — SEASONAL		
Integrated pest management — disease & insect	8	Seasonal
Granular fertilization — all plant material	4	Seasonal
INCLUDED AT NO ADDITIONAL CHARGE		
Supervision, QA & monthly reporting	12	Monthly
Complimentary		

This is an all-inclusive, integrated flat-fee program for District-owned and District-maintained areas. Service categories and frequencies are shown for scope and budgeting purposes only — they are not separately priced, and are not individually severable or terminable. Supervision and QA reporting are included at no additional charge. Repairs and work outside the contracted scope are billed per the add-on rate schedule.

Annual flat fee \$60,000 all-inclusive flat fee	Monthly installment \$5,000 12 equal payments · net 15	FY2027 budget basis \$63,258 District adopted line · priced under	Current contract \$5,190.48 Dixie reference · per month	Coverage North District-owned & maintained
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Veridian proposes to provide District landscape maintenance for the Westview North CDD North Parcel at the District's existing FY2027 landscape maintenance budget:

- Annual contract amount: \$60,000.00
- Monthly installment: \$5,000.00

This is an all-inclusive flat fee for the base services described above: seasonally scheduled mowing, edging, string trimming, blowing, and debris removal; 12 shrub, hedge, and groundcover detail cycles; 12 bed and paver weed-control cycles; four granular fertilization applications; eight IPM rounds; routine ground-level tree and palm care; monthly service documentation; and field supervision and quality control, together with all associated labor, supervision, materials, and equipment.



Optional Add-On Services

Services below may be requested, increased, or removed at any time via a signed Service Order or Change Order from an authorized Board designee (email acceptable). All charges are in addition to the base contract and billed per unit rates shown. No work proceeds without written authorization. Photo logs and work tickets provided upon completion. After-hours and emergency calls billed at 1.5× the standard rate. Mobilization, equipment, lifts, permits, and disposal beyond standard debris removal billed at cost unless otherwise noted.

Category	Description	Typical Frequency	Unit / Basis	Rate
Labor	Manual labor for irrigation, turf, or minor site repairs under supervision	As needed	Per hour	\$25 / hr
Technician	Certified tech for irrigation, pump, or electrical troubleshooting	As needed	Per hour	\$45 / hr
Technician Assistant	Support role assisting technician with field work	As needed	Per hour	\$20 / hr
Seasonal Annuals	Replace flower beds with seasonal color rotation	2–3× / year	Per flat (18-count) installed	\$32–\$38 / flat
Tree Trimming — Standard	Trees 9–24 ft; includes debris removal	2–3× / year	Per tree	\$45–\$65 / tree
Tree Trimming — Tall / Canopy	Trees >25 ft (e.g. live oaks, mahogany)	Annually	Per tree	\$125–\$250 / tree
Palm Pruning — 9–24 ft	Remove dead fronds & seed pods	2–3× / year	Per palm	\$25–\$45 / palm

VERIDIAN

Veridian Group
7190 SW 87th Ave, Suite 401
Miami, FL 33173

Palm Pruning — >25 ft	High-reach or lift-required palms	2× / year	Per palm	\$65–\$95 / palm
Irrigation Repairs	Parts (nozzles, rotors, valves >1.5") & diagnostics; beyond wet-check scope	As needed	Time + materials	\$40 / hr + parts
Sod Replacement	St. Augustine or Zoysia installation	As needed	Per pallet (~450 sq ft)	\$300–\$375 / pallet
Fertilization Program	Supplemental turf & ornamental fertilization incl. pest control beyond contract	4–6× / year	Per application / 10 acres	\$750–\$1,200
Pest & Weed Control	Spot treatments outside normal contracted scope	As needed	Per service	\$125–\$200
Storm Cleanup	On-call emergency response after storms; 4-person crew	As needed	Per crew hour	\$160 / hr
Pressure Cleaning	Hot-water pressure cleaning of common sidewalks & curbs	1–2× / year	Per linear foot	\$0.25–\$0.35 / ft
Irrigation System Audit	Full-system inspection with zone mapping report	Annually	Per system	\$650–\$950

SECTION 5 — HORTICULTURAL APPROACH AND SERVICE PROTOCOLS

Because Westview North CDD is responsible for maintaining District-owned and District-maintained landscape areas, consistent execution requires documented protocols, systematic routing, and clear accountability at the crew level. The service program is structured around the District's public-facing assets, including entry road landscaping, CDD-owned land, lake and drainage-adjacent areas, swales, landscape beds, turf areas, palms, trees, and other District-maintained improvements.

Veridian will develop a site-specific service map for Westview North prior to the commencement of service. This map will define the mowing route, crew starting and stopping points, designated staging areas, and any areas of elevated sensitivity or known horticultural concern. The map will be reviewed with crew leaders and updated as conditions change.

At each mowing visit, crews will follow a consistent path of motion to ensure no homes are missed and service is completed in a logical, efficient sequence. Crew leaders will conduct a post-service walkthrough of their assigned zone before departing to verify that edging, weed eating, and blowing have been completed to standard and that no debris remains on hardscape surfaces.

For chemical applications, Veridian will maintain a written application log documenting the product name, application rate, target pest or condition, date of application, applicator license number, and treated area for every application performed on the property. This log will be made available to the District and its District Manager upon request and will support compliance with any public records or regulatory requirements applicable to the community.

Veridian will conduct a horticultural assessment of the property during the pre-service period — including the common areas and the clubhouse and amenity grounds — to establish a baseline understanding of the turf variety, existing plant material, soil conditions, and any areas of current or emerging concern. This assessment will inform the fertilization schedule, IPM calendar, and pruning program for the first contract year. Findings will be shared with the District prior to service commencement.

Where a disease problem, pest infestation, or other condition arises that requires treatment beyond the contracted scope, Veridian will notify the District Manager promptly and provide a written treatment proposal with product information, expected outcomes, and cost before any additional work is performed.

SECTION 6 — COMMUNICATION

Veridian operates a real-time digital operations platform that provides continuous documentation and accountability across all service assignments. Every crew leader and Manager assigned to Westview North will use the platform to log service visits, record observations, document chemical applications, and submit incident or damage reports.

The District and its District Manager will receive access to an authorized client portal where service records, visit logs, application documentation, and property condition reports can be reviewed in real time, 24 hours a day.

A monthly service summary report will be submitted to the District Manager by the fifth business day of each month. This report will cover services completed during the prior month, any observed property conditions or areas of concern, a summary of chemical applications performed, and any recommended follow-up actions. Veridian's Manager will be available to review the monthly report in a call or in-person meeting with the District Manager and Board as often as the District requires.

Any condition observed during service visits that poses an immediate safety risk — including but not limited to hazardous tree limbs, standing water, or tripping hazards — will be reported to the District Manager by phone or email on the same day of observation, regardless of whether the condition falls within the contracted scope of services.

Veridian's Customer Experience (CX) team maintains a monitored dispatch function available at all hours. The District, its District Manager, and approved contacts may reach dispatch directly for urgent matters at any time.

SECTION 7 — EQUIPMENT AND APPEARANCE STANDARDS

All Veridian crews assigned to Westview North will arrive in properly marked and maintained vehicles displaying Veridian branding. Equipment deployed on the property will be commercial-grade and appropriate to the tasks required, including zero-turn and walk-behind mowers calibrated to the correct cutting height, commercial edgers, line trimmers, and backpack blowers. Vehicles and equipment will be inspected by crew leaders prior to each service day. Any equipment found to be in a condition that could damage plant material, create a safety hazard, or produce substandard results will be removed from service until repaired. Veridian maintains backup equipment at its Miami-area operations base to ensure that no service day is delayed due to equipment failure.

All crew members will wear clean, professional Veridian-branded uniforms including high-visibility safety vests during roadway-adjacent work. Personal protective equipment appropriate to the task — including eye protection, hearing protection, and gloves during mowing and trimming, and chemical-resistant PPE during pesticide and herbicide applications — will be worn at all times. Veridian's equipment certification program requires each crew member to demonstrate competency on every piece of equipment they operate before being assigned to a client property.

In addition to the required uniform, each field team member will carry their Veridian identification badge, an encrypted two-way radio, and a body-worn camera at all times while on duty. Veridian's body-worn camera program is a non-negotiable standard of accountability across all field operations. Crew members are trained to activate body-worn cameras at the start of their shift and will record throughout — including any interaction with a resident, during the documentation of property damage or observed hazards, during incidents requiring escalation, and at any other moment where a record of field conditions may be relevant to the District or district management. All footage is stored through encrypted cloud-based systems designed to support secure retention, controlled access, and retrieval when requested by authorized parties including the District, its District Manager, or as required by applicable law.

Encrypted two-way radios will be carried by all field team members throughout each service day, enabling real-time communication between landscapers, Landscaping Leads, and the Head of Landscaping across the community. This communication infrastructure ensures that any condition requiring immediate

attention — a damaged irrigation head, a hazardous tree limb, a resident concern — is escalated and addressed without delay rather than logged after the fact.

The combination of body-worn cameras and radio communication reflects Veridian's broader commitment to transparency and accountability. The District will never have to take our word for what happened on a given service day. The documentation exists, it is retained, and it is available.

SECTION 8 — PERSONNEL STANDARDS

All personnel assigned to Westview North will meet the following minimum standards.

All individuals performing pesticide, herbicide, or fertilizer applications will hold a valid Florida Department of Agriculture and Consumer Services pesticide applicator license under Chapter 482, Florida Statutes, for the appropriate category of application, including Lawn and Ornamental. The pest control firm license required under Chapter 482 will be maintained in active status throughout the contract term.

Each crew member will have a minimum of one year of verifiable experience in commercial landscape maintenance. All applicants will pass a pre-employment background screening and drug test consistent with Veridian's standard hiring protocols. Veridian participates in E-Verify and complies with all applicable employment eligibility requirements.

Training will include a site-specific orientation to Westview North covering the community layout, service protocols, resident interaction standards, chemical application procedures, and safety requirements prior to the first day of service. Monthly in-service training will be conducted covering relevant horticultural, safety, and compliance topics. All crew members performing roadway-adjacent work will be trained on applicable traffic control and safety requirements.

Veridian maintains General Liability, Automobile Liability, Workers' Compensation, and additional coverage throughout the contract term, with Westview North Community District, Inc. named as an additional insured and certificate holder in accordance with the District's vendor requirements. Full coverage types and limits are set out in Section 10.

SECTION 9 — SEASONAL AND ADAPTIVE MANAGEMENT

South Florida's subtropical climate requires a landscape maintenance program that adapts meaningfully across seasons. Veridian's service schedule for Westview North will reflect the distinct demands of the active growing season, the dry season, and the hurricane preparedness period rather than applying a single uniform cadence year-round.

During the active growing season, mowing frequency will be executed at the contracted 32-visit schedule, with cutting heights and intervals adjusted to prevent scalping and support healthy turf density. Fertilizer applications will be timed to align with periods of active growth and calibrated to nitrogen source and release rate appropriate to the season, and scheduled in compliance with applicable Miami-Dade County fertilizer ordinances. Pre-emergent herbicide applications will be timed to suppress seasonal weed flushes common to South Florida turf varieties.

During the dry season, Veridian will monitor moisture stress in turf and plant material and communicate irrigation-related concerns to the District Manager where conditions suggest that the irrigation system may not be meeting plant needs.

In advance of hurricane season, Veridian will conduct a property-wide safety assessment identifying trees and palms with low-hanging, dead, or structurally compromised limbs that pose elevated wind-event risk. Any recommended pre-storm pruning or safety work will be communicated to the District in writing with sufficient lead time for Board consideration and approval.

We understand that the needs of the District can shift. If the Board identifies areas of immediate concern, requests adjustments to service priorities, or wishes to modify any component of the service program, Veridian will respond to those requests promptly and document any resulting scope changes in writing. We will not penalize the District for reasonable operational adjustments, provided they are communicated with reasonable advance notice.

SECTION 10 — INSURANCE

Veridian carries and will maintain the following coverage throughout the contract term, with the District named as Additional Insured on all primary policies except Workers' Compensation:

Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate. Automobile Liability: \$1,000,000 combined single limit. Workers' Compensation and Employers' Liability: statutory limits with \$500,000 per accident. Cyber Liability: \$1,000,000 per claim. Umbrella/Excess Liability: \$4,000,000 per occurrence / \$4,000,000 aggregate. All carriers rated A-/VII or better by A.M. Best. Certificates of insurance will be delivered prior to commencement and at each renewal.

SECTION 11 — CONTRACT TERMS

Veridian proposes an initial one-year term commencing on the Effective Date, with automatic renewal for successive one-year periods unless either party provides 60 days' written notice of non-renewal. Either party may terminate for convenience upon 60 days' written notice. Termination for cause may occur upon 30 days' written notice with an opportunity to cure. Governing law is the State of Florida; venue is Miami-Dade County.

Upon transition-out, Veridian will provide up to 30 days of overlapping coverage with any successor provider, full handover of all service records, application logs, and property documentation, and a complete summary of open items and ongoing horticultural programs.

SECTION 12 — TRANSITION PLAN AND ONBOARDING

Transition Plan and Execution — Westview North CDD

Veridian Group Inc. - District landscape services onboarding calendar



Veridian's transition into any new community follows a structured onboarding protocol designed to ensure zero service gaps, immediate operational alignment, and a clear communication framework with the District and district management team from the first day of service.

30 Days Prior to Service

Introduce Veridian's landscape leadership team and Manager to the District's District Manager and any Board designees and provide direct contact information for all points of escalation. Conduct a joint property walkthrough with relevant stakeholders to inventory each zone, review the community map, identify any areas of immediate concern or elevated horticultural need, and document baseline conditions with photographs. Collect soil samples where warranted to inform the fertilization program. Confirm the mowing route, staging areas, and service day schedule. Finalize uniform specifications and any community-specific branding requirements. Install digital service checkpoints and configure the client portal for the District Manager's access. Identify and verify the licensing status of all agronomic technicians assigned to the property. Test all equipment assigned to Westview North and confirm readiness. Confirm the emergency contact list and after-hours escalation tree with the Manager and the District Manager.

First 30 Days of Service

Begin full contracted service execution from the Effective Date. Conduct site-specific orientation training for all assigned crew members covering Westview North service protocols, community layout, resident interaction standards, chemical application procedures, and safety requirements. The Manager and Head of Landscaping will be on-site during the first week to support crews, observe operations, and address any immediate adjustments. Submit the monthly service summary and review portal compliance data. Conduct Week 1 and Week 2 alignment checks with the District Manager to address early observations, routing refinements, or resident feedback. Begin weekly status calls with the District Manager for the first 30 days. Adjust crew scheduling, zone assignments, and protocols based on initial operational data.

30 to 90 Days of Service

Meet with the District Manager and Board designee to review the first 30 days of performance, discuss wins, and identify any areas for adjustment. Complete the 30-day alignment review and deliver the first written performance summary. Continue monitoring service log compliance, chemical application documentation, and equipment and crew standards. Conduct the 90-day alignment check and quarterly operations review. Deliver the first quarterly written summary covering service completion rates, observed property conditions, application records, and any recommended program adjustments.

SECTION 13 — WHY VERIDIAN

We are not the largest landscaping company bidding on this contract. We are the most accountable one.

Our principals are based in Miami. When something is not right in a bed at Westview North on a Tuesday morning, you will not be routed through a regional office in another state or assigned to a rotating account manager who has never walked your property. You will reach someone who knows the District, knows the crew assigned to it, and can resolve the issue the same day.

Veridian's landscape operations are led by professionals with direct field experience in South Florida's specific horticultural environment — the turf varieties, the pest pressures, the irrigation demands, and the seasonal rhythms that are not replicated anywhere else. The tools and protocols we deploy are not adapted from a national template. They are built for this climate and this kind of community.

Veridian's corporate leadership team combines executive strategy, licensed management experience, customer experience oversight, and systems-driven field operations.

Malcolm Gray, CAM, leads Veridian's landscape division and serves as the direct operational lead for all exterior landscape programs across managed communities. Malcolm brings years of landscape management experience, including senior roles with large-scale residential developments across Miami-Dade and Broward counties. A licensed Community Association Manager, Malcolm is at the intersection of community management and landscaping. His background spans turf agronomy, landscaping system management, integrated pest management, and the full lifecycle of exterior landscape contracts — from pre-contract assessments through annual renewal. At Veridian, Malcolm oversees crew performance, quality assurance, vendor compliance, agronomic programming, and direct client communication for all landscape accounts. He will serve as the senior landscape point of contact for Westview North.

Yani Lopez Castillo, SPHR, MBA, oversees Veridian's overall strategy, growth, governance, client relationships, and enterprise execution. His background includes operations, organizational design, client service, and business transformation experience across high-growth, consulting, and digital-services environments, including the Boston Consulting Group, Candid, DEPT, and NowThis/Vox Media. At Veridian, Yani is responsible for the company's strategic direction, governance posture, growth initiatives, client alignment, and the continued development of Veridian's vertically integrated management model — one that brings landscape, security, and community management under a single accountable leadership structure rather than outsourcing any of it.

Sebastian Martinez, CAM, CMCA, leads Veridian's management, finance, and customer experience functions. Prior to co-founding Veridian, Sebastian spent more than seven years with Vesta Property Services, where he gained direct experience in property management, board support, resident service, and community operations. At Veridian, Sebastian oversees the management layer, ensuring boards receive responsive support, residents receive clear communication, and each community's operating plan is executed with consistency, professionalism, and accountability. For Westview North, Sebastian serves as the organizational point of accountability — the person the Board calls when something needs to be resolved at the leadership level, not just the field level.

Javier Lopez Castillo, MSc, oversees Veridian's operations function, bringing a systems-driven background in operational data, infrastructure, and performance management. His experience includes work with global, multi-unit organizations such as Lyft and Restaurant Brands International, where he supported scalable operational reporting, performance metrics, and data infrastructure. At Veridian, Javier applies that background to field execution, staffing coordination, service delivery, quality control, and operational readiness across all managed communities. For a landscape program serving a District of this size, the operational infrastructure behind the field team — routing, scheduling, compliance tracking, and service documentation — is as important as the crew itself. That infrastructure is Javier's domain.

We take the same view of landscape service that we take of every service we provide: the resident's experience of their community every morning when they walk out their front door is the only metric that matters. At Westview North, residents will see Veridian's work every day. We do not take that lightly.

We look forward to meeting with the Board of Supervisors and the District's management team to walk the property, discuss the scope in detail, and finalize a service program that reflects exactly what this community deserves.

Respectfully submitted,

Sebastian Martinez, CAM, CMCA
Co-founder & Managing Director/Partner



VERIDIAN

Veridian Group
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CORSICA

COMMUNITY IRRIGATION REPORT MARCH 2026

PREPARED FOR
Board of Directors
Corsica Homeowners Association, Inc.

PREPARED BY
Veridian Group, Inc.

DATE
March 31st, 2026

VH Q

veridianhq.com



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Summary

This report provides a comprehensive overview of the irrigation system serving the Corsica Homeowners Association community. It covers inspections and repairs conducted across three service visits (February, March, and April 2026), documents all zone-level findings, and tracks issue resolution status. The system includes Rain Bird controllers at two locations and serves medians, swales, street corridors, and the clubhouse grounds.

A total of 20 issues were identified and addressed across the service period. The majority have been resolved. Two zones — Zone 47 and Zone 37 — require continued monitoring and follow-up repair.

Work Completed — Summary

Category	Scope	Areas
Break Repairs	Pipe breaks repaired at multiple street intersections and medians	Community-wide intersections, medians, swales
Clogged Heads	Rotor and spray heads flushed and cleared; nozzles replaced	Zone 37, Zone 69, SW 246 Ter, SW 246 Ln
Solenoid / Valve Repair	24V solenoid wiring reconnected and spliced; valve boxes inspected	Zone 46, Zone 47 (pending)
Controller Check	Rain Bird controller found in OFF position; reactivated and zones verified	Clubhouse

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Zone-Specific Assessments

The following zones received service during the reporting period. Each entry describes the issue found and the corrective action taken.

SW 247 Terrace & 119 Avenue

- 3/4" mainline break repaired
- System tested post-repair; coverage confirmed

SW 247 Terrace & 119 Court

- 4" pop-up spray head inspected and serviced

SW 245 Terrace & 119 Court

- 6" pop-up spray heads inspected; low-severity break repaired

Zone 46

- 24V solenoid was non-operational
- Wire reconnected and spliced; valve restored to full operation
- 10" round valve box inspected

Zone 47

- 24V solenoid non-operational — zone does not respond
- Pending further diagnosis and repair

Zone 37

- All rotor heads were clogged; heads flushed and cleared
- Valve required repair — serviced on-site

Zone 69

- Clogged heads cleared
- Decoder attached to valve inspected and reconnected

Zone 54 – SW 248 Street (Near School)

- Pop-up rotor break repaired and zone tested

Clubhouse

- Rain Bird controller found in OFF position; reactivated

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- Coverage zones verified after restart
- April visit: 1 nozzle replaced

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Issue Tracking by Zone

The table below documents all identified issues, their severity, service dates, and current resolution status.

Zone / Location	Issue	Severity	Date	Status	Notes
SW 247 Ter & 119 Ave	Break Repair	Medium	2/25/2026	Closed	3/4" break repair
SW 247 Ter & 119 Ct	Break Repair	Medium	2/25/2026	Closed	4" pop-up spray
SW 245 Ter & 119 Ct	Break Repair	Low	2/25/2026	Closed	6" pop-up spray
SW 119 Ave & 240 St	Break Repair	Medium	2/25/2026	Closed	4" pop-up spray
Zone 46	Solenoid (24V)	High	2/25/2026	Closed	Wire reconnected & spliced; 10" round valve box
Zone 47	Solenoid (24V)	High	2/25/2026	Open	Does not operate at all
Zone 69	Clogged / Decoder	Medium	2/25/2026	Closed	Decoder attached to valve
Zone 37	Clogged Rotors	High	2/25/2026	Open	Clogged on all rotors; valve needed repair
Zone 54 – Near School (SW 248 St)	Break Repair	Medium	2/25/2026	Closed	Pop-up rotors
Clubhouse	Rain Bird Off	High	2/25/2026	Closed	Rain Bird was turned off; reactivated
SW 119 Ave & SW 240 St Corner	Break Repair	Medium	3/25/2026	Closed	4" pop-up rotor

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Zone / Location	Issue	Severity	Date	Status	Notes
SW 119 Ave & SW 243 St	Break Repair	Medium	3/25/2026	Closed	4" pop-up spray (in front of 11844)
119 Ave & 246 Ter (median)	Break Repair	Medium	3/25/2026	Closed	Pop-up rotor
SW 246 Ter & 117 Path	Clogged Nozzle	Low	3/25/2026	Closed	Nozzle cleared
SW 246 Ter & SW 117 Path	Break Repair	Medium	3/25/2026	Closed	1.25" break repair
SW 118 Ave & 247 Ter (swale)	Break Repair	Medium	3/25/2026	Closed	4" pop-up spray
SW 246 Ln & 118 PI (light post)	Clogged Nozzle	Low	3/25/2026	Closed	1 nozzle replaced
SW 119 Ave & 246 Ln (median)	Break Repair	Medium	3/25/2026	Closed	3/4" break repair
SW 118 Ave & 247 Ter (palm tree)	Break Repair	Medium	3/25/2026	Closed	1/2" break repair
Clubhouse	Break Repair	Medium	4/23/2026	Closed	1 nozzle replaced



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Open Items — Requiring Follow-Up

Zone	Issue	Recommended Action
Zone 47	Solenoid non-operational	Full solenoid replacement required. Schedule dedicated visit; verify controller output and wiring continuity.
Zone 37	Clogged rotors / valve repair	Confirm all rotor heads are fully cleared. Pressure-test valve post-repair to verify zone is operating at full capacity.

Problem Area Reference — Issue Types

The following categories of issues were identified across the service period:

- Clogged Sprinkler Heads — rotor and spray heads blocked by debris or sediment buildup
- Leaking / Broken Pipes — mainline and lateral breaks ranging from 1/2" to 1.25" in diameter
- Solenoid Failures — 24V solenoids failing to actuate valves; wiring damage identified
- Valve Issues — valve internals requiring repair or adjustment to restore proper zone control
- Nozzle Replacements — worn or damaged nozzles replaced to restore coverage pattern
- Controller / Decoder Issues — Rain Bird controller deactivated; decoder on Zone 69 re-connected





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Summary and Recommendations

The irrigation system is largely in operational condition following service work across the February, March, and April 2026 visits. The majority of identified issues have been resolved. The following recommendations are offered to maintain system performance:

- **Zone 47 Solenoid Replacement:** Schedule a dedicated service call. The zone remains non-operational and the solenoid should be replaced in full.
- **Zone 37 Follow-Up:** Conduct a full pressure test and operational check to confirm rotor heads and valve are performing correctly after repair.
- **Quarterly System Inspections:** Given the volume of break repairs across multiple zones, a structured quarterly inspection schedule is recommended to catch issues before they escalate.
- **Decoder System Check (Zone 69):** Monitor decoder connectivity at the next service visit to ensure continued valve responsiveness.
- **Rain Bird Controller Maintenance:** Both Rain Bird controller locations should be included in a routine checklist to prevent inadvertent shutoff scenarios.



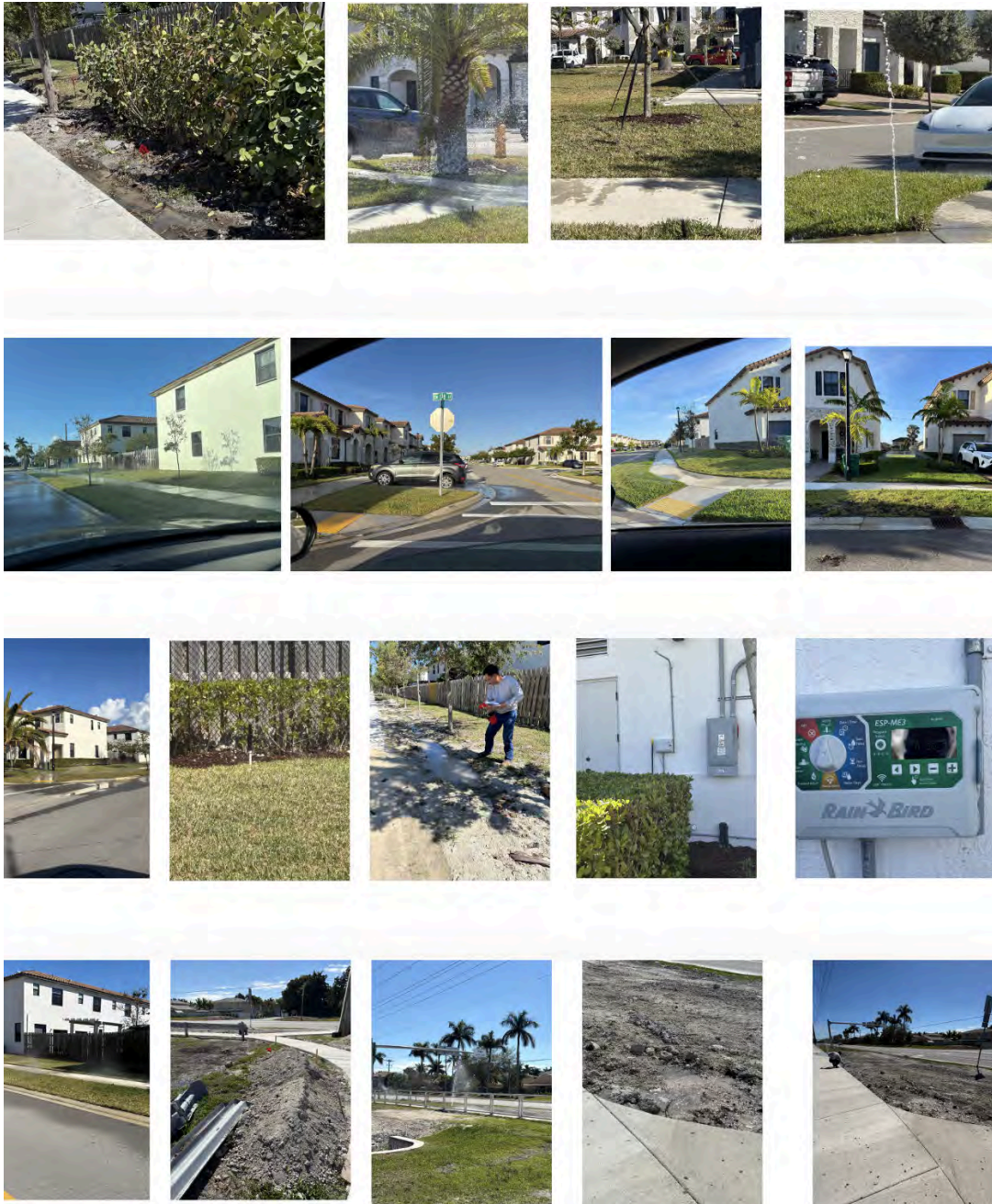
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CORSICA

COMMUNITY LANDSCAPING REPORT **MARCH 2026**

PREPARED FOR
Board of Directors
Corsica Homeowners Association, Inc.

PREPARED BY
Veridian Group, Inc.

DATE
March 31st, 2026

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Work Completed

Category	Scope	Areas
Turf Maintenance	Mowing, edging, weed control	Community-wide
Tree & Shrub Care	Pruning, tree trimming	Entrances + medians
Enhancements	Mulch	Clubhouse + main entrance
Irrigation Check	System inspected and tested; zones adjusted to ensure proper coverage and performance.	Rain Bird Controllers – 2 locations



Main Entrance & Frontage

	
Mulch refreshed, hedges pruned, and bed edges defined.	Hedges trimmed and shaped to restore clean lines and consistency.



Clubhouse & Common Areas

	
	
Mulch refreshed and trees trimmed.	Turf mowed and maintained; edges defined.



Items to Monitor

	
Tree damaged due to a vehicle impact; scheduled for removal and replacement.	Tree showing signs of decline; irrigation and condition reviewed. Monitoring for recovery or replacement.



Recommendations

Seasonal Color Enhancements

Introduce seasonal flowering plants at the clubhouse entrance to add color, improve curb appeal.

Increased Mowing Frequency

Adjust mowing schedule to account for accelerated turf growth due to spring rains, maintaining a consistent and manicured appearance.

Weed Control Management

Increase weed treatment frequency in turf and landscape beds to prevent overgrowth during peak growing season.

Ant / Pest Treatment

Implement routine treatment for ant mounds and surface pests to maintain safe and clean common areas.

Mulch Maintenance Plan

Schedule periodic mulch touch-ups to maintain color consistency and bed definition throughout the season.

Next Month Focus

Seasonal Growth Management

Increase mowing and trimming frequency to keep up with accelerated turf and plant growth.

Weed & Pest Control

Target weeds and ant activity to prevent spread during peak growing season.

Irrigation Monitoring

Continue monitoring and adjusting irrigation to support healthy growth and avoid overwatering.

Tree Health Monitoring & Replacement

Monitor declining trees and coordinate replacement where necessary to maintain landscape quality.

Tree Installation (119th Street)

Install palm trees along 119th Street to enhance streetscape and visual consistency.



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Landscape Maintenance Service Schedule April 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7 Turf Maintenance: Mowing, Edging, Blowing, Weed Control	8 Detail Work Property Cleanliness	9 Shrub Trimming Bed Detailing	10 Shrub Trimming Final Detailing	11
12	13	14	15	16	17	18
19	20	21 Turf Maintenance: Mowing, Edging, Blowing, Weed Control	22 Detail Work Property Cleanliness	23 Irrigation Monitoring System Check	24 Irrigation Monitoring Shrub Trimming	25
26	27	28	29	30		



EQUIPMENT — SILVER PALMS

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CREW IN ACTION



HEDGE TRIMMING



SHRUB SHAPING



TURF EDGING



DEBRIS REMOVAL

EQUIPMENT



ZERO-TURN MOWER



UTILITY VEHICLE



TRAILER — TOOL STORAGE

FLEET



SERVICE TRUCK



CREW VEHICLE



TRAILER — ON SITE

OPERATIONS



OPERATIONS CENTER



BRANDED TRAILER



FIELD CREW

Delaware

The First State

Page 1

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THAT "VERIDIAN GROUP INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.

THE FOLLOWING DOCUMENTS HAVE BEEN FILED:

CERTIFICATE OF INCORPORATION, FILED THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 2024, AT 9:54 O`CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATE IS THE ONLY PAPER OF RECORD, THE CORPORATION IN QUESTION NOT HAVING FILED AN AMENDMENT NOR HAVING MADE ANY CHANGE WHATSOEVER IN THE ORIGINAL CERTIFICATE AS FILED.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL REPORTS HAVE BEEN FILED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "VERIDIAN GROUP INC." WAS INCORPORATED ON THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 2024.



10048968 8315

SR# 20252970326

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in cursive script, reading "C. P. Sanchez".

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203867927

Date: 06-05-25

Delaware

The First State

Page 2

*AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES
HAVE BEEN PAID TO DATE.*



10048968 8315

SR# 20252970326

You may verify this certificate online at corp.delaware.gov/authver.shtml

C. P. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203867927

Date: 06-05-25



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Detail by Entity Name

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This Employer Participates in E-Verify



This employer will provide the Social Security Administration (SSA) and, if necessary, the Department of Homeland Security (DHS), with information from each new employee's Form I-9 to confirm work authorization.

IMPORTANT: If the Government cannot confirm that you are authorized to work, this employer is required to provide you written instructions and an opportunity to contact SSA and/or DHS before taking adverse action against you, including terminating your employment.

NOTICE:

Federal law requires all employers to verify the identity and employment eligibility of all persons hired to work in the United States.

Employers may not use E-Verify to pre-screen job applicants or to re-verify current employees and may not limit or influence the choice of documents presented for use on the Form I-9.

If you believe that your employer has violated its responsibilities under this program or has discriminated against you during the verification process based upon your national

origin or citizenship status, please call the Office of Special Counsel for Immigration Related Unfair Employment Practices at 1-800-255-7688 (TDD: 1-800-237-2515).

Employment Verification.  **Done.**

For more information on E-Verify, please contact DHS at:

1-888-464-4218



E-VERIFY IS A SERVICE OF DHS AND SSA

Certificate Of Completion

Envelope Id: 187FDBC9-B240-82F7-82ED-FAF7CC978429

Status: Completed

Subject: Westview North: Complete with Docusign: Landscape Maintenance Agreement (Veridian Group of Florida,

Source Envelope:

Document Pages: 60

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

7/31/2026 10:53:26 AM

eacosta@gmssf.com

Signer Events

Abbie Salt

absgarden@gmail.com

Vice chairperson

Keller Williams Realty, Inc.

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

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Signature Adoption: Pre-selected Style
Using IP Address: 162.192.192.190

Timestamp

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Resent: 8/4/2026 12:27:21 PM

Viewed: 8/4/2026 12:53:20 PM

Signed: 8/4/2026 12:54:19 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

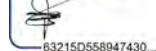
Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication
(None)

DocuSigned by:

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Signature Adoption: Drawn on Device
Using IP Address:
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Viewed: 8/3/2026 4:24:41 AM

Signed: 8/3/2026 4:24:48 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Yani Lopez Castillo

yani@veridianhq.com

CEO and President

Security Level: Email, Account Authentication
(None)

Signed by:

 43E8236E3D54427...

Signature Adoption: Pre-selected Style
Using IP Address:
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Signed using mobile

Sent: 7/31/2026 11:07:16 AM

Viewed: 7/31/2026 11:08:58 AM

Signed: 7/31/2026 11:10:17 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/31/2026 11:07:18 AM
Envelope Updated	Security Checked	8/4/2026 12:27:20 PM
Envelope Updated	Security Checked	8/4/2026 12:27:20 PM
Envelope Updated	Security Checked	8/4/2026 12:27:20 PM
Certified Delivered	Security Checked	7/31/2026 11:08:58 AM
Signing Complete	Security Checked	7/31/2026 11:10:17 AM
Completed	Security Checked	8/4/2026 12:54:19 PM

Payment Events	Status	Timestamps
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SERVICES AGREEMENT (Iguana Removal)

THIS SERVICES AGREEMENT is made and entered into this 17th day of July, 2026 (the “Agreement”), by and between:

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

HUMANE IGUANA CONTROL INC., a Florida corporation, **d/b/a Wildlife Commander**, whose principal and mailing address is, 13420 SW 52 Street, Miami, Florida 33175 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has a need to retain an independent contractor to provide certain monthly iguana removal and wildlife control services throughout the District (the “Services”), which Services include weekly inspections of impacted lakes and canals; removal of iguanas utilizing telescopic nooses, grapplers, manual removal techniques, and pellet rifles in hard-to-reach areas; monthly inspections for iguana burrows and eggs, including removal of any located eggs; nighttime removal of iguanas from trees and palms; humane euthanasia and lawful off-site disposal of captured iguanas in accordance with applicable Florida law; and weekly progress reports upon request, all for an initial term of three (3) months, as more particularly described in Contractor's Estimate No. 5776 dated July 2, 2026 (the “Proposal”), which Proposal is attached hereto and made a part hereof as Exhibit “A”; and

WHEREAS, the Board of Supervisors of the District at its meeting of July 7, 2026, authorized the proper District officials to enter into this Agreement with Contractor; and

WHEREAS, Contractor is willing to undertake the Services, subject to the terms, provisions and conditions of this Agreement; and

WHEREAS, Contractor represents that it is qualified to serve as a service provider and has agreed to provide Services to the District; and

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 so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES

A. The duties, obligations and responsibilities of Contractor are described in the Proposal, attached hereto. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Nothing in this Agreement shall be construed to obligate either party to conduct business exclusively with the other party.

B. Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality Services in accordance with this Agreement and the Specifications.

C. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. In providing the Services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

E. Contractor shall regularly notify the District Manager of the District or his or her designee via email or as otherwise approved by the District Manager of the time and dates when Services are scheduled to be performed and after such services have been performed. On no more than a monthly basis, Contractor shall prepare and deliver to the District Manager or his or her designee via email reports detailing Services performed during the prior month.

F. Contractor agrees, as an independent contractor, to undertake and perform the Services specified in this Agreement, as amended from time to time, or in any authorized work order by the District issued in connection with this Agreement and accepted by Contractor.

G. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be performed in accordance with industry standards in Miami-Dade County, Florida. All Services performed by Contractor under and related to this Agreement shall conform to any written instructions issued by the District.

H. Should any Services and/or services be required which are not specified in this Agreement or any amendment thereto, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

I. Contractor agrees that District shall not be liable for the payment of any Services or other services not included as part of this Agreement, unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such services.

J. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization

from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

K. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law. At the request of the District Representative, Contractor agrees to reasonably meet with District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

SECTION 3. COMPENSATION. In exchange for providing the Services identified in the Proposal, as amended from time to time, the District agrees to a total contract amount not to exceed **TWO THOUSAND FOUR HUNDRED AND 00/100 (\$2,400.00) DOLLARS**, payable to Contractor as follows:

Description	Total Contract Amount	Monthly Amount
Weekly Iguana Removal and Wildlife Control Services for an initial three (3) month term.	\$2,400.00	\$800.00 per month, payable upon completion of monthly services

Additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his or her designee, shall not exceed the rates set forth in the Proposal, and further provided that any additional compensation for additional duties shall not cause the total amount for services to exceed the statutory public bidding threshold for service contracts pursuant to Florida Statutes. Following the Contractor's provision of the Services during a given month, Contractor shall provide the District with an invoice describing the monthly services provided before the last day of the month representing the pro rata installment of the Contract Amount due for that month. All invoices will be paid in accordance with the Florida Prompt Payment Act.

Notwithstanding any provision contained in the Proposal or estimate to the contrary, the parties expressly acknowledge and agree that the terms and conditions of this Agreement shall govern and control in the event of any conflict or inconsistency with the Proposal. Without limiting the foregoing, the District expressly rejects and shall not be bound by any provision contained in the Proposal purporting to (i) impose late payment charges, interest, penalties, or finance charges; (ii) create, authorize, or permit the filing of any lien or claim against District property or public funds; (iii) require the District to pay attorney's fees, collection costs, or other costs of enforcement except as expressly provided by applicable law; or (iv) otherwise modify the District's rights, remedies, or obligations under this Agreement or applicable Florida law. The District's payment obligations shall be governed solely by the terms of this Agreement and applicable law.

SECTION 4. CONTRACTOR'S ACCEPTANCE OF CONDITIONS. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Services pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

SECTION 5. WAIVER. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Specifications, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related Specifications.

SECTION 6. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Services provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Services are being performed, from sunset to sunrise. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of the District or on any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, landscaping, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and the provisions of Services within twenty-four (24) hours.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use

resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor 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 in any other statute.

SECTION 8. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and

- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Westview North Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 9. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

SECTION 10. SITE MANAGER. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Services and upon each occurrence of the performance of the Services. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding the Services. The Contractor will notify the District Manager by the first of every month of the service schedule for the subsequent month.

SECTION 11. TERM. This Agreement shall commence on the Effective Date of August 3rd, 2026, upon execution by the parties, and, unless sooner terminated in accordance with the provisions of this Agreement, shall remain in full force and effect for an initial term of three (3) months. Thereafter, this Agreement may be renewed for additional terms upon the mutual written agreement of the parties, subject to the Contractor's satisfactory performance and the District's approval of funding.

SECTION 12. AGREEMENT. This instrument, together with its exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

SECTION 13. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor.

SECTION 14. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

SECTION 15. TERMINATION. This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon thirty (30) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon thirty (30) days written notice to the District.

Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all Services under this Agreement; and
- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the Services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of Services terminated by the notice of termination; and
- D. Complete performance of the Services through the effective date of termination; and
- E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and
- F. Deliver to District releases and satisfactions of liens for all labor, materials, and supplies provided prior to the termination date; and
- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the Services to the District or the District's new provider of such Services.

The total sum to be paid to the Contractor upon termination shall not exceed the amount due to Contractor pursuant to Agreement for any completed Services. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

SECTION 16. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Westview North Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: Humane Iguana Control Inc.
d/b/a Wildlife Commander
13420 SW 53 Street
Miami, Florida 33175
Attention: Michael Ronquillo, President

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. 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 in this Agreement.

SECTION 17. 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 instrument.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

SECTION 19. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

SECTION 20. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as

authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

SECTION 21. DEFINITIONS. Terms used in this Agreement that are defined in the Services Proposal shall have the meanings indicated therein.

SECTION 22. 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.

SECTION 23. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 26. FAMILIARITY WITH LAWS. Contractor shall be required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Services being performed by Contractor under this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

SECTION 27. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 28. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 29. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 30. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public

entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 31. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

SECTION 32. EXTRA WORK. Contractor shall perform all Extra Work not specified herein that may be ordered in writing by the District. For the Extra Work, the Contractor shall be paid at the rate named in the this Agreement for such Extra Work of a similar nature and character or at the agreed upon rate or fee as set forth in a written proposal, work authorization, or task order detailing such Extra Work. Except as hereinafter provided, all Extra Work ordered and performed in accordance with the above paragraph will be paid for at the price in the written order for such Extra Work. The price (or rate) shall have been approved by the District and mutually agreed by the Contractor.

SECTION 33. CONFLICTS. In the event of a conflict between any provision of this main Agreement and the terms and conditions of Exhibit "A", then this main Agreement instrument shall control.

SECTION 34. DAMAGE TO DISTRICT PROPERTY. Contractor will be held responsible for the care, protection, and condition of all work performed pursuant to this Agreement and will be required to make good at its own cost, or reimburse the District for, any damage or injury to the District's property, including, but not limited to, damage to or destruction of sodded areas owned or maintained by the District, resulting from Contractor's performance of the Scope of Work or otherwise occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its employees, agents, subcontractors, or suppliers.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

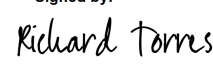
IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**WESTVIEW NORTH COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

63215D558947430...

Signed by:

E686DC627E774F5...

Print name: Juliana Duque
Secretary/Assistant Secretary

Print name: Richard Torres
Chairman/Vice-Chairman

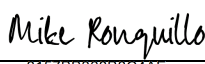
18 day of July, 2026

WITNESSES: (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

CONTRACTOR:

**HUMANE IGUANA CONTROL INC., a
Florida corporation d/b/a WILDLIFE
COMMANDER**

[PRINT NAME OF WITNESS]

Signed by:

By: _____
8157BB368B8C4AE...

[PRINT NAME OF WITNESS]

Print name: Mike Ronquillo

Title: President

(CORPORATE SEAL)

22 day of July, 2026

EXHIBIT “A”

PROPOSAL

Certificate Of Completion

Envelope Id: 68CAC7C6-C672-8E3F-8176-436DA546FB0B

Status: Completed

Subject: Westview North: Complete with Docusign: Iguana Removal Services Agreement (Humane Iguana Control dba

Source Envelope:

Document Pages: 15

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

7/17/2026 1:06:24 PM

eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

83215D558947430...

Signature Adoption: Drawn on Device
Using IP Address: 172.58.133.49

Timestamp

Sent: 7/17/2026 1:15:26 PM

Viewed: 7/20/2026 7:19:48 AM

Signed: 7/20/2026 7:19:58 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Mike Ronquillo

Info@wildlife-commander.com

President

Security Level: Email, Account Authentication (None)

Signed by:

8157BB368B8C4AE...

Signature Adoption: Pre-selected Style
Using IP Address: 2a02:26f7:b388:a00a:0:6000:0:5
Signed using mobile

Sent: 7/17/2026 1:15:27 PM

Resent: 7/22/2026 10:22:31 AM

Viewed: 7/22/2026 10:23:07 AM

Signed: 7/22/2026 11:44:37 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Richard Torres

1torresrichard@gmail.com

Principal

Security Level: Email, Account Authentication (None)

Signed by:

E688DC627E774F5...

Signature Adoption: Pre-selected Style
Using IP Address: 2600:387:f:590e::30
Signed using mobile

Sent: 7/17/2026 1:15:26 PM

Viewed: 7/17/2026 1:52:02 PM

Signed: 7/17/2026 1:52:58 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/17/2026 1:15:27 PM
Certified Delivered	Security Checked	7/17/2026 1:52:02 PM
Signing Complete	Security Checked	7/17/2026 1:52:58 PM
Completed	Security Checked	7/22/2026 11:44:37 AM
Payment Events	Status	Timestamps

June 23, 2026

Juliana Duque
District Manager
Westview North Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Westview North Community Development District
District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2022.**

Via email only: jduque@gmssf.com

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Westview North Community Development District (the "District") and U.S. Bank National Association as Trustee dated October 4, 2022, as it relates to the Special Assessment Bonds Series 2022 and to the District Engineer's Report dated March 18, 2022, as such Engineer's Report may be updated from time to time (the "2022 Project"). With this statement we are setting forth (i) our findings as to whether such portions of the 2022 Project owned by the District have been maintained in good repair, working order and condition, (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the 2022 Project during the ensuing Fiscal Year 2027, and an estimate of the amount of money necessary for such purpose, and (iii) to review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

- (i) As of the date of this statement, the land tracts and easements shown in Exhibits 2 and 3 attached to this statement, and the completed public infrastructure within the tracts and easement areas, i.e., the lakes, entry roads, stormwater drainage systems, water distribution system, sanitary collection system, public and private sanitary lift stations, have been conveyed to the District. It is intended to convey to the City of North Miami the water distribution system, the sewer collection system, and the public lift station for ownership and maintenance. It is also intended to convey the archeological sites in the north and south parcels to the District, as discussed with the District Board of Supervisors. Based on periodic field visits and observations, the public infrastructure belonging to the District is in good repair, working order and condition, except for both lakes within the community that show erosion issues.
- (ii) We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to [Audit/Budgets | Westview North](#) for the FY 2026-2027 Adopted Budget).
 - a. General: We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements of the north and south parcel entry roads. The table below provides an estimate of the replacement costs at the end of the pavement

service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING THE CDD ENTRANCE ROADS AND CLUBHOUSE PARKING AREA IN "n"									
YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2024	2054	2026	28	898	\$10.00	\$8,978	\$17,925	0.25%	\$619
PAVEMENT MARKINGS AND SIGNING									
2024	2034	2026	8	898	\$2.50	\$2,245	\$2,735	0.25%	\$339

- b. Stormwater Management System: We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 213 drainage structures and 26,661 Linear Feet of pipes in the District. It is also estimated that 5-6 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 4.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	41	230.00	9,430
	Baffle Detachment	EA	0	50.00	0
	Baffle Replacement	EA	0	600.00	0
	Pipe Cleaning and CCTV	LF	2,554	6.75	17,240
	Cost				26,670
(Y2)	Structures Cleaning	EA	43	236.00	10,148
	Baffle Detachment	EA	28	51.00	1,428
	Baffle Replacement	EA	7	615.00	4,305
	Pipe Cleaning and CCTV	LF	6,027	6.92	41,707
	Cost				57,588
(Y3)	Structures Cleaning	EA	43	242.00	10,406
	Baffle Detachment	EA	28	53.00	1,484

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
	Baffle Replacement	EA	7	630.00	4,410
	Pipe Cleaning and CCTV	LF	6,027	7.09	42,731
	Cost				59,031
(Y4)	Structures Cleaning	EA	43	248.00	10,664
	Baffle Detachment	EA	28	54.00	1,512
	Baffle Replacement	EA	7	646.00	4,522
	Pipe Cleaning and CCTV	LF	6,027	7.27	43,816
	Cost				60,514
(Y5)	Structures Cleaning	EA	43	254.00	10,922
	Baffle Detachment	EA	27	55.00	1,485
	Baffle Replacement	EA	7	662.00	4,634
	Pipe Cleaning and CCTV	LF	6,026	7.45	44,894
	Cost				61,935
Total	Total Structures Cleaning	EA	213		
	Total Baffle Detachment	EA	111		
	Total Baffle Replacement	EA	28		
	Total Pipe Cleaning and CCTV	LF	26,661		
	Total Cost				265,738.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

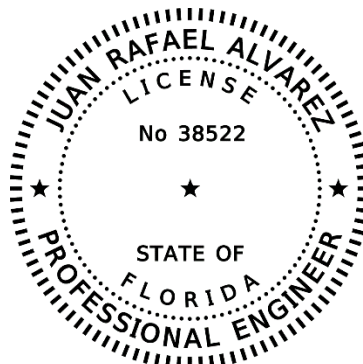
(iii) The District carries general liability, hired non-owned auto, employment practices liability, and public officials liability insurance under Agreement No. 100125782 with Florida Insurance Alliance, and has budgeted sufficient funds for policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 23, 2026

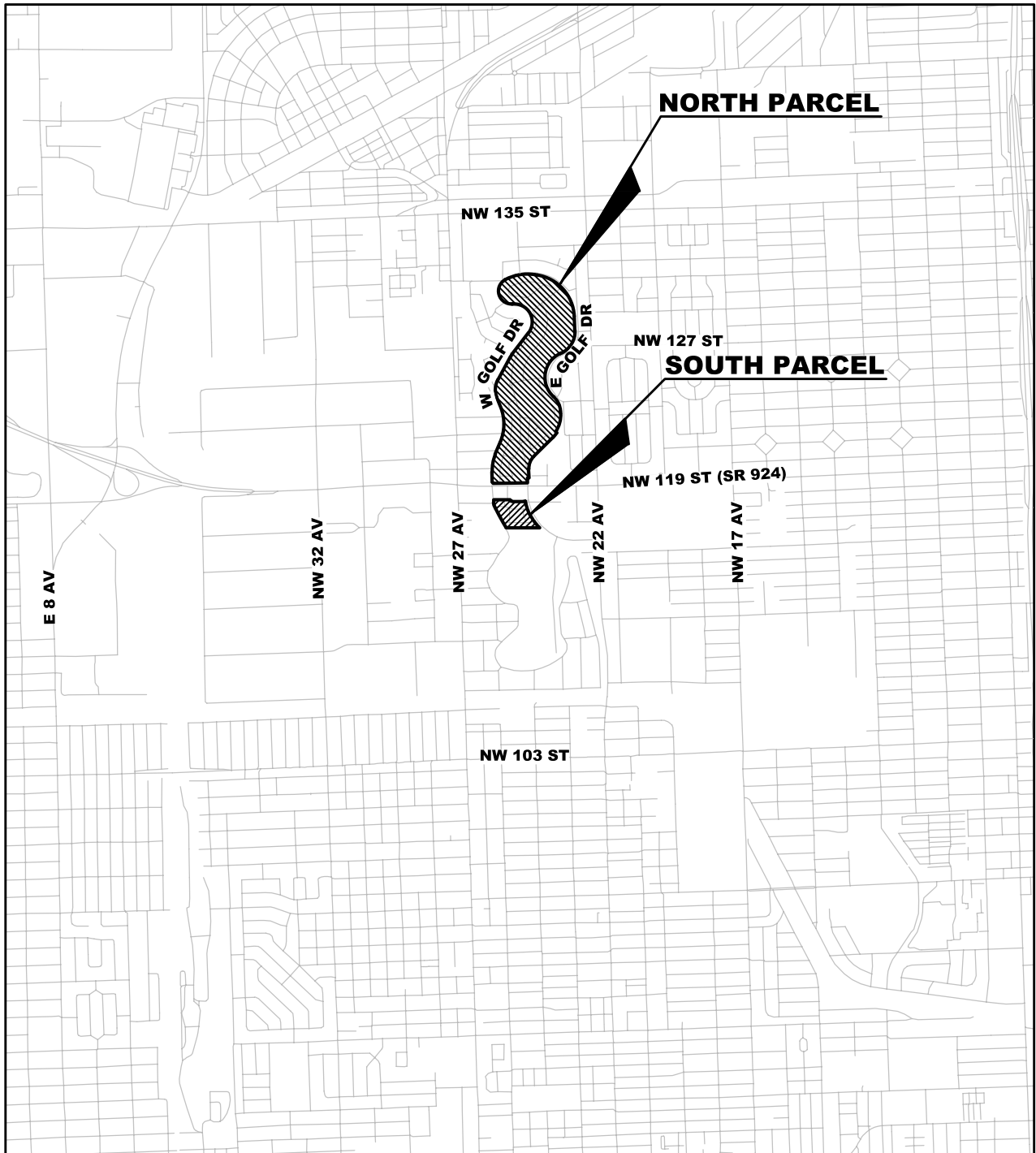


This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal

Signature must be verified on any electronic copies.

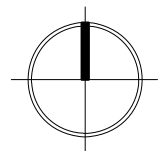
Cc Michael Pawelczyk, District Counsel mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com

Alvarez Engineers, Inc.
FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101, Doral, Florida 33172
Telephone (305) 640-1345 E-Mail: Alvarez@AlvarezEng.com

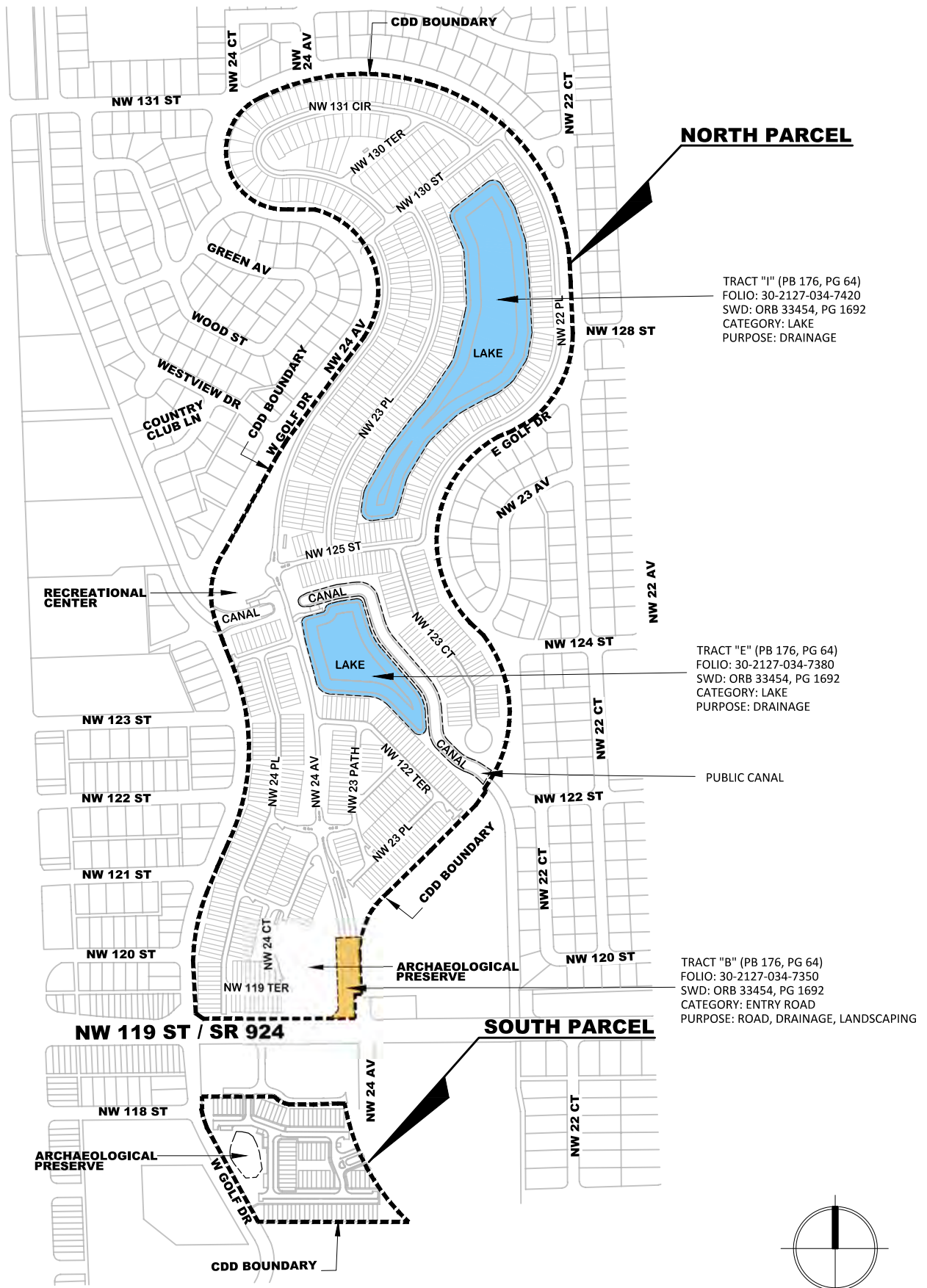


ALVAREZ ENGINEERS, INC.

**WESTVIEW NORTH CDD
LOCATION MAP**



0 500' 1500' 3000'



TRACT "H" (PB 176, PG 64)
FOLIO: 30-2127-034-7410
EAS: ORB 33454, PG 1695
CATEGORY: PUBLIC LIFT STATION
PURPOSE: SEWER

TRACT "G" (PB 176, PG 64)
FOLIO: 30-2127-034-7400
EAS: ORB 33454, PG 1695
CATEGORY: COMMON AREA
PURPOSE: DRAINAGE

TRACT "F" (PB 176, PG 64)
FOLIO: 30-2127-034-7390
EAS: ORB 34507, PG 19
CATEGORY: RECREATIONAL
FACILITY
PURPOSE: DRAINAGE

TRACT "J" (PB 176, PG 64)
FOLIO: 30-2127-034-7430
EAS: ORB 33454, PG 1695
CATEGORY: COMMON AREAS
PURPOSE: DRAINAGE, WATER AND SEWER

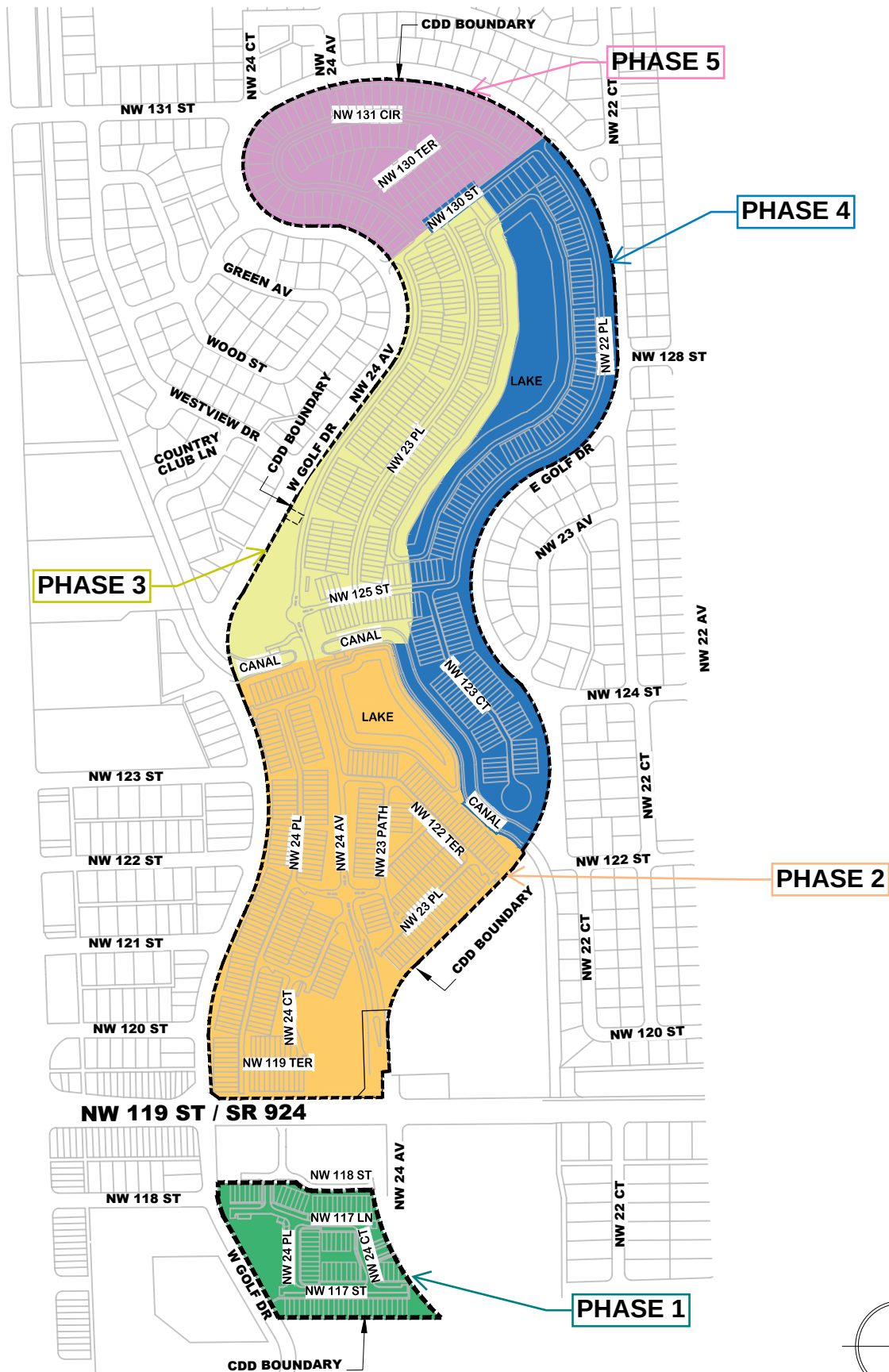
TRACT "D" (PB 176, PG 64)
FOLIO: 30-2127-034-7370
EAS: ORB 33454, PG 1695
CATEGORY: PRIVATE LIFT STATION
PURPOSE: SEWER

TRACT "A" (PB 176, PG 64)
FOLIO: 30-2127-034-7340
EAS: ORB 33454, PG 1695
CATEGORY: COMMON AREAS
PURPOSE: DRAINAGE, WATER AND SEWER

TRACT "A" (PB 177, PG 09)
FOLIO: 30-2134-029-0760
EAS: ORB 33894, PG 4859
CATEGORY: DRAINAGE, COMMON AREAS
AND INGRESS/EGRESS
PURPOSE: DRAINAGE, WATER AND SEWER

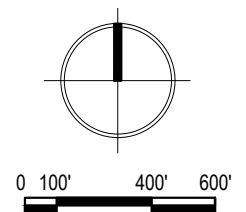
ALVAREZ ENGINEERS, INC.

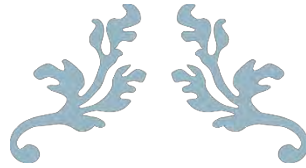
WESTVIEW NORTH CDD CDD EASEMENTS



ALVAREZ ENGINEERS, INC.

**WESTVIEW NORTH CDD
DRAINAGE SYSTEM MAINTENANCE**





WESTVIEW NORTH



FIELD REPORT



Meeting Date: Tuesday, September 1, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING

- The landscaping services were completed by Dixie Landscaping (DL) on July 3rd, 13th and 23rd including but not limited to mowing, edging, hedge trimming and weed control. The termination notice was submitted to DL.
- The Verdian Group (VG) commenced the landscaping services in August. The remaining service dates are scheduled for the week of August 17th, 24th and 31st. A walkthrough meeting with VG was completed on August 12th.
- The second palm tree at the main entrance median has signs of new growth and seems to be recovering. VG and management are continuing to monitor the tree and implement treatments as needed.
- VG will be removing debris from all District areas, including the exterior perimeter.



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219

LAKES

- Lake services provided by Southeast Land and Water Management (SLWM) on July 14th and August 8th & 18th. SLWM treated the lakes for algae and shoreline grass and removed debris. Please see attached lake service reports for more information.



General Information:

Date	7/14/26
Location	Westview

Technician(s):

Eric/Matt

Weather Conditions:

Temperature	100	Wind Speed	0-10	Wind Direction	ESE
-------------	-----	------------	------	----------------	-----

SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓	✓		✓		✓	✓			N
2	✓	✓		✓		✓				N

Wildlife Observations:

Iguana,Birds,Fish,Turtles

Comments:

Today we inspected both lakes and treated for algae and shoreline grasses. We also picked up trash around the lake banks. Please feel free to contact us if you have any questions.

Please see the attached report and photos.



Preserve & Lake Management FIELD REPORT

General Information:

Date	8/5/26
Location	Westview

Technician(s):

Eric/Ryan

Weather Conditions:

Temperature	93	Wind Speed	0-5	Wind Direction	E
-------------	----	------------	-----	----------------	---

SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓			✓						L
2	✓			✓						N

Wildlife Observations:

Birds, Fish, Turtles, Iguanas

Comments:

Today we inspected both lakes and picked up some trash there was no algae, grasses, or aquatic vegetation visible at this time.











Sent from my iPhone

Please see the attached report and photos.



Preserve & Lake Management FIELD REPORT

General Information:

Date	8/18/26
Location	Westview

Technician(s):

Eric/Ryan

Weather Conditions:

Temperature	96	Wind Speed	0-10	Wind Direction	East
-------------	----	------------	------	----------------	------

SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1		✓			✓	✓	✓			L
2		✓		✓			✓			L

Wildlife Observations:

Birds,Fish,Turtles,Iguanas

Comments:

Today we treated lake 1 for traces of shoreline grasses and picked up trash. We also treated for traces of wind blown algae and picked up trash.
--



















WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219

FIELD MAINTENANCE

- FCC repaired the downed, damaged and missing “No Parking” signage. Please see below for more information.

Before



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext. 219



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219



After



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219

- No additional debris are accumulating along East Golf Drive. However, two vehicles have been reported to Miami-Dade 3-1-1 for being parked and/or abandoned.
 - Ticket #26-00274217
 - Ticket #26-00274225



- Wildlife Commander commenced the iguana removal project the week of August 3rd. Two mass communications were issued by the HOA informing the residents of the project. Please see more information below.

Iguana Removal Project — Beginning Early August

As approved by the Westview North CDD Board at its July 7 meeting, Wildlife Commander is tentatively scheduled to begin an iguana removal project the first week of August. The work is expected to take approximately three months.

What to expect:

- Crews will be on site primarily during daytime hours, identifiable by white shirts with the company logo and/or high-visibility safety vests.
- The work includes the use of netting and air-powered pellet rifles by the contractor's crew.
- As a precaution, the contractor will notify local authorities before work begins.

We ask that residents keep a comfortable distance from crews while they work and keep pets leashed near active work areas.

Questions about either project are welcome — reach the Westview Community Team at (786) 453-5493 or westview@veridianhq.com.

Sincerely,

The Westview Community Team

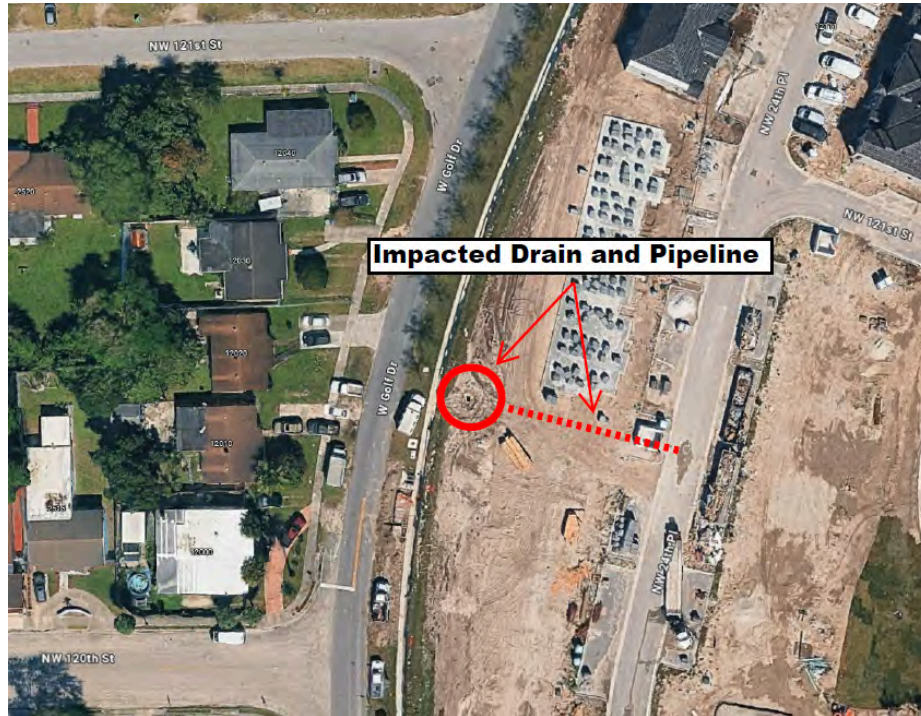
SITE: Westview CDD

SCOPE: Catch Basin and Pipeline Cleaning

SERVICE DATE: August 12, 2026

ADDRESS: West Golf Drive and NW 120 Street (NE area)

Site Plan



Project Overview and General Findings

Following notification of a potential impact to the drainage system, the affected catch basin and connecting pipeline were inspected and serviced on August 12, 2026. Concrete-related material and accumulation were observed within the bottom of the catch basin and extending into the pipeline. The material had not hardened and was successfully removed during cleaning.

Upon completion, the catch basin and pipeline were left clean and free of visible accumulation. The affected drainage improvements were restored to a clean condition. Please refer to images on the following page.

OPERATION PHOTOS





WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219



Alex Castellanos

August 07, 2026 10:46AM

12759 Northwest 23rd Place



- Inspected all common areas
- 8 iguanas located and removed
- Only species seen were green iguanas
- No active burrows located but will reassess during the next service



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219



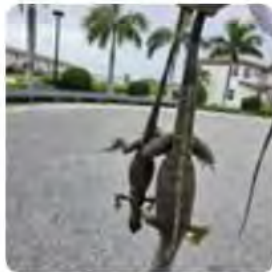
Michael Hughes

August 20, 2026 01:52PM



12759 Northwest 23rd Place

- Checked all areas
- Landscapers cutting around the lake
- Eliminated 3 by the canal.
- 1 went into the water couldn't find
- Started to rain and thunder



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219

- Raptor Vac (RV) cleaned the storm drain at West Golf Drive and 120th Street. Please see the attached report for more information. Downrite will cover the expense.
- RV will be cleaning the (3) storm drains locations in September.

From: Juliana Duque
Sent: Tuesday, August 18, 2026 5:00 PM
To: Blake, Nadine (PROS)
Cc: Romero, Liset (PROS)
Subject: RE: Westview North CDD - Golf Estates Mini Park and right-of-way area around Community

Good afternoon, Nadine,
Thank you for the update. Please let me know once you have reviewed the underlying plat and confirmed the party responsible for maintenance of the parcel.
I appreciate the clarification regarding the surrounding public roads and understand that their maintenance is the County's responsibility. Will this include the sidewalk as well?
Thank you.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352
E-mail: jduque@gmssf.com



From: Blake, Nadine (PROS)
Sent: Tuesday, August 18, 2026 1:20 PM
To: Juliana Duque
Cc: Romero, Liset (PROS)
Subject: RE: Westview North CDD - Golf Estates Mini Park and right-of-way area around CommunityResponsibility

Good afternoon Juliana,
I hope this email finds you well.

We will review the underlying plat for this park parcel and also determine who is responsible for the maintenance.

The roads surrounding this park parcel are public roads that should be maintained by the county.

If you have any other questions in the meantime, please let me know.

Thanks,
Nadine

Nadine M. Blake,
Special Taxing Districts Supervisor
Special Assessment Districts Division
Miami-Dade County Parks, Recreation and Open Spaces Department
111 N.W. 1 Street #1510 | Miami, FL 33128
305-375-4865 Phone
305-375-3338 Fax
https://www.miamidade.gov/global/service.page?Mduid_service=ser1525897456437343

Please consider the environment before printing this email.

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure.

2026 Hurricane Season Letter

August 24, 2026

Westview North CDD

Dear Board Members and Residents,

Another Atlantic hurricane season is here, and as always, we're hoping it passes quietly. But hope isn't a plan — so Veridian is reaching out now, ahead of any storm, to make sure your community is ready to move quickly if one arrives. Because we manage, landscape, and secure your property under one roof, we're able to move faster than a single-service vendor once conditions on the ground are known. A couple of things we'd ask of you in return:

1. **Lock in your pre-approvals now.** After a major storm, phone networks get overloaded fast — we've seen board members go hours or even days without a way to authorize urgent work. Signing off on the priorities below in advance means our crews can move the moment it's safe to, instead of waiting on a call that may not get through. While you're at it, take a minute to double check that the emergency contacts on file for your property are current.
2. **Flag anything your insurer will need.** If your policy requires specific documentation of storm damage or repairs, let your Veridian representative know now. Once we're in cleanup mode, we'll keep photos and a running log of crews, equipment, and work performed at your property — but tell us early if you need anything beyond our standard documentation.

How We'll Respond

The moment it's safe to do so after a storm, Veridian teams will sweep every community we manage, landscape, or secure, and get to work on whatever's been pre-authorized. Here's the order we work in:

AUTO-APPROVED ON SIGNATURE — GOOD FOR 2 WEEKS AFTER THE STORM

- **Priority One: Open the roads.** Clear vehicle access so emergency responders and residents can get in and out safely. Usually underway within 72 hours of the storm passing.
- **Priority Two: Clear the danger zones.** Remove debris pressed against or threatening structures and common areas.

NEEDS A SEPARATE SIGN-OFF AFTER THE STORM

- **Priority Three: Save what can be saved.** Salvage and re-stake plant material with a real shot at survival; anything that's now a liability gets removed instead. *(Additional authorization required)*
- **Priority Four: Handle the hangers.** Cut and remove damaged limbs still caught up in trees rather than lying on the ground. *(Additional authorization required)*

- **Final Phase: Rebuild.** Full restoration of anything lost or damaged in the storm. *(Additional authorization required)*

Once the priority list above is handled, we'll move on to chipping, rootball removal, and hauling off the larger debris piles. Barring the most severely hit properties, we typically expect a return to regular management, landscaping, and security operations within the following week.

The pricing below holds for two weeks after a storm event unless we agree otherwise. Past that window, we'll put together a site-specific proposal through your account manager.

The best time to get ready is now, before there's a storm on the map. If you'd like to pre-authorize Veridian for the cleanup, restoration, and security response outlined above, sign at the bottom of this letter.

A note on pricing: dump fees vary with the volume and type of debris, and quoted rates already include travel to and from your property. If you request equipment be staged on-site and it ends up going unused, standard rental, delivery, and pickup charges will still apply.

2026 Emergency Response Rates

Service	Rate
General Labor	\$65 / hour / per laborer
Tree Trimming Crew (bucket/lift truck)	\$150 / hour / per laborer
Tree Climbers	\$150 / hour / per laborer
Skid Loader / Small Backhoe w/ Operator	\$225 / hour
Large Loader w/ Operator	\$225 / hour
Stump Grinder / Chipper w/ Operator	\$225 / hour
Delivery / Pick-up — Standard Equipment (all tractors except 444)	\$450
Delivery / Pick-up — 444	\$500

These are storm-response rates and may differ from your standard service agreement pricing.

[Signature page to follow]

Pre-Authorization Signature

Signed / Authorized Personnel: _____

Property Name: _____

Print Name / Title: _____

Date: _____

Emergency Contact Numbers

Name: _____

Phone #: _____

Name: _____

Phone #: _____

Name: _____

Phone #: _____



Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

SuborganizationBoard of Supervisors

Sort by:PIDForm YearFiler NameFiling Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
317795	2025	Freddy X Alejandro	Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/11/2026	View Filings
316913	2025	Pawel Hanusowski	Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/8/2026	View Filings
312662	2025	Casinova Henderson	Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors ⓘ - Bauer Drive Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ - Sedona Point Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ - Silver Palms West Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/18/2026	View Filings
272858	2025	Carmen Beatriz Orozco	- Bauer Drive Community Development District - Board of Supervisors ⓘ - Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 4/22/2026	View Filings

1-7 of 7

Rows per page: 25

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			• Los Cayos Community Development District - Board of Supervisors ⓘ • Newton Road Community Development District - Board of Supervisors ⓘ • Palm Gate Community Development District - Board of Supervisors ⓘ • Pine Isle Community Development District - Board of Supervisors ⓘ • Princeton Commons Community Development District - Board of Supervisors ⓘ • Quail Roost Community Development District - Board of Supervisors ⓘ • Rancho Grande Community Development District - Board of Supervisors ⓘ • San Simeon Community Development District - Board of Supervisors ⓘ • Sedona Point Community Development District - Board of Supervisors ⓘ			
312661	2025	Abbie R Salt	• Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 7/13/2026	View Filings
312659	2025	Richard Torres	• Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 7/10/2026	View Filings

1-7 of 7

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[Back](#)



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Juliana Duque
District Manager
GMS-SF

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

Westview North Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the first Tuesday of every other month at 8:00 AM at the Community Clubhouse, 15200 NW 24 Avenue, Opa-Locka, Florida 33167

Meeting Dates:

November 4, 2025 – Held

January 6, 2025 – Held

March 3, 2026 – Held

May 5, 2026 – Held

September 1, 2026 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Juliana Duque
District Manager
GMS-SF

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2025)

The Westview North CDD 2026 Annual Maintenance Report, prepared by Alvarez Engineers, Inc is prepared pursuant to Section 9.21(b) of the Master Trust Indenture related to the Series 2022 Special Assessment Bonds. It provides (i) findings on the condition of the District-owned infrastructure, (ii) maintenance and operation recommendations for Fiscal Year 2026-2027 with estimated costs, and (iii) a review of the District's insurance coverage and budget for premiums.

The Engineer reviewed the District-owned infrastructure, including the lakes, entry roads, stormwater drainage system, water and sewer facilities, and lift stations. Based on periodic field visits and observations, the infrastructure is generally in good repair, working order, and condition.

The primary item identified by the Engineer is erosion at both lakes within the community. This should continue to be monitored and addressed as appropriate.

The Engineer also concluded that the District's proposed Fiscal Year 2026–2027 field-operations budget is adequate to maintain, repair, and operate the infrastructure for which the District is currently responsible.

For future capital planning, the Engineer recommends that the District consider establishing a sinking fund for eventual resurfacing of the north and south parcel entry

Juliana Duque
District Manager
GMS-SF

roads and the clubhouse parking area. Based on current estimates, the pavement resurfacing cost is projected at approximately \$17,925 at the end of its remaining 28-year service life, with an estimated annual contribution of approximately \$619. Pavement markings and signage are projected for replacement in approximately eight years, with an estimated annual contribution of approximately \$339.

The Engineer further recommends a five-year cyclical maintenance program for the stormwater drainage system. The program would service approximately 20% of the system each year, including cleaning drainage structures, inspecting and cleaning pipes through CCTV, and replacing baffles as needed. The full system includes approximately 213 drainage structures and 26,661 linear feet of pipe.

The estimated cost of the five-year stormwater program is approximately \$265,738 in total, with projected annual costs ranging from approximately \$26,670 in the first year to approximately \$61,935 in the fifth year. The Board may fund this work annually, in a lump sum when needed, or through another funding approach at its discretion.

Finally, the report confirms that the District carries the required general liability, hired and non-owned auto, employment practices liability, and public officials liability insurance, and that adequate funding has been budgeted for policy renewal

Overall Determination

The Westview North Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Westview North Community Development District

District Manager: _____

Date: _____

Print Name: _____

Westview North Community Development District

Juliana Duque
District Manager
GMS-SF



Memorandum

To: Westview North Board of Supervisors

From: District Management

Date: September 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Westview North Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Westview North Community Development District

District Manager: _____

Date: _____

Print Name: _____

Westview North Community Development District

Good morning, Richard,

In response to your email, as Chair of the Board of Supervisors, you are authorized to execute the Agreement on behalf of the Board. You are not required to independently review or assume responsibility for the substantive terms of the Agreement.

At the last meeting, the Board of Supervisors approved a motion to accept Veridian Group's proposal for landscape maintenance, direct District Counsel to prepare the Agreement in substantially the same form as the existing agreement with Dixie Landscaping, and authorize you, as Chair, or Abbie, as Vice Chair, to execute the Agreement on behalf of the District.

Once the Agreement is provided for execution, it is expected that it will be executed in a timely manner. If you are unavailable or unresponsive for multiple days or weeks and the District requires the executed Agreement in order for the vendor to begin work, the Board's motion also authorizes the Vice Chair to execute the Agreement.

To clarify, your role as Chair in this matter is simply to execute the Agreement on behalf of the Board pursuant to the Board's prior authorization and motion. If you would like to review the Agreement before signing, that is certainly your prerogative; however, the review should be conducted in a timely manner. If additional time is needed to review the document, please communicate that to the District Manager promptly so that the District is aware of the anticipated timeline and can coordinate accordingly.

Gabriella A. Fernandez Perez, Esq., Attorney



Billing Cochran, P.A.
515 East Las Olas Boulevard | Suite 600
Fort Lauderdale, FL 33301
Phone: 954-764-7150 | Fax: 954-764-0917
E-mail: gaf@billingcochran.com
Website: www.billingcochran.com

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From: Richard Torres

Sent: Tuesday, August 11, 2026 8:44 AM

To: Juliana Duque

Cc: Gabriella A. Fernandez Perez; Jesus Lorenzo; Ellen Acosta

Subject: Re: Westview North: Complete with Docusign: Stormwater Management System Cleaning Small Project Agmt. (R

Juliana,

Regarding the stormwater management system cleaning, will this project include an inspection of the alleged concrete dumping adjacent to the chain link fence at W. Golf Drive and 120th? Additionally, could you confirm if the interior community stormwater drains are connected to the perimeter stormwater drain where the concrete was reportedly poured? I previously emailed GMS staff member Jesus Lorenzo regarding this matter and copied you—could you please confirm if you received that communication?

Regarding the landscaping agreement between the Westview North CDD and Veridian, I have completed my review and have several questions requiring clarification. I have been in communication with Ellen Acosta regarding the need to compare this document against our previous contract with Dixie. I am concerned that the Vice Chair's signature was obtained on this agreement immediately after I requested the previous contract for comparison, without allowing for a thorough review.

Please address the following points:

1. **Effective Date:** The contract contains multiple dates, including a services agreement dated July 31, 2026, signature date of January 31, 2026 by Veridian-Jani Lopez, and an agreement start date of July 7, 2026. Could you clarify the official effective date and the exact date Veridian's services commence?
2. **Scope of Maintenance:** The CDD Ownership Map on page 17 highlights areas in green that appear to include both sides of the perimeter chain-link fence. Please confirm whether the exterior side of this fencing is included in the scope of work.
3. **Contract Language:** On page 21, the provision regarding coordination between Sebastian Martinez and the "Board of Directors" is ambiguous. Please specify whether this refers to the CDD Board or the HOA Board and revise the language to avoid potential misinterpretation.
4. **Baseline Assessment:** Please confirm whether the community walkthrough intended to establish a landscape baseline has occurred. Additionally, could you define who the "stakeholders" mentioned in the contract are?
5. **Termination:** Please revise the contract to explicitly state that no penalties will be associated with termination, provided the process follows the terms outlined in the agreement.

Despite what you say that "the agreement should be executed after Board approval", I am concerned that signing this contract immediately following board approval at the CDD meeting or when sent to me from your office after the CDD meeting, would be premature and does not serve the best interests of the residents, without a thorough review. Which is why I asked your office for the previous landscaping contract for comparison, on August 4th. Simply rubber-stamping an agreement without a thorough, independent review of the details—regardless of a prior board vote—would be a disservice to the community I represent. I am committed to performing my due diligence to ensure that any action taken is fully vetted and transparent, instead of rubber stamping.

Furthermore, I am concerned about the lack of responsiveness to my previous inquiries. On May 7, 2026, I messaged you regarding the vacating supervisor seats on the CDD board to understand the selection process for interested candidates who reached out to me. Furthermore, regarding my follow-up on July 15 concerning city and/or county tree grant programs and stormwater drainage initiatives, you have yet to provide the comprehensive information. Despite our previous discussions and your instruction to contact you via text and phone, what happened to addressing these matters in depth? These initiatives are vital to the district's management, community beautification, and infrastructure, and I would like to understand why these inquiries have been disregarded. For months, you have indicated that you would be replaced by other GMS staff, yet you continue to attend CDD meetings, while apparently taking a phone text hiatus for the aforementioned dates, yet pushing forward with the execution of a landscaping contract, that I explicitly requested from GMS employee Ellen Acosta, the opportunity to review before finalization.

Given my current professional commitments and daily workload, I trust you understand why I requested additional time to conduct a thorough review of this contract—especially given that the document clearly requires further clarification because of certain ambiguity.

Please inform me if there are any legal implications associated with executing documentation or contracts immediately following CDD meetings or promptly after receiving them via email, without a comprehensive review.

Please remember that GMS and its employees are service providers for the Westview community. I expect our professional interactions and the management of these contracts to reflect that accountability. Thank you.

Sincerely,

Richard Torres
Westview Community Development District Chairman
M. 954-643-5088

On Wed, Aug 5, 2026, 6:46 AM Juliana Duque wrote:
Good morning, Richard,

Thank you. I have received the executed Stormwater Management System Cleaning Project Agreement.

Regarding the landscaping agreement, Ellen sent the agreement 4 minutes after you requested it. See attached. The agreement needs to be executed in order to establish the commencement date for the project and to schedule site visits and the work to be performed. The agreements are drafted by the District Attorney and reviewed by staff as well. They contain the legal requirements under Florida Statute, as well as the provisions requested by the Board, and they align with the proposal approved and discussed by the Board.

As for the timing, the agreement should be executed after Board approval and in accordance with the contract's terms so the commencement date and related performance schedule can proceed as intended. Perhaps Gabriela can chime in with a more legal response if you need that.

The proposal from Veridian was included in the agenda. The current team working for the District is very well known for working with due diligence and transparency.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque

GMS-SF

Governmental Management Services – South Florida, LLC.

[5385 N. Nob Hill Road](#)

[Sunrise, FL. 33351](#)

Tel: (954)721-8681



From: Richard Torres
Sent: Tuesday, August 4, 2026 7:06 PM
To: Juliana Duque
Cc: Gabriella A. Fernandez Perez
Subject: Re: Westview North: Complete with Docusign: Stormwater Management System Cleaning Small Project Agmt. (R)

Juliana,

The storm drain contract has been reviewed, signed, and returned.

Regarding the landscaping agreement, I have requested the previous contract with Dixie from Ellen Acosta so that I can ensure the Veridian contract aligns with our previous discussions at the CDD meeting. Did Ellen mention this request to you?

Additionally, could you clarify if there is a specific deadline for executing these contracts? While I have full confidence in Abbie Salt, I am currently performing my due diligence to ensure the same level of transparency and alignment with all professional partners involved.

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Richard Torres.

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Thank you.

Board members should not “reply to all” to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque

GMS-SF

Governmental Management Services – South Florida, LLC.

[5385 N. Nob Hill Road](#)

[Sunrise, FL. 33351](#)

Tel: (954)721-8681



From: Richard Torres

Sent: Tuesday, August 4, 2026 3:34 PM

To: Ellen Acosta

Subject: Re: Westview North: Complete with Docusign: Stormwater Management System Cleaning Small Project Agmt. (R

Hi Ellen,

I've yet to review the documentation sent to me. Will get it done this week, sign and return back to you before Friday.

Regards,
Richard Torres

On Tue, Aug 4, 2026, 3:17 PM Ellen Acosta via Docusign <dse_NA3@docusign.net> wrote:

Ellen Acosta sent you a document to review and sign.

[Review Document](#)

**Ellen
Acosta**

Please sign as soon as able, thank you!

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From: Ellen Acosta

To: Juliana Duque

Cc:

Bcc:

Date: Tue, 4 Aug 2026 19:20:50 +0000

Subject: FW: Westview North: Complete with Docusign: Landscape Maintenance Agreement (Veridian Group of Florida,

Ellen Acosta

GMS-SF, LLC

5385 N Nob Hill Road

Sunrise, FL 33351

(954) 721-8681 x231

<https://url.avanan.click/v2/r01/ www.govmgtsvc.com .YXAzOmdvdmVybm1lbnRhbG1hbmFnZW1lbnRzZXJ2aWNlc3NvdXRoZmxvcmlkYTphOm86ZmNkMmNmYWM3ZWJkNjlhZjl0NDM2ZjRiMzA0ODc3Y2Y6Nzo2ODg3OjdmZTcwNDUyMGZlYmUzNTMwZDg1MmEwNGMxYTNkMGE3NTk0OGE3N2Y4M2EwMWFmZWQ3OTk4YjY1YTBmZDAzNjM6dDpGOkY>



From: Ellen Acosta

Sent: Friday, July 31, 2026 4:26 PM

To: 'Richard Torres'

Subject: RE: Westview North: Complete with DocuSign: Landscape Maintenance Agreement (Veridian Group of Florida,

Good afternoon Richard,

Please see attached previous agreement between Westview North CDD and Dixie Landscaping.

Thank you,

Ellen Acosta

GMS-SF, LLC

5385 N Nob Hill Road

Sunrise, FL 33351

(954) 721-8681 x231

<https://url.avanan.click/v2/r01/www.govmgtsvc.com.YXAzOmdvdmVybm1lbnRhbG1hbmFnZW1lbnRzZXJ2aWNlc3NvdXRoZmxvcmlkYTphOm86ZmNkMmNmYWWM3ZWJkNjlhZjl0NDM2ZjRiMzA0ODc3Y2Y6NzpiZDFjOjUzN2E5ODg4ZTcxYWExY2JiMDAwMzVLZjc0YmQwYzA4Zjk0N2ZlZTY2YTJhZGl3MjJmYjdhNjcwMGQ1ZTBjOWY6dDpGOkY>



From: Richard Torres

Sent: Friday, July 31, 2026 4:22 PM

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Subject: Re: Westview North: Complete with Docusign: Landscape Maintenance Agreement (Veridian Group of Florida,

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Please send me the previous contract between Westview North CDD and Dixie Landscaping. Thank you.

Regards,

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Good morning,

As Jesus noted, questions regarding the execution of the agreement and any related legal implications will be addressed by District Counsel at the upcoming Board meeting. The Board will have the opportunity to receive counsel's guidance and provide direction, if appropriate.

With respect to your concerns regarding prior inquiries, you sent me a text message on May 7, 2026, and an email on May 9, 2026, concerning the process for filling the vacant Supervisor seats. Your May 9 email (same as the May 7 request) was responded to on May 11, 2026, with District Counsel, Mike, copied on the response. Please see the attached correspondence for your reference.

Regarding the potential city or county grant opportunities for trees, this matter was discussed by you, Jesus, and me after the Board meeting two meetings ago. As previously noted, I have not yet been able to obtain complete information regarding available programs or eligibility requirements. The primary issue that must be clarified with Miami-Dade County is whether the District is eligible to apply for or receive grant funding for the exterior area, since, although the District maintains that area, it is not owned by the District. We will continue working to obtain a definitive response from Miami-Dade County regarding eligibility and available options. **Jesus**, please make sure you include this item for discussion and also Board direction at the upcoming meeting.

Regarding the transition of District management responsibilities, as discussed with you after the Board meeting two meetings ago, Jesus and I have been working diligently to ensure a smooth and orderly transition. Our goal has been to make certain that all outstanding District matters are appropriately addressed, documented, and transitioned without disruption to District operations. As I advised you following the last meeting, Jesus will conduct the next Board meeting. I will continue to work with him and the GMS team as necessary to ensure continuity and proper follow-up on all pending matters.

GMS recognizes and takes its role as a service provider to the Westview North Community Development District. Our staff has made every effort to respond to requests, coordinate with the appropriate vendors, engineer, District Counsel, and other parties, and address District matters in a professional and timely manner. We remain committed to maintaining professional, respectful, and productive communication while carrying out the Board's direction and the District's business.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF

Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681



From: Jesus Lorenzo

Sent: Thursday, August 13, 2026 9:36 AM

To: Richard Torres; Juliana Duque

Cc: Gabriella A. Fernandez Perez; Ellen Acosta

Subject: Re: Westview North: Complete with Docusign: Stormwater Management System Cleaning Small Project Agmt. (R)

Good morning, Richard,

I hope this email finds you well.

As discussed last week, we have been diligently working to ensure that the catch basin located outside the chain-link fence along West Golf Drive was assessed by the storm drain cleaning contractor, Raptor Vac. I previously responded to your concerns via email and advised that the contractor would be on site within the following week to inspect the catch basin and perform any necessary maintenance. I also noted that any costs associated with this work would be the responsibility of Downrite. I refrained from providing further updates until the work was confirmed and completed by Raptor Vac. I am pleased to report that Raptor Vac inspected the storm drain yesterday and based on its findings, proceeded with cleaning the catch basin. The costs associated with the cleaning and inspection report will be submitted to Downrite for reimbursement. Additionally, as requested, I obtained confirmation from the engineering team that the perimeter catch basin is connected to the community's stormwater management system. We are also coordinating with legal counsel to address your questions regarding the applicable agreement and execution procedures. Furthermore, this matter will be presented to the Board of Supervisors at the upcoming meeting to obtain direction regarding any additional actions that may be necessary. This email will be forwarded to the Board of Supervisors as supporting documentation for that discussion.

Please note that the dates reflected in the agreement are correct, with the exception of the date next to Yani's signature. It appears that an inadvertent error occurred when the agreement was signed and the date of January 31, 2026, was entered. However, the official commencement date of the agreement, as referenced on page 8, is August 10, 2026, which is the correct effective date. This discrepancy does not alter the agreement's intended start date.

Should you have any questions or concerns, please do not hesitate to contact me. Thank you for your patience and understanding throughout this process.

Respectfully,

Jesus Lorenzo

Governmental Management Services

Phone: (954) 721-8681 Ext. 223

“Board members should not “reply to all” in order to maintain compliance with the Sunshine Laws”

From: Richard Torres

Sent: Tuesday, August 11, 2026 8:44 AM

To: Juliana Duque

Cc: Gabriella A. Fernandez Perez; Jesus Lorenzo; Ellen Acosta

Subject: Re: Westview North: Complete with Docusign: Stormwater Management System Cleaning Small Project Agmt. (R

Juliana,

Regarding the stormwater management system cleaning, will this project include an inspection of the alleged concrete dumping adjacent to the chain link fence at W. Golf Drive and 120th? Additionally, could you confirm if the interior community stormwater drains are connected to the perimeter stormwater drain where the concrete was reportedly poured? I previously emailed GMS staff member Jesus Lorenzo regarding this matter and copied you—could you please confirm if you received that communication?

Regarding the landscaping agreement between the Westview North CDD and Veridian, I have completed my review and have several questions requiring clarification. I have been in communication with Ellen Acosta regarding the need to compare this document against our previous contract with Dixie. I am concerned that the Vice Chair's signature was obtained on this agreement immediately after I requested the previous contract for comparison, without allowing for a thorough review.

Please address the following points:

1. **Effective Date:** The contract contains multiple dates, including a services agreement dated July 31, 2026, signature date of January 31, 2026 by Veridian-Jani Lopez, and an agreement start date of July 7, 2026. Could you clarify the official effective date and the exact date Veridian's services commence?
2. **Scope of Maintenance:** The CDD Ownership Map on page 17 highlights areas in green that appear to include both sides of the perimeter chain-link fence. Please confirm whether the exterior side of this fencing is included in the scope of work.
3. **Contract Language:** On page 21, the provision regarding coordination between Sebastian Martinez and the "Board of Directors" is ambiguous. Please specify whether this refers to the CDD Board or the HOA Board and revise the language to avoid potential misinterpretation.
4. **Baseline Assessment:** Please confirm whether the community walkthrough intended to establish a landscape baseline has occurred. Additionally, could you define who the "stakeholders" mentioned in the contract are?
5. **Termination:** Please revise the contract to explicitly state that no penalties will be associated with termination, provided the process follows the terms outlined in the agreement.

Despite what you say that "the agreement should be executed after Board approval", I am concerned that signing this contract immediately following board approval at the CDD meeting or when sent to me from your office after the CDD meeting, would be premature and does not serve the best interests of the residents, without a thorough review. Which is why I asked your office for the previous landscaping contract for comparison, on August 4th. Simply rubber-stamping an agreement without a thorough, independent review of the details—regardless of a prior board vote—would be a disservice to the community I represent. I am committed to performing my due diligence to ensure that any action taken is fully vetted and transparent, instead of rubber stamping.

Furthermore, I am concerned about the lack of responsiveness to my previous inquiries. On May 7, 2026, I messaged you regarding the vacating supervisor seats on the CDD board to understand the selection process for interested candidates who reached out to me. Furthermore, regarding my follow-up on July 15 concerning city and/or county tree grant programs and stormwater drainage initiatives, you have yet to provide the comprehensive information. Despite our previous discussions and your instruction to contact you via text and phone, what happened to addressing these matters in depth? These initiatives are vital to the district's management, community beautification, and infrastructure, and I would like to understand why these inquiries have been disregarded. For months, you have indicated that you would be replaced by other GMS staff, yet you continue to attend CDD meetings, while apparently taking a phone text hiatus for the aforementioned dates, yet pushing forward with the execution of a landscaping contract, that I explicitly requested from GMS employee Ellen Acosta, the opportunity to review before finalization.

Given my current professional commitments and daily workload, I trust you understand why I requested additional time to conduct a thorough review of this contract—especially given that the document clearly requires further clarification because of certain ambiguity.

Please inform me if there are any legal implications associated with executing documentation or contracts immediately following CDD meetings or promptly after receiving them via email, without a comprehensive review.

Please remember that GMS and its employees are service providers for the Westview community. I expect our professional interactions and the management of these contracts to reflect that accountability. Thank you.

Sincerely,

Richard Torres
Westview Community Development District Chairman

On Wed, Aug 5, 2026, 6:46 AM Juliana Duque wrote:
Good morning, Richard,

Thank you. I have received the executed Stormwater Management System Cleaning Project Agreement.

Regarding the landscaping agreement, Ellen sent the agreement 4 minutes after you requested it. See attached. The agreement needs to be executed in order to establish the commencement date for the project and to schedule site visits and the work to be performed. The agreements are drafted by the District Attorney and reviewed by staff as well. They contain the legal requirements under Florida Statute, as well as the provisions requested by the Board, and they align with the proposal approved and discussed by the Board.

As for the timing, the agreement should be executed after Board approval and in accordance with the contract's terms so the commencement date and related performance schedule can proceed as intended. Perhaps Gabriela can chime in with a more legal response if you need that.

The proposal from Veridian was included in the agenda. The current team working for the District is very well known for working with due diligence and transparency.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque

GMS-SF

Governmental Management Services – South Florida, LLC.

[5385 N. Nob Hill Road](#)

[Sunrise, FL. 33351](#)

Tel: (954)721-8681



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Sent: Tuesday, August 4, 2026 7:06 PM

To: Juliana Duque

Cc: Gabriella A. Fernandez Perez

Subject: Re: Westview North: Complete with Docusign: Stormwater Management System Cleaning Small Project Agmt. (R

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From: Ellen Acosta

To: Juliana Duque

Cc:

Bcc:

Date: Tue, 4 Aug 2026 19:20:50 +0000

Subject: FW: Westview North: Complete with Docusign: Landscape Maintenance Agreement (Veridian Group of Florida,

Ellen Acosta

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Sent: Friday, July 31, 2026 4:26 PM

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Westview North
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Check #:</i>	<i>Amount:</i>
<i>Jun - Jul 2026</i>	262 - 266	\$12,946.90
TOTAL		\$12,946.90

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/24/26	00003	5/31/26 198959 MAY 26	202605 310-51300-31500 GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	1,669.00	1,669.00 000262
6/24/26	00013	6/01/26 SC20244 JUN 26	202606 320-53800-46200 LNDSCP LAKE&PRESRV	DIXIE LANDSCAPE, LLC	*	5,039.30	5,039.30 000263
6/24/26	00021	4/13/26 74740031 REP.EXIST CHAIN LNK FENCE	202605 320-53800-46000	FCC CARPENTRY&GENERAL PAINTING LLC	*	438.73	438.73 000264
6/24/26	00001	6/01/26 107 JUN 26	202606 320-53800-34000 FIELD MANAGEMENT		*	1,060.00	
		6/01/26 108 JUN 26	202606 310-51300-34000 MGMT FEES		*	3,260.83	
		6/01/26 108 JUN 26	202606 310-51300-35100 COMPUTER TIME		*	94.50	
		6/01/26 108 JUN 26	202606 310-51300-31300 DISSEMINATION		*	519.83	
		6/01/26 108 JUN 26	202606 310-51300-49500 WEBSITE ADMIN		*	94.50	
		6/01/26 108 JUN 26	202606 310-51300-51000 OFFICE SUPPLIES		*	60.40	
		6/01/26 108 JUN 26	202606 310-51300-42000 POSTAGE		*	6.66	
		6/01/26 108 JUN 26	202606 310-51300-42500 COPIES		*	3.15	
				GMS-SF, LLC			5,099.87 000265
6/24/26	00014	6/11/26 2164 JUN 26	202606 320-53800-46800 LAKE MAINTENANCE	SOUTHEAST LAND AND WATER	*	700.00	700.00 000266
TOTAL FOR BANK A						12,946.90	
TOTAL FOR REGISTER						12,946.90	

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Westview North
Community Development District

Unaudited Financial Reporting
July 31, 2026



Table of Contents

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2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2022</u>
4	<u>Capital Project Fund Series 2022</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipt Schedule</u>

Westview North
Community Development District
Combined Balance Sheet
July 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 18,450	\$ -	\$ -	\$ 18,450
Due from General Fund	-	13,624	-	13,624
<u>Investments:</u>				
State Board of Administration (SBA)	19,658	-	-	19,658
<u>Series 2022</u>				
Reserve	-	490,666	-	490,666
Revenue	-	509,917	-	509,917
Acq & Construction	-	-	96,614	96,614
Total Assets	\$ 38,108	\$ 1,014,207	\$ 96,614	\$ 1,148,929
Liabilities:				
Accounts Payable	\$ 19,467	\$ -	\$ -	\$ 19,467
Due to Debt Service	13,624	-	-	13,624
Total Liabilities	\$ 33,091	\$ -	\$ -	\$ 33,091
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,014,207	\$ -	\$ 1,014,207
Capital Project			96,614	96,614
Unassigned	5,017	-	-	5,017
Total Fund Balances	\$ 5,017	\$ 1,014,207	\$ 96,614	\$ 1,115,838
Total Liabilities & Fund Balance	\$ 38,108	\$ 1,014,207	\$ 96,614	\$ 1,148,929

Westview North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 193,919	\$ 193,919	\$ 194,785	\$ 866
Interest Income	1,000	833	1,594	760
Misc. Income	-	-	2,851	2,851
Total Revenues	\$ 194,919	\$ 194,752	\$ 199,230	\$ 4,478
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 6,000	\$ 5,400	\$ 600
FICA Expense	551	459	413	46
Engineering	5,000	4,167	4,419	(252)
Attorney	15,000	12,500	30,998	(18,498)
Annual Audit	5,200	5,200	5,200	-
Assessment Administration	2,544	2,544	2,544	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	6,238	5,198	5,198	0
Trustee Fees	4,445	4,445	4,445	0
Management Fees	39,130	32,608	32,608	(0)
Information Technology	1,134	945	945	0
Website Maintenance	1,134	945	945	0
Telephone	50	42	-	42
Postage & Delivery	100	83	638	(554)
Insurance General Liability	6,395	6,395	6,163	232
Printing & Binding	100	83	161	(77)
Legal Advertising	2,500	2,083	2,716	(632)
Other Current Charges	2,500	2,083	1,888	195
Office Supplies	75	62	121	(59)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 100,021	\$ 86,569	\$ 105,527	\$ (18,958)
<u>Operations & Maintenance</u>				
<u>Field Expenditures:</u>				
Field Management	\$ 12,720	\$ 10,600	\$ 10,600	\$ -
Landscape Maintenance	62,289	51,907	50,393	1,514
Plant Replacement	3,000	2,500	920	1,580
Lake & Canal Maintenance	9,000	7,500	7,000	500
Preserve Maintenance	3,000	2,500	-	2,500
Stormwater Drainage Maintenance	3,500	2,917	-	2,917
Lift Station	4,000	3,333	-	3,333
R&M - Entry Road	2,000	1,667	-	1,667
Repairs & Maintenance	5,000	4,167	2,299	1,868
Contingency	2,500	2,083	650	1,433
Total Field Expenditures:	\$ 107,009	\$ 89,174	\$ 71,862	\$ 17,312
Total Expenditures	\$ 207,030	\$ 175,743	\$ 177,388	\$ (1,646)
Excess (Deficiency) of Revenues over Expenditures	\$ (12,111)	\$ 19,009	\$ 21,841	\$ 2,832
Net Change in Fund Balance	\$ (12,111)	\$ 19,009	\$ 21,841	\$ 2,832
Fund Balance - Beginning	\$ 12,111		\$ (16,824)	
Fund Balance - Ending	\$ -		\$ 5,017	

Westview North
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 991,280	\$ 991,280	\$ 995,707	\$ 4,427
Interest Income	32,000	26,667	39,034	12,367
Total Revenues	\$ 1,023,280	\$ 1,017,947	\$ 1,034,741	\$ 16,794
<u>Expenditures:</u>				
Interest - 12/15	\$ 385,531	\$ 385,531	\$ 385,531	\$ -
Interest - 6/15	385,531	385,531	385,531	-
Principal - 6/15	215,000	215,000	215,000	-
Total Expenditures	\$ 986,063	\$ 986,063	\$ 986,063	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 37,218	\$ 31,884	\$ 48,679	\$ 16,794
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (14,825)	\$ (14,825)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (14,825)	\$ (14,825)
Net Change in Fund Balance	\$ 37,218	\$ 31,884	\$ 33,853	\$ 1,969
Fund Balance - Beginning	\$ 477,149		\$ 980,354	
Fund Balance - Ending	\$ 514,366		\$ 1,014,207	

Westview North
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 2,686	\$ 2,686
Total Revenues	\$ -	\$ -	\$ 2,686	\$ 2,686
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 3,028	\$ (3,028)
Total Expenditures	\$ -	\$ -	\$ 3,028	\$ (3,028)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (342)	\$ (342)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 14,825	\$ 14,825
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 14,825	\$ 14,825
Net Change in Fund Balance	\$ -	\$ -	\$ 14,483	\$ 14,483
Fund Balance - Beginning	\$ -		\$ 82,131	
Fund Balance - Ending	\$ -		\$ 96,614	

Westview North
Community Development District

Long Term Debt Report

Special Assessment Bonds	
Series 2022	
Original Bond Issue Amount:	\$13,795,000
Term 1:	\$1,510,000
Interest Rate:	5.00%
Maturity Date:	June 15, 2029
Term 2:	\$4,915,000
Interest Rate:	5.75%
Maturity Date:	June 15, 2042
Term 3:	\$7,370,000
Interest Rate:	6.00%
Maturity Date:	June 15, 2052
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$490,666
Reserve Fund Balance	\$490,666
Bonds Outstanding - 10/27/2022	\$13,795,000
Less: Principal Payment -06/15/23	(\$185,000)
Less: Principal Payment -06/15/24	(\$195,000)
Less: Principal Payment -06/15/25	(\$205,000)
Less: Principal Payment -06/15/26	(\$215,000)
Current Bonds Outstanding	\$12,995,000

Westview North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 19,530	\$ 160,340	\$ 3,939	\$ 2,406	\$ 487	\$ 3,609	\$ 1,809	\$ 2,665	\$ -	\$ -	\$ -	\$ 194,785
Interest Income	27	0	142	326	237	263	256	211	68	64	-	-	1,594
Misc. Income	-	2,851	-	-	-	-	-	-	-	-	-	-	2,851
Total Revenues	\$ 27	\$ 22,381	\$ 160,482	\$ 4,265	\$ 2,643	\$ 750	\$ 3,865	\$ 2,019	\$ 2,733	\$ 64	\$ -	\$ -	\$ 199,230
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ 5,400
FICA Expense	61	77	-	61	-	77	-	61	-	77	-	-	413
Engineering	-	-	-	-	53	784	783	-	-	2,800	-	-	4,419
Attorney	10,169	1,653	1,044	3,709	1,868	3,954	2,494	1,669	2,300	2,139	-	-	30,998
Annual Audit	-	-	-	-	5,200	-	-	-	-	-	-	-	5,200
Assessment Administration	2,544	-	-	-	-	-	-	-	-	-	-	-	2,544
Arbitrage Rebate	-	-	550	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	520	520	520	520	520	520	520	520	520	520	-	-	5,198
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	-	-	32,608
Information Technology	95	95	95	95	95	95	95	95	95	95	-	-	945
Website Maintenance	95	95	95	95	95	95	95	95	95	95	-	-	945
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	24	10	3	8	4	7	570	4	7	-	-	-	638
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	55	-	2	-	-	-	101	-	3	-	-	-	161
Legal Advertising	-	-	-	-	-	-	2,253	463	-	-	-	-	2,716
Other Current Charges	348	227	179	170	144	122	208	123	224	143	-	-	1,888
Office Supplies	-	-	-	-	-	-	61	-	60	-	-	-	121
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,310	\$ 11,382	\$ 5,748	\$ 8,717	\$ 11,238	\$ 9,913	\$ 10,439	\$ 7,089	\$ 6,564	\$ 10,128	\$ -	\$ -	\$ 105,527
Operations & Maintenance													
Field Expenditures:													
Field Management	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ -	\$ -	\$ 10,600
Landscape Maintenance	5,039	5,039	5,039	5,039	5,039	5,039	5,039	5,039	5,039	5,039	-	-	50,393
Plant Replacement	920	-	-	-	-	-	-	-	-	-	-	-	920
Lake & Canal Maintenance	700	700	700	700	700	700	700	700	700	700	-	-	7,000
Preserve Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Entry Road	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	482	-	-	-	439	264	439	-	675	-	-	2,299
Contingency	-	-	-	-	-	-	350	300	-	-	-	-	650
Total Field Expenditures:	\$ 7,719	\$ 7,281	\$ 6,799	\$ 6,799	\$ 6,799	\$ 7,238	\$ 7,413	\$ 7,538	\$ 6,799	\$ 7,475	\$ -	\$ -	\$ 71,862
Total Expenditures	\$ 32,029	\$ 18,663	\$ 12,547	\$ 15,516	\$ 18,037	\$ 17,151	\$ 17,852	\$ 14,627	\$ 13,363	\$ 17,602	\$ -	\$ -	\$ 177,388
Excess (Deficiency) of Revenues over Expenditures	\$ (32,002)	\$ 3,718	\$ 147,936	\$ (11,251)	\$ (15,394)	\$ (16,401)	\$ (13,988)	\$ (12,608)	\$ (10,630)	\$ (17,539)	\$ -	\$ -	\$ 21,841
Net Change in Fund Balance	\$ (32,002)	\$ 3,718	\$ 147,936	\$ (11,251)	\$ (15,394)	\$ (16,401)	\$ (13,988)	\$ (12,608)	\$ (10,630)	\$ (17,539)	\$ -	\$ -	\$ 21,841

Westview North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2026

ON ROLL ASSESSMENTS	Gross Assessments	\$	204,125	\$	1,043,453	\$	1,247,578
	Net Assessments	\$	193,919	\$	991,280	\$	1,185,199

						Allocation in %				
						16%			84%	
									100%	
									2022	
<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Debt Service</i>	<i>Total</i>		
11/12/25	\$ 4,526	\$ 45	\$ 179	\$ -	\$ 4,302	\$ 704	\$ 3,598	\$ 4,302		
11/17/25	32,737	1,296	327	-	31,113	5,091	26,022	31,113		
11/25/25	4,081	179	39	-	3,863	632	3,231	3,863		
11/28/25	84,263	3,371	809	-	80,084	13,103	66,980	80,084		
12/05/25	1,021,894	40,877	9,810	-	971,207	158,906	812,301	971,207		
12/24/25	9,158	304	89	-	8,765	1,434	7,331	8,765		
01/08/26	23,878	716	232	-	22,930	3,752	19,178	22,930		
01/26/26	-	-	-	1,144	1,144	187	957	1,144		
02/11/26	15,158	303	149	-	14,706	2,406	12,300	14,706		
03/11/26	3,053	45	30	-	2,977	487	2,490	2,977		
04/17/26	22,193	16	222	-	21,956	3,592	18,364	21,956		
04/24/26	-	-	-	102	102	17	85	102		
05/15/26	10,842	(325)	112	-	11,056	1,809	9,247	11,056		
06/17/26	3,480	(104)	36	-	3,548	581	2,968	3,548		
06/29/26	12,316	(554)	129	-	12,741	2,085	10,657	12,741		
TOTAL	\$ 1,247,578	\$ 46,169	\$ 12,161	\$ 1,245	\$ 1,190,492	\$ 194,785	\$ 995,707	\$ 1,190,492		

100%	Percent Collected
\$ -	Balance Remaining to Collect