Windward Community Development District

Workshop Meeting

Wednesday March 19, 2025 10:00 AM Four Seasons Clubhouse 7813 Four Seasons Blvd. Kissimmee, FL

- 1. Call to Order
- 2. Roll Call
- 3. HOA Updates/ Requests
- 4. Engineering Items
 - A. Completion of CDD Infrastructure
- 5. Counsel Items
- 6. Maintenance Items
 - A. Prince & Sons Updates
 - B. Discussion of Proposals
 - i. Proposal to Remove Shrubs Near Cart Path
 - ii. Proposal to Reroute Broken Line
 - iii. Proposal for Tree Bubbler Capping
 - iv. Proposal to Upgrade Irrigation Filters
- 7. Management Items
 - A. Review of Task List
 - B. District Checks- Review for Agenda
 - C. Meetings
 - i. Mystic Dunes- Awaiting KHov Input
 - D. Future Reserve
 - E. Water Usage
 - F. Guardhouse Responsibilities
 - 8. Adjournment

SECTION VI

SECTION B



200 S. F. Street Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: March 6, 2025	
SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando	Four Seasons at Orlando
2117 Antilles Club	2117 Antilles Club
Kissimmee, FL 34747	Kissimmee, FL 34747
Attn: Jarrett Wright	
Phone:	
Email: jwright@gmscfl.com	
PROPOSAL TO REMOVE PLANTS AND MULCH	NEAR DESIGNATED CART PATH AND INSTALL RIVER STONE

	Qty	Unit	Unit Cost	TOTAL
Brown River Stone	12	Yds	\$537.50	\$6,450.00
Weed Barrier	1	EA	\$200.00	\$200.00
Bed Prep and Labor	40	HR	\$65.00	\$2,600.00
Irrigation Adjustment	!	EA	\$400.00	\$400.00
			Total:	\$9,650.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf	Accepted by:
Date Submitted: <u>March 6, 2025</u>	Date Accepted:



200 S. F. Street, Haines City, FL 33844 www.princelandservices.com

Job Name / Location:

Four Seasons

Phone 863-422-5207

Date: 2/27/2025
SUBMITTED TO:

GMS

State of Florida License # CGC1521568 Polk County License # 15453

Orlando, FL 32801 Attn: Jarett Wright Phone: 407-750-3599 Email: Jwright@gmscfl.com Proposal to: Re-route irrigation lateral line around tree that is broken underneath roots by exi			
Email: Jwright@gmscfl.com			
Proposal to: Re-route irrigation lateral line around tree that is broken underneath roots by exi			
	t gate of g	golf course on Sand	y Creek Trail.
DESCRIPTION	Qty	Unit Cost	TOTAL
Misc. parts (pipe, fittings, glue, etc.)	1	\$150.00	\$150.00
Labor	10	\$65.00	\$650.00
Total EXCLUSIONS & SUBSTITUTIONS:			\$800.00
GENERAL TERMS:			
 Payment to be remitted within 30 days upon completion (no exceptions). Prices good for 30 days - P&S reserves the right to re-bid after 30 days. 			
Prince and Sons, Inc. Authorized Signature:			
Paul Harrington James Smith Travis Wright			
		Approved by	
Account Manager Technician		Approved by	



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Phone 863-422-5207

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1. Payment to be remitted v. 2. Prices good for 30 days - Prince and Sons, Inc. Authorized Harrington Account Manager	· ·	<u>Travis Wright</u> Technician		Approved by	
2. Prices good for 30 days - Prince and Sons, Inc. Authoria	zed Signature:	·			
2. Prices good for 30 days -	· ·	nter 30 days.			
-	ras reserves the right to re-blu a	inter 30 days.			
1. Payment to be remitted v					
	within 30 days upon completion	(no exceptions).			
GENERAL TERMS:					
EXCLUSIONS & SUBSTITUTI	ONS:	Total			\$3,471.00
					42.474.00
1/2" THREADED/SLIP CAP			1,157	\$3.00	\$3,471.00
DESCRIPTION			Qty	Unit Cost	TOTAL
	Proposal to: CAP ALL BU	BBLERS ON TREES AROUND CDD	AREAS.		
Email: Jwright@gmsctl.	com				
Phone: 407-750-3599					
Orlando, FL 32801 Attn: Jarett Wright					
219 E. Livingston St.		Kissimmee Fl.			
		Four Seasons			
GMS		Job Name / Location:			



200 S. F. Street, Haines City, FL 33844 www.princelandservices.com

Phone 863-422-5207

Date: 3/11/2025

State of Florida License # CGC1521568 Polk County License # 15453

SUBMITTED TO:		Job Name / Location:			
GMS		Four Seasons			
219 E. Livingston St.		Kissimmee Fl.			
Orlando, FL 32801					
Attn: Jarett Wright					
Phone: 407-750-3599 Email: Jwright@gmsctl.c	om				
	Proposal to: Replace 3 T fill	ters with 2" Vu Flow filters with b	all valve.		
DESCRIPTION			Qty	Unit Cost	TOTAL
Vu Flow filter 2" 24 Mesh			6	\$248.40	\$1,490.40
.5" Ball valve			6	\$3.85	\$23.10
.5" Street elbow			6	\$1.32	\$7.92
2" Pvc pipe			3	\$2.52	\$7.56
2" Elbow			6	\$3.91	\$23.46
2" Coupling			6	\$2.33	\$13.98
Labor			4	\$65.00	\$260.00
EXCLUSIONS & SUBSTITUTION		Total			\$1,826.42
GENERAL TERMS:					
	ithin 30 days upon completion (&S reserves the right to re-bid a				
Prince and Sons, Inc. Authorize	ed Signature:				
Paul Harrington	James Smith	Travis Wright			
Account Manager	Irrigation Manager	Technician		Approved by	

SECTION VII

SECTION A

Category	Description	Latest Update	Responsible Party	Last Update
Landscape	Watering Schedule	Requesting detail on each zone/clock as well as watering times/days	GMS Field/Prince and Sons	2/28/25
Landscape	Tree and Shrub Trimming Schedules	Requesting detail	GMS Field/Prince and Sons	2/28/25
Landscape	Shrubs Near Cart Paths	Proposal Received from P and S - Adding to March Agenda	GMS Field/Prince and Sons	3/6/25
Landscape	Reporting	All Reports	GMS Field/Prince and Sons	3/6/25
Landscape	Demand Letter To Juniper	Awaiting All Backup for Letter	G. Bobnik/Counsel/GMS	3/6/25
Landscape	7940 Tree Replacement	Will Evaluate - John Lopez	GMS Field	3/10/25
Landscape	Prince - Punch List	Prince to provide site issues as of start date	P and S/GMS Field	3/10/25
Landscape	Prince - Paid for Tree Straightening - Not Completed	GMS to review	P and S/GMS Field	3/10/25
Landscape	Palm Tree Analysis	Prince to Perform Evaluation on Palms	P and S/GMS Field	3/10/25
Landscape	Sod Replacement/Tree Leaning - Developer Funding	Awaiting Revised ULS Proposal Breaking those Amounts Out	GMS Field	3/6/25
Landscape	Cleanup Behind Flora Pass Fence	Prince to Review	P and S/GMS Field	3/10/25
Landscape	Contract Breakdown by Service, and not Level Payments	Prince to Review	P and S/GMS Field	3/10/25
Landscape	Soil Samples	Sent to Board 3/11/25	P and S/GMS Field	3/11/25
Landscape - Irrigation	Completion of System to Two-wire	Awainting Final Confirmation from Khov	Developer	3/6/25
Landscape - Irrigation	Proposal to Evaluate System with Recommendations	Received HOA Proposal from IDS, staff seeking second bid, staff developed scope		3/10/25
Landscape - Irrigation	Meter 21007930 Rates Update	Awaiting Map from Engineer to provide to TOHO to covert to commercial	GMS/Saha	3/6/25
Landscape - Irrigation	Capping Common Area Trees	Awaiting Updated Proposal from Prince and Sons - GMS Verifying	P and S/GMS Field	3/6/25
Landscape - Irrigation	Capping Verge Trees	Proposal Received from ULS - Contract sent to ULS	ULS/GMS Field	3/11/25
Landscape - Irrigation	Discuss Improvements for Water Reduction Throughout	Awaiting Further Input from Board	CDD Board	3/6/25
Roads/Sidewalks	Depression Flora Pass and Four Seasons	Awaiting Engineering Scope	Saha	3/6/25
Roads/Sidewalks	Signage Review - Behind Trees, Missing Signs	Awaiting Staff Full Review	GMS Field	3/6/25
Roads/Sidewalks	Pot Holes/Broken Pavers	Need to evaluate throughout community	GMS Field	3/10/25
Roads/Sidewalks	Broken Curbs/Not Draining	Need to evaluate throughout community	GMS Field	3/10/25
Roads/Sidewalks	Future Costs - Sealing/Resurfacing	Need Estomate for Capital Reserves	GMS Field	3/10/25
Stormwater	Trees on Storm Structure/Drains	Need to evaluate throughout community	GMS Field	3/10/25
Stormwater	Ponds Not completed - No Rip Rap/Undermining	Engineer to Review	Engineer	3/10/25
Stormwater	Developer appears to have not completed property	Engineer to Neview Engineer to Review	Engineer	3/10/25
Street Lights/Lights	Duke Slip Covers Missing	Via Email L. McWilliams evaluating and awaiting materials	GMS	3/3/25
Street Lights/Lights	Lanbdscape Lighting Adjustments	Approved at February 2025 Meeting - In Progress	GMS Field	3/6/25
Street Lights/Lights	Review Duke Contracts	Board to Review Contracts	CDD Board	3/10/25
Street Lights/Lights	Trees growing into Street Lights	Discussion of responsibility and Next steps	CDD Board	3/10/25
Reclaimed Water	Discuss Responses to TOHO Questions	To Be Added to Narch 2025 Workshop	GMS/Counsel	3/10/25
Reclaimed Water	Reclaimed Water Agremeent from 12/6/18 Discussion	To Be Added to Narch 2025 Workshop	GMS/Counsel	3/10/25
		·	GMS/Counset	3/10/25
Mystic Dunes	Review of Front Entrance Easement - Review for Possible CDD Acceptance		GMS	3/10/25
Mystic Dunes	Ownership of Well	Awaiting Input from MD on Well Usage/Possible Easement		
Mystic Dunes	Hole #1 Drain Clean Up	Awaiting Confirmation from Engineer on Scope	GMS/Saha	3/6/25
Mystic Dunes	Hole #4 Drain Clean Up	Awaiting Confirmation from Engineer on Scope	GMS/Saha	3/6/25
Overall - Oak Hill Trail Infractions	Resident Home Structures on CDD Property	Reported to Code Enforcement - Awaiting Response	GMS	3/11/25
Overall - Property Acceptance	Review all Plats to be Turned Over for Engineer Approval	Awaiting Confirmation from Engineer on Projection Completion	Saha	3/6/25
Overall - GMS Field Contract	Review GMS Field Contract	GMS to Provide Revised Proposal for Services	GMS Field	3/6/25
				3/10/25
Overall - Development Punch List Item	Review with CDD Staff After Khov Review	KHov to review and provide list of items	Counsel/GMS	3/10/25
Overall - Bond Dispersement Request		GMS to Review/Provide KHov to review and provide list of items	GMS Counsel/GMS	3/10

High	Iller Timer Adjustment appling Along Formosa Gardens Fenceline proute piping in Common Areas ughout Community Not Installed Or Working Properly Four Season BLVD Ill Not Installed And Functioning in Two or More Sections of Still On Solar Because 2-wire Not Completed ing review and GMS maintenance staff repairs Report Report chind Flora Pass phout the community proposals Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Structure Grates Pat Back On	rrigation rrigation rrigation	C Responsibility CDD Developer / CDD CDD CDD CDD Developer / CDD CDD CDD CDD CDD CDD CDD CD	in Progress	m/d/yyyy m/d/yyyy m/d/yyyy m/d/yyyy m/d/yyyy m/d/yyyy m/d/yyyy m/d/yyyy	Actor reviewing fe fence ine plant material with the developer and mystic cones, in slighe between the fence inerplant material with the developer and mystic cones, in slighe between the fence in the plant connect any definitions and reduce water wastage. Received proposal from Prince and Sons to reroute the trigation line around a tree due to a line break by Sandy Creek Trial. Proposal received from Prince and Sons to reroute the trigation line around a tree due to a line break by Sandy Creek Trial. Proposal received from Prince and Sons to cap 1100+ tree bubblers in the CDD common areas. Prince and Sons recommend replacing all rain sensors to ensure proper functionality in the future. Sulfactionality in the future. By next week completion per 1.9.24 Developer to review - see if this is intended - get with prince for ANY battery or zone. Solar at common area on limestone - Dog park check valves - Landscape lighting issues were reported and are being reviewed by the Landscape lighting issues were reported and are being reviewed by the Reviewed all lighting with Supervisor Bobonik and compiled a detailed report of all sizes. CMS staff completed light adjustments and capping of any lights deemed unnecessary on 3/6/2025. Received Prince and Sons proposal to remove plants and trim bushes. Wasting to receive this from Prince. Previously Requested. Prince and Sons took soil samples on 2/11/25 and sent titlem out for testing.	Deliverable File File File File File File File Fi			
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High	Report whind Flora Pass thout the community g Proposals Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Structure Grates Put Back On	Landscaping Landscaping Landscaping Hardscaping Landscaping Landscaping Landscaping Landscaping	CDD CDD CDD CDD	In Progress In Progress	m/d/yyyy m/d/yyyy	Reviewed all lighting with Supervisor Bobonik and compiled a detailed report of all sissues. MS staff completed light adjustments and capping or any lights deemed unnecessary on 3/6/2025. Recieved Prince and Sons approposal to remore plants and trim bustles. Waiting to recieve this from Prince. Previously Requested. Prince and Sons took soil samples on 2/11/25 and sent 16/m out for testing. Results are expected before 2/19/25.				
High	ehind Flora Pass thout the community g Proposals Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Structure Grates Put Back On	Landscaping Landscaping Hardscaping Landscaping Landscaping Stormwater	CDD CDD	In Progress	m/d/yyyy	Waiting to recieve this from Prince. Previously Requested. Prince and Sons took soil samples on 2/11/25 and sent them out for testing. Results are expected before 2/19/25.	File File			
High	ehind Flora Pass thout the community g Proposals Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Structure Grates Put Back On	Landscaping Hardscaping Landscaping Landscaping Stormwater	CDD CDD	In Progress	m/d/yyyy	Prince and Sons took soil samples on 2/11/25 and sent them out for testing. Results are expected before 2/19/25.	File			
Medium	hout the community g Proposals Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Structure Grates Put Back On	Hardscaping Landscaping Landscaping Stormwater	CDD	In Progress		Results are expected before 2/19/25.	File			
High	hout the community g Proposals Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Structure Grates Put Back On	Hardscaping Landscaping Landscaping Stormwater	CDD		m/d/yyyy	1.40 vertical slats and 2 top rails need to be replaced on fencing behind				
High	g Proposals Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Structure Grates Put Back On	Landscaping Landscaping Stormwater		In Progress		2033 Flora Pass Pl.	File			
	Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Off Sandy Creek Trail Still Needs Structure Grates Put Back On	Landscaping Stormwater	CDD		m/d/yyyy	Sodding Proposals being obtained for various locations throughout the community. Tree straightening proposals to be provided for the 2/19 meeting.	File			
91/2024 Repaired 91/2024 Stormwater Outlet (Off Sandy Creek Trail Still Needs Structure Grates Put Back On	Stormwater		Recieved Proposal	m/d/yyyy	Tree straightening proposals to be provided for the 2/19 meeting. Previous proposal was tabled at the 1/15 meeting. The proposals area being adjusted to account for any trees left off the original proposal.	File			
9/1/2024 For Safety Reasons Storm Inlets on Pc Safety Reasons Storm Inlets on Pc Fabric & Rightap Tr High 9/1/2024 Sod On Boulivard 1 Sod On Boulivard 1 Medium 10/19/2024 Valve Boxes Through Damage. Crack's And Chips 1 Crack's And Chi	s		CDD	Awaiting Proposal	m/d/yyyy	, Area was reviewed by GMS Staff and GMS will be providing repair proposals.	20250211-1			
High 9/1/2024 Sod On Boulivards To Medium 10/19/2024 Valve Boxes Through Damage.	Ponds Some Are Undermined Need To Be Filled And Install To Stop Erroision	Stormwater	CDD	Awaiting Proposal	m/d/yyyy	proposals.	20250211-1			
Medium 10/19/2024 Valve Boxes Through Damage. Crack's And Chips I		Stormwater	CDD	Awaiting Proposal	m/d/yyyy	proposais.	20250211-1			
Damage. Crack's And Chips I	Throughout Community - Sod Is Dead Or Dying	Landscaping	CDD	Recieved Proposal	m/d/yyyy	A proposal is being presented at the 2/19 Meeting regarding replacement of these areas,	File			
Crack's And Chips I	ghout Community Need Replacing Or Lift Due To Landscaping	Landscaping	CDD	Awaiting Proposal	m/d/yyyy	Prince instructed to obtain proposal for repair.	File			
	In Sidwalks, Curbing And Storm Structures Throughout	Hardscaping	CDD	Awaiting Proposal	m/d/yyyy		File			
Medium 10/19/2024 Development Medium 10/19/2024 Need Fence Extend	nded On CDD Property Off Flora Pass Place & FS Bvld.	landa annina	Developer / CDD		_	Cidewanto digited on on by permitting agency general repairment	Eila .			
Along Hole # 2 On	n Golf Course.	Hardscaping	Developer / CDD	Awaiting Proposal	m/d/yyyy	One Panel needed. Obtaining a cost.	File			
	e Behind Homes on FSB Needs Raised Up ign Plan for Missing Street Signs, Stop Signs, and Misplaced	Hardscaping	Developer	Awaiting Proposal Awaiting Proposal	m/d/yyyy		File			
Signs		naroscaping	Developer	_	m/d/yyyy	Tom to provide info to developer 1.9.24 and missing items Developer working on this. One is installed. One more needs to be	1			
Medium 4/22/2024 Safety Mat/Truncat	ated Domes not Installed at Flora Pass and FSB	Hardscaping	Developer	In Progress	m/d/yyyy	installed.	File			
Medium 4/22/2024 Key Bay Trail - Dra	rain Clean Up - Missing Headwall and Rip Rap	Stormwater	Developer	In Progress	m/d/yyyy	Developer meeting with contractor. Work is underway as of Jan 2025. Prince and Sons were alerted the area was in need of a landscaping /	File			
Medium 2/10/2024 Landscaping Cleans	nup Behind Comfort Station Near Front Entrance	Landscaping	CDD	In Progress	m/d/yyyy	debris cleanup. Working with the account managers to have this done as soon as possible.	File			
m/d/yyyy Action Item					m/d/yyyy	Notes	File			
m/d/yyyy Action Item m/d/yyyy Action Item					m/d/yyyy m/d/yyyy		File File			
m/d/yyyy Action Item					m/d/yyyy		File			
m/d/yyyy Action Item					m/d/yyyy	Notes	File			
m/d/yyyy Action Item m/d/yyyy Action Item					m/d/yyyy	Notes Notes	File File			
m/d/yyyy Action Item m/d/yyyy Action Item					m/d/yyyy		File			
m/d/yyyy Action Item					m/d/yyyy		File			
m/d/yyyy Action Item					m/d/yyyy	Notes	File			
m/d/yyyy Action Item					m/d/yyyy		File			
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m/d/yyyy Action Item					m/d/yyyy	Notes	File			
m/d/yyyy Action Item					m/d/yyyy	Notes	File			

	Windw	ard CDD C	ompleted Ite	ems Trac	ker		
Priority	Tr Action Item	Category	 Responsibility 			Tr Notes	Deliverable
leted 9/1/202		Irrigation	Developer / CDD	Completed	m/d/myyy	General maintenance item.	File
eted 9/1/2024	magation reads reading that the troking respect y medigious community	Irrigation	Developer / CDD	Completed	m/d/yyy/	Need to replace on case by case basis.	File
eted 9/1/2024		Stormerater	CDD	Completed	m/d/yyyy	Inspect and repair - built per design	File
eted 9/1/2024		Landscaping	CDD	Completed	m/d/yyyy	Review - cant touch that - pull permits? - conservation	File
leted 9/1/2024		Landscaping	CDD	Completed	m/d/yyyy	GMS & Landscaping Co. Not Doing Their Job & Being Held Accountable	File
eted 9/1/2024	THE COST FIELD FREEZ FREEZE FR	Landscaping	CDD	Completed	m/d/yyyx	GMS & Landscaping Co. Not Doing Their Job & Being Held Accountable	File
eted 10/19/2024		Landscaping	CDD	Completed	m/d/yyyy	GMS & Landscaping Co. Not Doing Their Job & Being Held Accountable	File
leted 10/19/2024		Landscaping	CDD	Comp	m/d/yyyy	GMS & Landscaping Co. Not Doing Their 300 & Being Held Accountable	File
leted 10/19/2024		Landscaping	CDD		m/d/yyyy	GMS & Landscaping Co. Not Doing Their 300 & Being Held Accountable	File
leted 9/1/2024	Area's where rainis were replaced and fore op 50d never replaced	Hardscaping		o <u>pleted</u>	m/d/yyyy	Developer to check warranty likely out of warranty	File
eted 10/19/2024	Ture roading for Scaling and Cheer reeds arrange and repair for Smiking furers rate of Small Sma	Hardscaping	Developer / CDD	Completed	m/d/yyyy	Some repairs carried out issue seems to be resolved	File
eted 10/19/2024	water Folium On various Locations Finoughout Community On Roadways Duc 10 Dramage issues	Hardscaping	CDD	Completed	m/d/yyyy	Some repairs carried out issue seems to be resolved Maintenance items resolved	File
eted 9/1/2024	Felicing Along Formosa Gardens Road Blew Down in Storm And Broke Needs Repairing	Hardscaping	Bereitser	Completed	m/d/yyyy	Maintenance items resolved Developer to review specific retaining walls	File
eted 9/1/2024	Retaining wans Infoughout Community on CDD Property Need Attention And Repair	Hardscaping	Developer	V	m/d/yyyy	Developer to review specific retaining waiis Developer to check to ensure all fences are installed per code - code is 30"	File
eted 9/1/2024	Telening for instance beamer returning wars inforgation community of CBB Hoperty Over 20 which is county code	Hardscaping	Daveloper	1111111	m/d/yyyy	No retaining wall needed with repair of drop off - developer to repair	File
leted 9/1/2024	Retaining wan on key bay from North Of Sand Field Court	Hardscapine	Developer / CDD	Comp. ved	m/d/yyyy	No retaining wall needed with repair of drop off - developer to repair No retaining wall needed with repair of drop off - developer to repair	File
leted 10/19/2024	randicap Ramp on Key Bay Tran By Fond North Of Sand Fierre Court	Hardscap	Developer / CDD	Completed	m/d/yyyy	No retaining wall needed with repair of drop oil - developer to repair Review with Tom	File
eted 10/19/2024	Need Petice On CDD Property Off Pour Seasons Byta Bennia Homes where wan was rut in	Hardscapm	CDD	Completed	m/d/yyyy	Fence is in place.	File
eted 4/22/2024	Chock codgrade retaining for existence or rened	Hardscaping		To the second	m/d/yyyy		File
eted 4/22/2024	Oik fortice formation in place in octoral areas (around portice, area 45)	Hardscaping		The second	m/d/yyyy	Developer states this to be complete May 2024	File
eted 4/22/2024	Dioken sidewaik near neadwaiinake at right pole - Ney bay	Hardscaping		Completed	m/d/yyyy	Head wall in progress 1.9.24	File
eted 4/22/2024	Broken sidewalk fredi Old Lake Wilson just inside gate	Irrigation		Completed	m/d/yyyy	Developer meeting with contractor	File
4/22/2024 4/22/2024	Connect all linguistic decide to power and the line to get his or battery powered linguistic	reaning		Completed	m/d/yyyy	In progress this week and next 1.9.24	File
4/22/2024 4/22/2024	CDD Area bening nomes on whitewood court - Never Souded	caping		Completed	m/d/yyyy	Developer states this to be complete May 2024	File
4/22/2024 4/22/2024	CDD Area between black rence at Garid Tilli No and Sidewalk freal Williewood Court - Never Coddeb	- Acaning		Completed	m/d/yyyy	Developer states this to be complete May 2024	File
eted 4/22/2024	Cod at NOW at Whitewood Ot - Near Folia - Construction Damage			Completed	m/d/yyyy	Developer states this to be complete May 2024	File
4/22/2024	300 at NOW at Sand Fierre at point - Construction Damage - Datinoon and dumpsters	Landscaping		Completed		Developer states this to be complete May 2024	File
	300 at ROW at Peoble Passage at poild across from fire station - Construction Damage - Nevel souded	- Condession		Completed	m/d/yyyy m/d/yyyy	Developer states this to be complete May 2024	File
4/22/2024	Cod at New at Elimesterio at porta il Constitutioni Darriage	Landscaping		Completed		Developer states this to be complete May 2024	File
deted 4/22/2024	moto 2 noco agamor totoc at any park to moto park to vidao	Landscaping		Completed	m/d/yyyy	Developer states this to be complete May 2024	File
4/22/2024	Dead Tree at Limestone cer de sac needs removed	Landscaping	Laconicion (Completed	m/d/yyyy	Developer states this to be complete May 2024	File
4/22/2024	Elificatione Trail Out de sac drainage - Curo Holding Mater		Davidojei	Completed	m/d/yyyy	Developer meeting with contractor	
leted 4/22/2024	Large Officerground Conduit Sticking up outside gate apolic Lake Wilson - Duke	Utilities Utilities	Distriction in the second	Completed	m/d/yyyy	Duke said dont remove, its theirs, developer spoke with Duke who said dont remove.	File
leted 4/22/2024	Citation Citating Found Contraction and Contraction		- Control of the Cont	Completed	m/d/yyyy	Most removed - developer to perform final check - some left to do.	
eted 4/22/2024	What are new power meters at points on Limestone and deagrass	Utilities	Distribution	Completed	m/d/yyyy	These are to supply power to irrigation Timers - Developer reviewing	File
eted 9/1/2024	Paver Roadway On Enterance On Formosa Garden Road & Four Seasons Bivd. Needs Enting And Repair	Hardscaping	Developer	Completed	m/d/yyyy	Developer to check warranty likely out of warranty	File
	A Action Item				m/d/yyyy		File
	Action Item				m/d/yyyy		File
	Action Item				m/d/yyyy		File
	Action Item				m/d/yyyy		File
	Action Item				m/d/yyyy		File
	Action Item				m/d/yyyy		File
	Action Item				m/d/yyyy	Notes	File
m/d/yyy	Action Item				m/d/yyyy	Notes	File
m/d/yyy	Action Item				m/d/yyyy	Notes	File

SECTION B

to be provided under separate cover