

Windward
Community Development District

Wednesday
January 21, 2026
10:00 AM

Four Seasons Clubhouse
7813 Four Seasons Blvd.
Kissimmee, FL

Workshop Meeting

1. Call to Order
2. Roll Call
3. Security Camera Proposals/Presentations
 - A. Insyte Security Presentation 10:30 a.m.
 - B. Infinite Security Presentation 11:00 a.m.
 - C. Current Demands – Unavailable
4. Review of Pegasus Engineering Proposal
5. Discussion of Proposals
 - A. Ant Treatments
 - B. Replace Bahia with Rock
 - C. Cleanup Retaining Wall and Install Rock
 - D. Replace Sod at Dog Park with Bahia Sod
 - E. Clean Up Retaining Wall and Install River Rock
 - F. Remove Plants on Fence Line; Install Brown River Rock/Mulch and New Plants
6. Counsel Items
7. Maintenance Items
8. Management Items
 - G. District Checks- Review for Agenda
9. Adjournment

SECTION III

SECTION A

INSYTE SECURITY LLC

1844 Longwood Lake Mary Rd Ste 1040
 Longwood, FL 32750-4665
 4078314411
 billing@insytesecurity.com

**Estimate****ADDRESS**

Windward HOA
 219 E Livingston St
 Orlando, FL 32801

ESTIMATE # 634266**DATE** 11/14/2025**EXPIRATION DATE** 12/13/2025**SALES REP**

Atu Naseem and Aaron Thomas

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Support Services			
Support of a Managed Switch	5	5.00	25.00
Advanced Replacement			
Prioritizing of Data			
Software Upgrades			
Intrusion Detection (if switch is capable)			
Includes troubleshooting LPR captures, outages and Quality, Connectors at camera and recorder, recorder camera settings, camera settings, camera adjustments and cleaning, advance exchange of replacement	6	15.00	90.00
Does not include Wire that is old and not installed by Insyte or wire that is damaged due to acts of God or rodents, damage caused by other trades, user damage, lightening or power surges, heat and water. Moving camera from physical location or obsolescence, out of warranty hardware replacement			
Monday - Friday 7AM-6PM, Next Day respond time			
Includes troubleshooting Video outages and Quality, Connectors at camera and recorder, recorder camera settings, camera settings, camera adjustments and cleaning, advance exchange of replacement	17	10.00	170.00
Does not include wire that is old and not installed by Insyte or wire that is damaged due to acts of God or rodents, damage caused by other trades, user damage, lightening or power surges, heat and water. Moving camera from physical location or obsolescence, out of warranty hardware replacement			
Monday - Friday 7AM-6PM, Next Day respond time			
Support of a battery backup	5	10.00	50.00
Advance Replacement during and after one year warranty period			
Battery replacement included			
Unit replacement included			
Out of warranty items will be billed at a 10% discount			
Gate & Motor/Handler Support	14	60.00	840.00
includes Motor and Power Supply repairs and replacement			
includes supplying replacement barrier arms and parts			
Barrier arms may be replaced by HOA personnel, gates would be made to access or HOA must have replacement gate to install within 7 business days			

Everyone wants your business. We want to earn it.

DESCRIPTION	QTY	RATE	AMOUNT
Gate Fabrication is not included Parts out of warranty are not included 10% discount on all replacement hardware (4 at Main Gate, 2 at Mystic Dunes, 4 at Sand Hill, 4 at Old Lake Wilson)			
Support of NEMA Enclosure including fans, heater, water proofing, fittings, mounts and internal power board.	4	10.00	40.00
Includes Troubleshooting Recorder issues, access on the network, and remote access, video retrieval up to three times a month, hard disk management, motion, FPS, resolution, bit rate, stream, video recording quality settings. User Management.	4	25.00	100.00
Excludes Recorders not supplied by Insyte, out of warranty hardware, failed systems due to power surges, heat or water, user damage, and damage caused by third parties			
Monday - Friday 7AM-6PM, 4 hr respond time			
Access Control Panel Support Includes	4	25.00	100.00
Configuration Support Remote or Onsite support based on requirement is included Firmware upgrades Attaching replacement readers and locks Power supply support (does not include power source issues) Hardware under warranty replacement Adding users\schedules\readers\zones or groups Ongoing Training Does not include power sources related to building, hardware out of warranty, and acts of God 4-hour response time, with most repairs resolved within 72 hours Support hours: Monday Friday 8 AM to 7 PM Weekend support billed separately at reduced rate of \$95 per hour All out of warranty parts replaced will have a 10% Discount			
Access Control Door Support Includes	5	10.00	50.00
Hardware support of strikes, magnets, door contacts, Motion Detectors, Wiring, Release & Emergency Exit Buttons. Door Trim adjustments Remote or Onsite support based on requirement is included Firmware upgrades when applicable Replacement readers and locks Power supply support Hardware under warranty replacement Does not include power sources related to building, hardware out of warranty, Door Trim hardware, Door frames and acts of God 4-hour response time, with most repairs resolved within 72 hours Support hours: Monday Friday 8 AM to 7 PM Weekend support billed separately at reduced rate of \$95 per hour All out of warranty parts replaced will have a 10% Discount			
Includes VPN Server Support Troubleshooting Internet issues Troubleshooting network issues If the router has a firewall we will support it as well Hardware replacement labor	4	50.00	200.00

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DESCRIPTION	QTY	RATE	AMOUNT
Rebooting devices or providing instructions			
Configuration backup			
Firmware Upgrades			
Loaner Router			
Remote service between 7am to 7pm Mon-Fri, 9am to 2pm Sat, Sunday by appointment			
Onsite service when required, same hours as above			
No trip fees			
In-store service, 8am to 5pm Mon-Fri, Saturday and Sunday by Appointment			
Phone Support, same as above			
Documentation			
Does not include hardware not included in a warranty, third party software support or MFC third party hardware support. Does not include special projects. 2nd or additional server(s) or VM(s) not included. Does not include cabling or Network Interface Cards on remote devices. Does not include switch support. Modem hardware supported by your Internet provider.			
Requirements; power and surge protection, software on server or connected PC to run network diagnostics.			
Requirements; power and surge protection, software on server or connected PC to run network			
Ubiquiti Access Point Support	1	20.00	20.00
Advance Replacement			
Software Upgrades			
Secure Wireless Access			

This estimate is good for 30 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.

SUBTOTAL	1,685.00
TAX	0.00
TOTAL	\$1,685.00

Accepted By

Accepted Date

INSYTE SECURITY LLC

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 Longwood, FL 32750-4665
 4078314411
 billing@insytesecurity.com



Estimate

ADDRESS

Windward HOA
 219 E Livingston St
 Orlando, FL 32801

ESTIMATE # 634397**DATE** 11/14/2025

DESCRIPTION	QTY	RATE	AMOUNT
Main Gate CCTV and Access Control			
PDK Cloud Access is Required			
Remove the callbox at the main gate			
Add a Face Camera at the Main gate visitor and resident lanes			
Convert the system to Eagle Eye			
Main gate Cameras are placed on maintenance (separate quote)			
Pricing valid for 15 days			
Payment Terms: Check - Net 15 - 50% Deposit			
Graybar Schedule 40 PVC Conduit, 3/4 in., 10ft Length (Price per 100ft)	0.50	64.00	32.00
Graybar Schedule 40 PVC 90-Degree Rigid Conduit Elbow, 3/4 in., 4-1/2 in. radius (Price per 100)	0.02	180.00	3.60
Graybar Conduit Coupling, Schedule 40 PVC Conduit, PVC, 3/4 in. (Price Per 100)	0.02	33.00	0.66
Graybar Adapter, Terminal, PVC Conduit, PVC, 3/4 in. (per 100)	0.02	60.00	1.20
Graybar Junction Box, PVC, Screw Mount Cover, 4 x 4 x 4 in. (Price per 100)	0.02	2,778.00	55.56
Windy City 3' Unshielded C6 Patch Cord, Green	8	4.00	32.00
Eagle Eye CMVR 420 35 IP	1	1,699.00	1,699.00
Eagle Eye Switch SW10m (8 Port Managed POE+, with 2xGig Uplink)	1	229.00	229.00
Eagle Eye VMS HD 60 Days 1FPS Cloud Preview Recording - Billed Yearly	8	71.00	568.00
Wisenet A Series network outdoor IR Bullet PoE Camera, 4MP @ 30 FPS, 3.3~10.3mm(3.1x) motorized varifocal lens	2	327.00	654.00
Hanwha Backbox for Bullet Camera, White	1	56.00	56.00
Wall Mount 8-Channel NeTwork Surge Protector	1	443.00	443.00
Miscellaneous Materials	1	113.23	113.23
Shipping, Handling or Delivery Charges	1	19.44	19.44
Removal of Old Callbox	1	500.00	500.00
Installation of a surveillance product(s)	1	3,194.25	3,194.25

This estimate is good for 15 days. Taxes are included.
 Additional shipping charges may apply. If this estimate

SUBTOTAL	7,600.94
DISCOUNT 10%	-760.09

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is part of a system design and if the design changes, the cost estimate will also change. TAX 0.00
TOTAL \$6,840.85

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ESTIMATE # 634398**DATE** 11/14/2025**EXPIRATION DATE** 11/29/2025**SALES REP**

Atu Naseem 321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Windward HOA			
Mystic Dunes New Camera System			
PDK Access Control			
Username and Password Required			
Pricing Valid for 15 Days			
Payment Terms: Check - Net 15 - 50% Deposit			
Aluminum 4" Pole 14ft with Cap (PowderCoated)	1	569.00	569.00
Insyte Retail 20x16x11 Inch 120VAC Weatherproof Enclosure w/ Solid State Cooling Fan Controller, One Year Limited Parts Warranty	1	2,290.00	2,290.00
L-COM Enclosure Pole Mounting Kit - Pole Diameters 4 to 7 inches	1	250.00	250.00
Windy City 24 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial 1000ft	0.10	529.00	52.90
Windy City 3' Unshielded C6 Patch Cord, Green	3	4.00	12.00
Eagle Eye CMVR 426, supports up to 20 4MP cameras	1	1,699.00	1,699.00
Eagle Eye Switch (4 Port Managed POE+, with 100M Uplink)	1	129.00	129.00
Eagle Eye VMS HD 60 Days 1FPS Cloud Preview Recording - Billed Yearly	3	71.00	213.00
Eagle Eye Analytic License Plate Recognition - Billed Yearly	2	270.00	540.00
Eagle Eye Vehicle Surveillance Package (VSP) - Billed Yearly	2	216.00	432.00
Wisenet A Series network outdoor IR Bullet PoE Camera, 4MP @ 30 FPS, 3.3~10.3mm(3.1x) motorized varifocal lens	1	328.00	328.00
AXIS P14 Series Bullet IP Camera with Pre-Installed License Plate, 10.9-29 mm Varifocal Lens, Forensic WDR, White	2	2,118.00	4,236.00
Hanwha Backbox for Bullet Camera, White	1	56.00	56.00
4-Channel Ditek Surge Protector POE	1	236.00	236.00
APC Back-UPS 400VA, 120V, Flexible Mounting, Low Profile, Industrial, 3 NEMA outlets	1	447.00	447.00
Miscellaneous Materials	1	344.70	344.70
Shipping, Handling or Delivery Charges	1	59.18	59.18
Installation of a surveillance product(s)	1	8,886.77	8,886.77

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cost estimate will also change.

SUBTOTAL	20,780.55
DISCOUNT 10%	-2,078.06
TAX	0.00
TOTAL	\$18,702.49

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Estimate

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ESTIMATE # 634400**DATE** 11/14/2025**EXPIRATION DATE** 11/29/2025**SALES REP**

Atu Naseem 321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Old Lake Wilson Gate CCTV and Access Control			
PDK Cloud Access is Required			
Remove the callbox at the main gate after PDK access is granted and tested			
Add a Face Camera to the reader			
Convert the system to Eagle Eye			
Maintain current WiFi bridge with the understanding that we should hardwire this in the future			
Old Lake Wilson Gate Cameras are placed on maintenance (separate quote)			
Pricing valid for 15 days			
Payment Terms: Check - Net 15 - 50% Deposit			
Windy City 3' Unshielded C6 Patch Cord, Green	5	4.00	20.00
Eagle Eye CMVR 420 35 IP	1	1,699.00	1,699.00
Eagle Eye Switch SW10m (8 Port Managed POE+, with 2xGig Uplink)	1	229.00	229.00
Eagle Eye VMS HD 60 Days 1FPS Cloud Preview Recording - Billed Yearly	5	71.00	355.00
Wisenet A Series network outdoor IR Bullet PoE Camera, 4MP @ 30 FPS, 3.3~10.3mm(3.1x) motorized varifocal lens	1	327.00	327.00
Hanwha Backbox for Bullet Camera, White	1	56.00	56.00
Wall Mount 8-Channel NeTwork Surge Protector	1	443.00	443.00
Miscellaneous Materials	1	113.23	113.23
Shipping, Handling or Delivery Charges	1	19.44	19.44
Removal of Old Callbox	1	500.00	500.00
Installation of a surveillance product(s)	1	3,345.00	3,345.00

This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.

SUBTOTAL	7,106.67
DISCOUNT 10%	-710.67
TAX	0.00
TOTAL	\$6,396.00

Accepted By

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 billing@insytesecurity.com

**Estimate****ADDRESS**

Windward HOA
 219 E Livingston St
 Orlando, FL 32801

ESTIMATE # 634399**DATE** 11/14/2025**EXPIRATION DATE** 11/29/2025**SALES REP**

Atu Naseem 321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Sandhill Gate CCTV and Access Control			
PDK Cloud Access is Required			
Remove the callbox at the main gate after PDK access is granted and tested			
Add a Face Camera at the reader			
Convert the system to Eagle Eye			
Sandhill gate Cameras are placed on maintenance (separate quote)			
Pricing valid for 15 days			
Payment Terms: Check - Net 15 - 50% Deposit			
Windy City 3' Unshielded C6 Patch Cord, Green	5	4.00	20.00
Eagle Eye CMVR 420 35 IP	1	1,699.00	1,699.00
Eagle Eye Switch SW10m (8 Port Managed POE+, with 2xGig Uplink)	1	229.00	229.00
Eagle Eye VMS HD 60 Days 1FPS Cloud Preview Recording - Billed Yearly	7	71.00	497.00
Wisenet A Series network outdoor IR Bullet PoE Camera, 4MP @ 30 FPS, 3.3~10.3mm(3.1x) motorized varifocal lens	1	327.00	327.00
Hanwha Backbox for Bullet Camera, White	1	56.00	56.00
Wall Mount 8-Channel NeTwork Surge Protector	1	443.00	443.00
Miscellaneous Materials	1	113.23	113.23
Shipping, Handling or Delivery Charges	1	19.44	19.44
Removal of Old Callbox	1	500.00	500.00
Installation of a surveillance product(s)	1	3,380.00	3,380.00

This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.

SUBTOTAL	7,283.67
DISCOUNT 10%	-728.37
TAX	0.00
TOTAL	\$6,555.30

Accepted By

Accepted Date

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SECTION B

ESTIMATE

INFINITE SECURITY
P O Box 87
Ocoee, FL 34761

Infinitealarms@aol.com
+1 (718) 314-7644
InfiniteAlarms.US



Bill to
Jarett Wright
Windward Community Development District

Ship to
Jarett Wright
Windward Community Development District

Estimate details

Estimate no.: 1021
Estimate date: 11/13/2025
Expiration date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			MAIN ENTRANCE			
2.		Hikvision 16 Channel 4K NVR	4K Acusense NVR - HUMAN AND VEHICLE DETECTION	1	\$1,325.00	\$1,325.00
3.		WD Purple 10TB Hard Drive	WD Purple 10TB Hard Drive - 45 DAYS CONTINUOUS RECORDING	2	\$335.00	\$670.00
4.		Hikvision 8MP Panoramic ColorVu Camera	24/7 Color, 4K, 180 Degree Field of View. - GENERAL OVERVIEW	2	\$775.00	\$1,550.00
5.		Hikvision 8MP ColorVu Dome Camera	4K, 24/7 Color, Built in Mic - GATES (2), VISITOR LANE, RESIDENT LANE, EXIT LANE OVERVIEW	5	\$700.00	\$3,500.00
6.		Hikvision 8MP Turret	8MP, Night Vision - GUARD HOUSE OVERVIEW	1	\$525.00	\$525.00
7.		Hikvision 4MP LPR Bullet Camera	4MP LPR Moto Bullet Camera, 8-32mm - VISITOR LANE, RESIDENT LANE, EXIT LANE	3	\$1,475.00	\$4,425.00
8.		Hikvision Conduit Junction Box	Conduit Box	7	\$40.00	\$280.00
9.		Ubiquiti UniFi Express 7	Mesh-scalable, super-compact 10G Cloud Gateway with integrated WiFi 7	1	\$300.00	\$300.00
10.		Ubiquiti 24 Port POE Switch	24 Port Gigabit POE Switch	1	\$479.00	\$479.00
		Subtotal	Subtotal			\$13,054.00

11.	END SECTION	*****	1	\$0.00	\$0.00
12.		KEY BAY TRAIL ENTRANCE			
13.	Hikvision 8 Channel 4K NVR	4K Acusense NVR - HUMAN AND VEHICLE DETECTION	1	\$850.00	\$850.00
14.	WD Purple 8TB Hard Drive	8TB Hard Drive - 45 DAYS CONTINUOUS RECORDING	1	\$285.00	\$285.00
15.	Hikvision 8MP Panoramic ColorVu Camera	24/7 Color, 4K, 180 Degree Field of View. - ENTRY AND EXIT OVERVIEW	2	\$775.00	\$1,550.00
16.	Hikvision 8MP ColorVu Turret	4K (8MP), 24/7 Color, Built in Mic - CALLBOX	1	\$700.00	\$700.00
17.	Hikvision 4MP LPR Bullet Camera	4MP LPR Moto Bullet Camera, 8-32mm - ENTRY AND EXIT LANE	2	\$1,475.00	\$2,950.00
18.	Hikvision Conduit Junction Box	Conduit Box	3	\$40.00	\$120.00
19.	Ubiquiti UniFi Express 7	Mesh-scalable, super-compact 10G Cloud Gateway with integrated WiFi 7	1	\$300.00	\$300.00
20.	Ubiquiti 8 Port POE Switch Lite	8 Gigabit Ports, 4 POE Ports	2	\$175.00	\$350.00
21.	Aluminum Camera Pole	***USE EXISTING***	2	\$0.00	\$0.00
22.	NEMA Enclosure - Outdoor Rated	24x20x10 - Vented with dual cooling fans controlled by thermostat.	1	\$850.00	\$850.00
23.	WattBox 625VA Battery Backup UPS	OVRC-UPS-625-8 UPS Battery Pack	1	\$250.00	\$250.00
	Subtotal	Subtotal			\$8,205.00
24.	END SECTION	*****	1	\$0.00	\$0.00
25.		SAND HILL RD ENTRANCE			
26.	Hikvision 8 Channel 4K NVR	4K Acusense NVR - HUMAN AND VEHICLE DETECTION	1	\$850.00	\$850.00
27.	WD Purple 8TB Hard Drive	8TB Hard Drive - 45 DAYS CONTINUOUS RECORDING	1	\$285.00	\$285.00
28.	Hikvision 8MP Panoramic ColorVu Camera	24/7 Color, 4K, 180 Degree Field of View. - ENTRY AND EXIT OVERVIEW	2	\$775.00	\$1,550.00
29.	Hikvision 8MP ColorVu Turret	4K (8MP), 24/7 Color, Built in Mic - ENTRY GATE	1	\$700.00	\$700.00
30.	Hikvision 4MP LPR Bullet Camera	MP LPR Moto Bullet Camera, 8-32mm - ENTRY AND EXIT LANE	2	\$1,475.00	\$2,950.00

31.	Hikvision Conduit Junction Box	Conduit Box	3	\$40.00	\$120.00
32.	Ubiquiti UniFi Express 7	Mesh-scalable, super-compact 10G Cloud Gateway with integrated WiFi 7	1	\$300.00	\$300.00
33.	Ubiquiti 16 Port POE Switch Lite	8 Port POE, 8 Port Gigabit	1	\$275.00	\$275.00
34.	Aluminum Camera Pole	***USE EXISTING***	2	\$0.00	\$0.00
35.	NEMA Enclosure - Outdoor Rated	***USE EXISTING***	2	\$0.00	\$0.00
36.	WattBox 625VA Battery Backup UPS	OVRC-UPS-625-8 UPS Battery Pack	1	\$250.00	\$250.00
	Subtotal	Subtotal			\$7,280.00
37.	END SECTION	*****	1	\$0.00	\$0.00
38.		SANDY CREEK TRAIL ENTRANCE			
39.	Hikvision 8 Channel 4K NVR	4K Acusense NVR - HUMAN AND VEHICLE DETECTION	1	\$850.00	\$850.00
40.	WD Purple 8TB Hard Drive	8TB Hard Drive - 45 DAYS CONTINUOUS RECORDING	1	\$285.00	\$285.00
41.	Hikvision 8MP Panoramic ColorVu Camera	24/7 Color, 4K, 180 Degree Field of View. - ENTRY AND EXIT OVERVIEW	2	\$775.00	\$1,550.00
42.	Hikvision 4MP LPR Bullet Camera	4MP LPR Moto Bullet Camera, 8-32mm - ENTRY AND EXIT LANE	2	\$1,475.00	\$2,950.00
43.	Hikvision Conduit Junction Box	Conduit Box	2	\$40.00	\$80.00
44.	Ubiquiti UniFi Express 7	Mesh-scalable, super-compact 10G Cloud Gateway with integrated WiFi 7	1	\$300.00	\$300.00
45.	Ubiquiti 16 Port POE Switch Lite	8 Port POE, 8 Port Gigabit	1	\$275.00	\$275.00
46.	Aluminum Camera Pole	10 Foot Above Ground Pole, Black Powdercoat Finish	1	\$900.00	\$900.00
47.	NEMA Enclosure - Outdoor Rated	24x20x10 - Vented with dual cooling fans controlled by thermostat.	1	\$850.00	\$850.00
48.	WattBox 625VA Battery Backup UPS	OVRC-UPS-625-8 UPS Battery Pack for IP Power Conditioners	1	\$250.00	\$250.00
	Subtotal	Subtotal			\$8,290.00
49.	END SECTION	*****	1	\$0.00	\$0.00
50.		GUARD HOUSE LIVE VIEW SETUP			
51.	Avarro 43" 4K LED Commercial Display	4K Resolution, 16/7 operation with a 3 year full replacement warranty	4	\$525.00	\$2,100.00

52.	Full Motion TV Wall Mount	26" - 55"	4	\$60.00	\$240.00
53.	Hikvision 8 Channel 4K DVR	***LIVE VIEW PASSTHROUGH FOR EACH GATE***	3	\$450.00	\$1,350.00
54.	Avarro HDMI Cable 12'	4K @ 60Hz, Limited Lifetime Warranty	4	\$17.00	\$68.00
55.	TV Installation Labor Up To 65"	Installation of 1 TV up to 65" in size and up to 6' above floor, wires concealed in wall.	4	\$150.00	\$600.00
Subtotal		Subtotal	\$4,358.00		
56.	END SECTION	*****	1	\$0.00	\$0.00
57.	WARRANTY				
58.	Warranty	3 Year Manufacturer Warranty on NVR and all cameras. 1 Year Manufacturer Warranty on hard drive.	1	\$0.00	\$0.00
59.	Warranty	1 Year Manufacturer Warranty on Ubiquiti Network Equipment.	1	\$0.00	\$0.00
60.	WattBox Warranty	2-year Limited Battery Warranty	1	\$0.00	\$0.00
61.	END SECTION	*****	1	\$0.00	\$0.00
62.	MONTHLY PRICING SCHEDULE				
63.	Hik-Central Professional Software	Provides Video Analytics, Health Monitoring, License Plate Capture Database, requires server	1	\$0.00	\$0.00
64.	Hik-Central Camera License	Required for service with Hik-Central Server, 1 per Camera	16	\$5.00	\$80.00
65.	Hik-Central LPR Camera License	Required for Service with Hik-Central Server, 1 per LPR Camera	9	\$7.00	\$63.00
66.	CCTV Service Plan	CCTV Service Plan, Covers Cameras, Recorders and Related Hardware in all locations - INCLUDES 3 HOURS ONSITE LABOR, UNLIMITED REMOTE SUPPORT, SYSTEM PROGRAMMING CHANGES, QUARTERLY SITE VISITS TO INSPECT AND CHECK SYSTEM - ***ALL LOCATIONS***	1	\$200.00	\$200.00
67.	Network Management	ISP Pass through, manage network, data and devices - ***ALL LOCATIONS***	1	\$80.00	\$80.00
				Total	\$41,610.00

Note to customer

Total includes Sales Tax, if tax exempt please provide Resale certificate.
Please let us know if you have any questions and if needed, we can be present at the board meeting to answer any questions.

Expiry
date

12/31/2025

Accepted date

Accepted by

SECTION C

**Current Demands Electrical &
Security Services, In**

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



**CURRENT
DEMANDS**

Estimate

ADDRESS	SHIP TO	ESTIMATE DATE	GMS19103	
GMS 6200 LEE VISTA BLVD, SUITE 300 ORLANDO, FL 32822	GMS 7890 FOUR SEASONS BLVD. KISSIMMEE, FL 34747	EXPIRATION DATE	01/16/2026	
ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	~~MAIN ENTRANCE GATE~~ REMOVE DOORKING HARDWARE. INSTALL NEW CALLBOX SYSTEM, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	0.00	0.00T
CAPXLV2-T LIFTMASTER ACCESS PORTAL	Liftmaster, Connected Access Portal, High Capacity with Video	1	4,261.95	4,261.95T
CAPXLV2HOOD-T - LIFTMASTER HOOD KIT	LiftMaster® CAPXLV2 Hood Kit for Surface/Pedestal mount unit	1	191.95	191.95T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	2	466.83	933.66T
ACCESS/CAMERA LABOR	LABOR FOR MAIN ENTRANCE GATE	1	3,000.00	3,000.00
NOTE	~~KEY BAY TRAIL ENTRANCE~~ REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	0.00	0.00T
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile	1	466.83	466.83T

	Credentials at any entrance in the myQ Community system			
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	1	2,529.37	2,529.37T
ACCESS LABOR	ACCESS LABOR FOR KEY BAY TRAIL GATE	1	2,500.00	2,500.00
NOTE	~~SAND HILL RD ENTRANCE~~	1	0.00	0.00T
	REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.			
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	1	466.83	466.83T
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	1	2,529.37	2,529.37T
ACCESS LABOR	ACCESS LABOR FOR SANDY HILL ROAD ENTRANCE GATE	1	2,500.00	2,500.00
NOTE	~~SANDY CREEK TRAIL ENTRANCE~~	1	0.00	0.00T
	INSTALL NEW CONTROLLERS AND READERS, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READERS ON EACH OPERATOR AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.			
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	2	466.83	933.66T
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	2	2,529.37	5,058.74T
ACCESS LABOR	ACCESS LABOR FOR SANDY CREEK TRAIL GATE	1	3,500.00	3,500.00

SPECIAL ORDER ITEM (ESTIMATED) SHIPPING AND HANDLING CHARGES	SPECIAL ORDER ITEM (ESTIMATED) SHIPPING AND HANDLING CHARGES	1	250.00	250.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS ETC.	1	500.00	500.00T
MISC CHARGES	MISC CHARGES/ TARIFF FEES	1	419.77	419.77T
LIFTMASTER MYQ MONTHLY SUBSCRIPTION	LIFTMASTER MYQ MONTHLY SUBSCRIPTION Base Fee - Equipment and VOIP	1	150.00	150.00
LIFTMASTER MYQ MONTHLY SUBSCRIPTION - ADDITIONAL ACCESS POINTS	LIFTMASTER MYQ MONTHLY SUBSCRIPTION - ADDITIONAL ACCESS POINTS Additional Access Points - \$25 per Access Point	8	25.00	200.00

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	38,399.67
	TAX	0.00
	TOTAL	\$38,399.67

Accepted By

Accepted Date

SECTION IV

Windward Community Development District



January 13, 2026

Request for
Qualifications for
Engineering
Services



Mr. David Hamstra, P.E., CFM
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
407-992-9160, ext. 309
david@pegasusengineering.net



January 13, 2026

Mr. Jason Showe
District Manager
Governmental Management Services
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Email: jshowe@gmscfl.com

**Re: Windward Community Development District
Professional Engineer Services | Letter of Interest**

Dear Mr. Showe:

Pegasus Engineering LLC appreciates this opportunity to submit our professional engineering services qualifications to the Windward Community Development District to serve as the District Engineer. As a brief introduction, Pegasus Engineering is a civil engineering firm located in Winter Springs (Seminole County), with a satellite office located in Trinity (Pasco County). Our firm is dedicated to assisting public and private entities with Florida's growing infrastructure needs, namely transportation, stormwater, utilities, and grants management. The Windward Community Development District will benefit from the extensive experience and accomplishments of our firm's personnel in the planning, design, permitting, and construction of stormwater infrastructure, roadway, and utility projects for local governments, which is unsurpassed in terms of responsiveness, quality of services, and meeting schedules and budget objectives.

The key personnel in charge of this contract will be the following individuals: **① Principal-in-Charge:** Fursan Munjed, P.E.; **② Sr. Project Manager:** David Hamstra, P.E., CFM; and **③ Sr. Project Engineers:** Greg Teague, P.E., CFM, Mike Bruegger, P.E., and Beth Whikehart, P.E. CFM., all of whom will be supported on this contract by very talented professional staff who have performed an entire realm of civil engineering assignments with professional integrity, competence, and respect.

In regard to the needs of the Windward Community Development District, we are very proud of the fact that we currently serve as District Engineer for ten (10) other Florida Community Development Districts. Serving in the role of District Engineer, combined with our extensive experience working with numerous cities and counties, has provided our firm with comprehensive expertise in all aspects of large-scale community infrastructure and development. Our Community Development District experience, spanning more than eight years, has encompassed preparation of bid documents (construction plans and specifications); addressing maintenance related improvements; coordinating with various representatives of the Community Development District to address complaints from homeowners; presenting projects during the Community Development District Board of Supervisor meetings; securing federal grants; and coordinating with local municipalities and permitting agencies, among other services.

"Engineering a Higher Standard"

Pegasus Engineering has a clear understanding of what is expected of the District Engineer's roles and responsibilities for the Windward Community. Representative tasks performed include the preparation of detailed and timely agenda materials, as well as prompt site inspections in response to homeowner complaints, Community Development District requests, and observations by District and field managers.

Moreover, it should also be noted that Pegasus Engineering staff have prepared numerous subdivision assessments of new and old subdivisions and communities for several Florida Counties. These assessments have allowed us to gain extensive relevant experience that can be applied to the Windward Community Development District to address pavement distress issues caused by groundwater or improper construction, safety concerns associated with sidewalks and driveway aprons (e.g., damaged or chipped panels, significant vertical displacement, cracked panels, etc.), potential curb and gutter repairs, assisting with Joint Traffic Enforcement Agreements (JTEA) and traffic signs, and addressing failing stormwater infrastructure, to name a few. Furthermore, we respectfully direct your attention to Tabs 1 and 4, which provide additional detail regarding our Community Development District (CDD) experience. Pegasus Engineering possesses extensive expertise in all facets of stormwater management and is well-positioned to provide immediate assistance to the District in addressing any necessary repairs or improvements to the stormwater management system in place.

Pegasus Engineering is willing and committed to meet time and budget requirements as required by the Windward Community Development District. Our team understands that each assignment must meet the defined schedule to comply with project timelines. In closing, our team understands the nature of the work to be accomplished and the expectations and services that the Windward Community Development District requires from its District Engineer. We trust that our qualifications, combined with our extensive experience with similar projects, will prove to the Community Development District that we are uniquely qualified and have a strong professional desire to perform. **If selected, the Windward Community Development District will be supported by a highly qualified team of engineers and professional staff who are committed to delivering exceptional service and consistently exceeding the District's expectations.** We guarantee that the Windward Community Development District will be most pleased with our ability to provide responsive professional consulting engineering services.

Very truly yours,

PEGASUS ENGINEERING, LLC

David W. Hamstra, P.E., CFM
Stormwater Department Manager

TABLE OF CONTENTS

Letter of Interest

Tab 1 Ability and Adequacy of the Applicant's Professional Personnel

- Experience of Key Personnel
- Professional Licenses and Certifications
- Standard Form 330

Tab 2 Certified Minority Business Enterprise

Tab 3 Applicant's Willingness to Meet Time and Budget Requirements

Tab 4 Applicant's Past Experience and Performance

Tab 5 Geographic Location of the Applicant's Headquarters

Tab 6 Current and Projected Workloads of the Applicant

Tab 7 Volume of Work Previously Awarded to the Applicant by the District

Tab 8 Windward Community Development District Exhibit

Tab 1

Ability and Adequacy of the Applicant's Professional Personnel



Ability and Adequacy of the Applicant's Professional Personnel

EXPERIENCE OF KEY PERSONNEL



The senior personnel of Pegasus Engineering, LLC have extensive successful experience in all phases of planning, design, permitting, bidding, and construction administration projects for Florida cities, counties, and FDOT.

Pegasus also has extensive experience in all elements of stormwater management, ranging from design and permitting associated with drainage repairs to securing numerous grants. Please note that Pegasus Engineering is currently the District Engineer for the Vista Lakes Community Development District (Orange County), the East Park Community Development District (Orange County), the Harmony Community Development District (Osceola County), the Estancia at Wiregrass Community Development District (Pasco County), Arlington Ridge Community Development District (Lake County), Country Greens Community Development District (Lake County), the Copperspring Community Development District (Pasco County), Carlton Lakes Community Development District (Hillsborough County), Waterleaf Community Development District (Hillsborough County), and the Overoaks Community Development District (Osceola County).

PROFESSIONAL LICENSES AND CERTIFICATIONS

Pegasus Engineering, LLC is currently approaching its 19th year of successful business operations, and we continue to provide Community Development Districts throughout Florida with professional engineering services for public infrastructure, with primary emphasis on stormwater management, transportation, construction-related services, and grants management.



Our firm is led by two (2) Principals, with a total of eleven (11) professional engineers, ranging from forty (40) to eighteen (19) years of professional experience. Our senior engineers have a proven track record of civil engineering projects successfully completed across Florida.

- Pegasus Engineering, LLC is a civil engineering firm that was organized and registered with the State of Florida in August 2007. Pegasus Engineering's Federal Employer Identification Number is 26-0806410.A.
- A copy of the State of Florida Business License and a copy of the current Business Tax Receipt are presented herein.

City of Winter Springs 1126 East State Road 434 Winter Springs, FL 32708 (407) 327-5963 www.winterspringsfl.org		BUSINESS TAX RECEIPT
Business Name:	PEGASUS ENGINEERING, LLC	
Business Location:	301 W SR 434 309 WINTER SPRINGS, FL 32708	Mailing Address: 301 W SR 434 309 WINTER SPRINGS, FL 32708
Owner:	Pegasus Engineering	
License Number:	BTR-COMM-000330-2024	
Issued Date:	9/30/2025	License Type: Commercial Business Tax Receipt
Expiration Date:	9/30/2026	Classification: Commercial Business Tax Receipt
		Fees Paid: \$110.00
Business Activity: Consultant State Regulation: Regulated		
BUSINESS TAX RECEIPT WINTER SPRINGS DOES NOT INCLUDE SEMINOLE COUNTY TAX		
TO BE POSTED IN A CONSPICUOUS PLACE		

District Engineering Services
Windward Community Development District

Pegasus Engineering was established as a Limited Liability Corporation and qualified by the State of Florida Board of Professional Engineers under Certificate of Authorization No. 27770. A copy of the **State of Florida Business License** is presented on this page.

***State of Florida
Department of State***

I certify from the records of this office that PEGASUS ENGINEERING, LLC is a limited liability company organized under the laws of the State of Florida, filed on August 28, 2007.

The document number of this limited liability company is L07000088384.

I further certify that said limited liability company has paid all fees due this office through December 31, 2026, that its most recent annual report was filed on January 12, 2026, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twelfth day of January, 2026*



Secretary of State

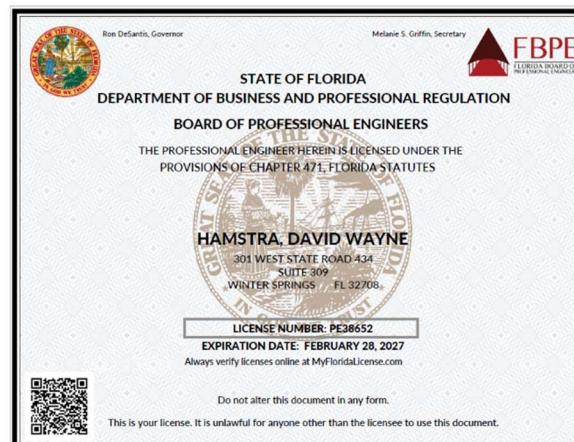
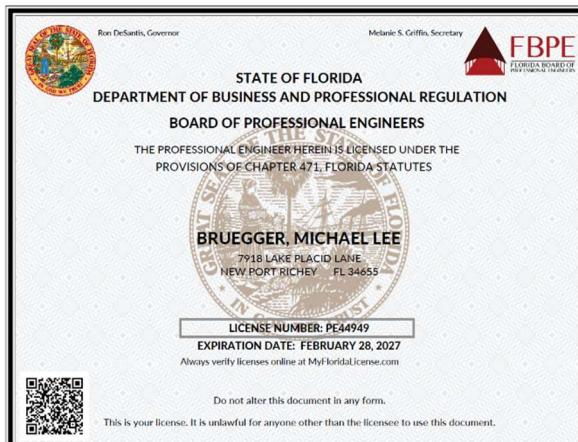
Tracking Number: 1779160886CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

District Engineering Services
Windward Community Development District

**CURRENT INDIVIDUAL PROFESSIONAL LICENSES ISSUED BY THE STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**



CURRENT FLOODPLAIN MANAGER CERTIFICATIONS ISSUED BY THE NATIONAL
ASSOCIATION OF STATE FLOODPLAIN MANAGERS



ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State) Request for Qualifications (RFQ) for Engineering Services for Windward Community Development District, Kissimmee, Florida

2. PUBLIC NOTICE DATE
11-25-2025

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

David W. Hamstra, P.E., CFM, Stormwater Department Manager

5. NAME OF FIRM

Pegasus Engineering, LLC

6. TELEPHONE NUMBER
407-992-9160

7. FAX NUMBER
407-358-5155

8. E-MAIL ADDRESS
david@pegasusengineering.net

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

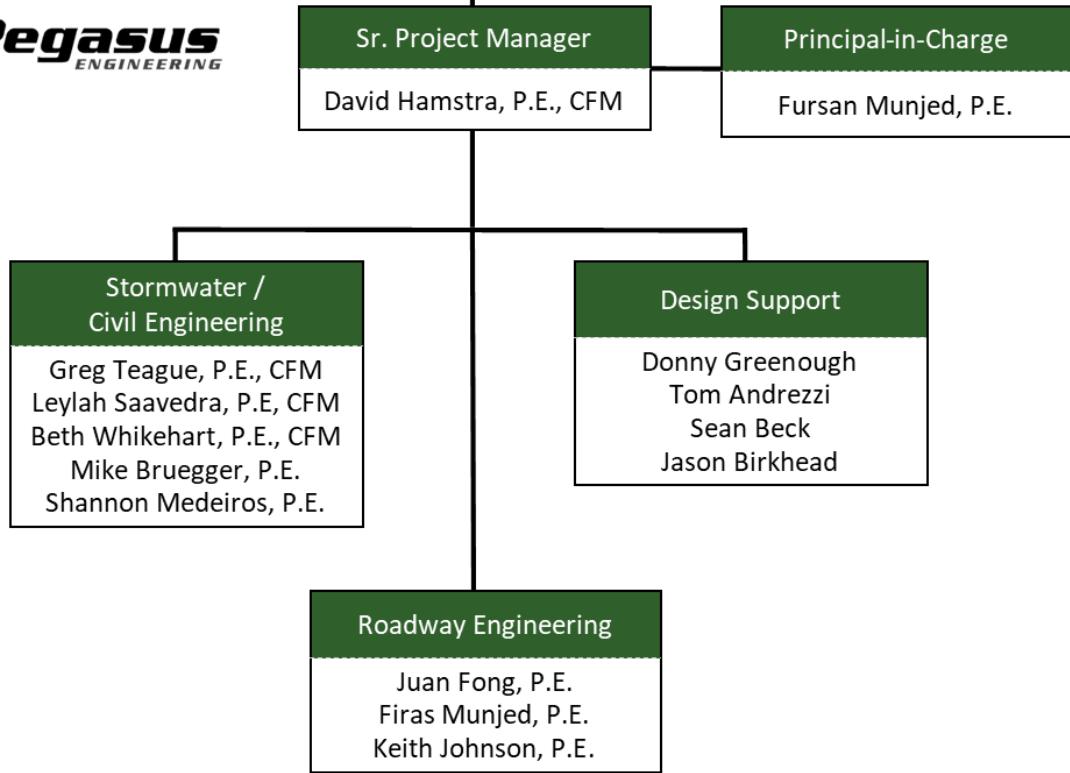
		(Check)		9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
PRIME	J-V	PARTNER	SUBCONTRACTOR			
a.	X			Pegasus Engineering, LLC  <input type="checkbox"/> CHECK IF BRANCH OFFICE	301 West State Road 434 Suite 309 Winter Springs, Florida 32708	District Engineer: Stormwater Engineering, Transportation Engineering, Civil Engineering, and Grants Management
b.			X	Southeastern Surveying & Mapping Corp.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	6500 All American Boulevard Orlando, Florida 32810	Boundary Surveys, Topographic Surveys, Subsurface Utility Engineering Services, and Easement Documents
c.			X	Geotechnical and Environmental Consultants, Inc.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	919 Lake Baldwin Lane Orlando, Florida 32814	Soil, Water Table and Pavement Assessments, Subsidence / Sinkholes, and Environmental Site Assessments
d.			X	Bowman and Blair Ecology and Design, Inc.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	5080 Parkridge Court Oviedo, Florida 32765	Ecological services: site ecology assessments, wetland delineations, listed species habitat assessment
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)



Windward Community Development District



NOTE: Pegasus Engineering has direct access to specialized subconsultants, if needed by the Windward CDD, for the performance of specific assignments ranging from survey and geotechnical services to environmental assessments and water quality evaluations, among others.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Fursan Munjed, P.E.	13. ROLE IN THIS CONTRACT Prime Consultant Principal	14. YEARS EXPERIENCE	
		a. TOTAL 33	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION (City and State) Pegasus Engineering, LLC (Winter Springs, Florida)			
16. EDUCATION (Degree and Specialization) B.S. / Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer (Florida, Civil)		

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Institute of Transportation Engineer (I.T.E.)
19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State) Orange County Continuing Engineering Services Orange County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Designed and permitted numerous intersection improvement projects including signalization projects, turn lanes, drainage retrofits, safety improvements, signing and pavement marking, and completed related traffic studies. North Tanner Rd & Lake Pickett Rd, Old Winter Garden Rd at Bluford Ave., etc. Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) Osceola County Continuing Engineering Services Osceola County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2012 - Present	On-Going
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Designed and permitted numerous intersection improvement projects, which include multiple signalization projects, turn lanes, drainage retrofits, safety improvements, signing and pavement marking, and traffic studies. Mill Run Blvd & Michigan Ave., 17th St. and Vermont Ave., Osceola Pkwy & Dyer Blvd, etc. Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State) Continuing Engineering Services City of Winter Springs, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2012-2020	On-Going
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The projects have primarily consisted of multiple intersection improvements, including signalization and turn lane improvements. Intersections include: SR 419 at Sherry Ave., SR 419 at Wade St., SR 434 at SR 419, SR 434 at Hayes Rd, and State Road 434 at Vistawilla Drive Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) Stoneybrook West Parkway and Windermere Road Roundabout City of Winter Garden, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2017-2018	2018-2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The project included design and permitting for this roundabout, signing and pavement markings, maintenance of traffic, drainage improvements, design and permitting for City owned utilities, including water mains and forcemains. Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION (City and State) Seminole County Continuing Engineering Services Seminole County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2015 - Present	On-going
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Designed and permitted numerous intersection improvement projects including signalization projects, turn lanes, drainage retrofits, safety improvements, signing and pavement marking, and completed related traffic studies. SR 436 and Casselton Drive, Five-Points Complex Connector Road Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

<p>12. NAME David W. Hamstra, P.E., CFM</p> <p>15. FIRM NAME AND LOCATION (City and State) Pegasus Engineering, LLC (Winter Springs, Florida)</p> <p>16. EDUCATION (Degree and Specialization) B.S. / Civil Engineering</p>	<p>13. ROLE IN THIS CONTRACT Prime Consultant Sr. Project Manager</p> <p>17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer (Florida, Civil) Professional Engineer (Georgia, Civil)</p>	<p>14. YEARS EXPERIENCE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">a. TOTAL 41</td> <td style="width: 50%; text-align: center;">b. WITH CURRENT FIRM 16</td> </tr> </table>	a. TOTAL 41	b. WITH CURRENT FIRM 16		
a. TOTAL 41	b. WITH CURRENT FIRM 16					
<p>18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</p> <p>American Society of Civil Engineers (ASCE) Florida Stormwater Association (FSA) Association of State Floodplain Managers (ASFPM) Florida Floodplain Managers Association (FFMA) Florida Department of Environmental Protection Stormwater Management Inspector (#33226)</p>						
19. RELEVANT PROJECTS						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>(1) TITLE AND LOCATION (City and State) Vista Lakes Community Development District District Engineer Orlando, Florida</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: District Engineer</p> </td> <td style="width: 50%; vertical-align: top;"> <p>(2) YEAR COMPLETED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2016 - Present</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) N/A</td> </tr> </table> <p><input checked="" type="checkbox"/> Check if project performed with current firm</p> </td> </tr> </table>			<p>(1) TITLE AND LOCATION (City and State) Vista Lakes Community Development District District Engineer Orlando, Florida</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: District Engineer</p>	<p>(2) YEAR COMPLETED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2016 - Present</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) N/A</td> </tr> </table> <p><input checked="" type="checkbox"/> Check if project performed with current firm</p>	PROFESSIONAL SERVICES 2016 - Present	CONSTRUCTION (If applicable) N/A
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PROFESSIONAL SERVICES 2021 – Present	CONSTRUCTION (If applicable) N/A					

	(1) TITLE AND LOCATION (<i>City and State</i>) Waterleaf Community Development District District Engineer Riverview, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (<i>If applicable</i>) 2024 - Present N/A
f.	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: District Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm
g.	(1) TITLE AND LOCATION (<i>City and State</i>) Overoaks Community Development District District Engineer Kissimmee, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (<i>If applicable</i>) 2025 - Present N/A
	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents and coordinate with local municipalities and permitting agencies. Role: District Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Mike Bruegger, P.E.	13. ROLE IN THIS CONTRACT Prime Consultant Sr. Project Engineer	14. YEARS EXPERIENCE a. TOTAL 35 b. WITH CURRENT FIRM 15	
15. FIRM NAME AND LOCATION (City and State) Pegasus Engineering, LLC (Winter Springs, Florida)			
16. EDUCATION (Degree and Specialization) B.S. / Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer (Florida, Civil)		

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

American Society of Civil Engineers
Florida Engineering Society

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State) Estancia at Wiregrass Community Development District Pasco County Wesley Chapel, Florida	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm		
	(1) TITLE AND LOCATION (City and State) Waterleaf Community Development District District Engineer Riverview, Florida	(2) YEAR COMPLETED	(1) TITLE AND LOCATION (City and State) Carlton Lakes Community Development District District Engineer Riverview, Florida	(2) YEAR COMPLETED
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	(1) TITLE AND LOCATION (City and State) Metron Estates Drainage Basin Improvements Santa Rosa County, Florida	(2) YEAR COMPLETED
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project included design, permitting, construction plans, cost estimate and specifications for the implementation of safety and maintenance improvements to the airport's taxiways. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	(1) TITLE AND LOCATION (City and State) Copperspring Community Development District District Engineer Lutz, Florida	(2) YEAR COMPLETED
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project included design, modeling, permitting, construction plans, and grant management for the subdivision-wide flood mitigation improvements. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	(1) TITLE AND LOCATION (City and State) Metron Estates Drainage Basin Improvements Santa Rosa County, Florida	(2) YEAR COMPLETED
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	(1) TITLE AND LOCATION (City and State) Copperspring Community Development District District Engineer Lutz, Florida	(2) YEAR COMPLETED
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e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project included design, modeling, permitting, construction plans, and grant management for the subdivision-wide flood mitigation improvements. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	(1) TITLE AND LOCATION (City and State) Copperspring Community Development District District Engineer Lutz, Florida	(2) YEAR COMPLETED

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

1

21. TITLE AND LOCATION (City and State)

District Engineer for the Vista Lakes Community
Development District, Orlando, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2016 - Present

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Vista Lakes Community
Development District (CDD)

b. POINT OF CONTACT NAME

Mr. Michael Perez
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

656-209-7919

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Pegasus Engineering staff has provided general civil engineering services to the Vista Lakes Community Development District since 2016. After completing the first assignment related to the evaluation of the stormwater master system and what impacts adjacent development would have on the Vista Lakes community, Pegasus Engineering senior staff has continued to assist the CDD Board of Supervisors and the CDD Management company (Inframark) with various assignments for the last 5 plus years, including but not limited to the following tasks:

- Investigated the flooding impacts associated with Hurricane Irma.
- Evaluated reported localized drainage problems.
- Investigated stormwater infrastructure failures.
- Addressed privacy walls and security fences.
- Developed construction plans for infrastructure improvements.
- Assisted with the review and proposed modifications to the Reserve Study.
- Worked closely with the HOA on joint projects including installation of security cameras.
- Investigated homeowner complaints ranging from erosion localized flooding to consideration of potential impact of adjacent development projects.
- Developed a conservation area maintenance program, approved by the St. Johns River Water Management District, which allows for proper removal of invasive and nuisance species.
- Developed numerous GIS-based maps ranging from a complete sidewalk inventory to a comprehensive stormwater infrastructure.
- Continued participation in monthly Board meetings.
- Continued coordination with CDD president, District Manager and District Council on various agenda items that involve District Engineer matters.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	Southeastern Surveying and Mapping Corp.	Orlando, Florida	Surveyor
c.	Bowman and Blair Ecology and Design, Inc.	Oviedo, Florida	Ecological
d.	Geotechnical and Environmental Consultants, Inc.	Orlando, Florida	Geotechnical Engineer
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

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Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

2

21. TITLE AND LOCATION (City and State)

District Engineer for the East Park Community
Development District, Orlando, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2021 - Present

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

East Park Community
Development District (CDD)

b. POINT OF CONTACT NAME

Mr. Michael Perez
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

656-209-7919

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Pegasus Engineering staff has provided general civil engineering services to the East Park Community Development District since May 2021. After completing the first assignment related to the evaluation of six (6) locations that required follow-up repairs of roadway pavers and concrete blocks within the East Park community, Pegasus Engineering senior staff has continued to assist the CDD Board of Supervisors and the CDD Management company (Inframark) with various assignments, including but not limited to the following tasks:

- Performed site inspections of immediate areas of concern.
- Continued coordination efforts with Inframark (District Manager) and KE Law Group (District Attorney), as necessary.
- Reviewed Village Center 2 – Phase 1 construction plans, drainage calculations, and permit correspondence in order to summarize the proposed improvements within the CDD rights-of-way; provided a land use breakdown; and provided a detailed summary of the pervious and impervious areas within the CDD rights-of-way to Inframark.
- Addressed nuisance flooding of the basketball courts with the City of Orlando and coordinated regarding the potential conversion of the basketball courts area to another purpose (e.g., pickleball courts).
- Addressed the need for the installation of solar light posts by contacting the City of Orlando regarding permitting requirements, by preparing and submitting a building permit application to the City of Orlando, and by coordinating with Inframark Services



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME Southeastern Surveying and Mapping Corp.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Surveyor
c.	(1) FIRM NAME Bowman and Blair Ecology and Design, Inc.	(2) FIRM LOCATION (City and State) Oviedo, Florida	(3) ROLE Ecological
d.	(1) FIRM NAME Geotechnical and Environmental Consultants, Inc.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Geotechnical Engineer
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

3

21. TITLE AND LOCATION (City and State)

District Engineer for the Harmony Community
Development District, Harmony, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2021 - Present

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Harmony Community
Development District (CDD)

b. POINT OF CONTACT NAME

Ms. Lynne Mullins
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407-723-5900

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Pegasus Engineering staff has provided general civil engineering services to the Harmony Community Development District since 2021. After completing the first assignment related to the Harmony Dog Park, which involved the preparation and submittal of a site plan for proposed improvements as part of a building permit application to Osceola County, and pre-construction meeting coordination, Pegasus Engineering senior staff has continued to assist the CDD Board of Supervisors and the CDD Management company (Inframark) with various assignments, including but not limited to the following tasks:



- Inspected nuisance flooding of Five Oaks Drive and Dark Sky Drive, and coordinated with the Osceola County Road and Bridge Office regarding the creation of a positive flow line to eliminate the flooding concern by removing and replacing concrete curbs and gutters in addition to constructing concrete approaches and ramps.



- Addressed rear yard swale repairs on Dark Sky Drive by conducting a detailed field review, and coordinating with Inframark and homeowners regarding the need to regrade the affected yard swales to allow positive drainage towards an existing inlet.



- Addressed the need to mill and resurface alleyways within Neighborhoods C-1 and C-2 by preparing a site plan depicting the existing storm sewer systems and the limits of the milling and resurfacing, by conducting a detailed field review and by preparing a scope of work and bid schedule for Harmony CDD to solicit construction bids.

- Coordinate with Inframark regarding the observed undermined and eroded concrete approach of an existing footbridge and coordinated with the contractor to provide flowable fill, and expansion and joints filler to stabilize the observed condition.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	Southeastern Surveying and Mapping Corp.	Orlando, Florida	Surveyor
c.	Bowman and Blair Ecology and Design, Inc.	Oviedo, Florida	Ecological
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

4

21. TITLE AND LOCATION (City and State)

District Engineer for the Estancia at Wiregrass
Community Development District, Orlando, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2021 - Present

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Estancia at Wiregrass
Community Development
District (CDD)

b. POINT OF CONTACT NAME

Mr. Richard McGrath
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813-344-4844, Ext. 111

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Coordinating with the Board of Supervisors, the District Counsel, Inframark, Southwest Florida Water Management District (SWFWMD) and two homeowners regarding potential impacts to wetland conservation areas from ground clearing and encroachment beyond their property limits.
- Coordinating with Inframark regarding the current SWFWMD non-compliance letter regarding the wetland conservation monitoring program.
- Inspected the entire existing rights-of-way drainage systems and developed conceptual costs to repair the identified inlet and gutter issues.
- Coordinating with the Board of Supervisors and Inframark to retain an environmental consulting firm to bring the CDD back into compliance by implementing a wetland monitoring program and annual report.
- Coordinating with the Board of Supervisors to evaluate various alternatives and conceptual costs to improve the existing trail systems within the wetland buffers.
- Prepared an aerial-based CDD Maintenance Map depicting CDD property, wetland conservation areas, stormwater ponds, storm sewer systems, and trails.
- Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.
- Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.
- Coordination with Pasco County regarding the Joint Traffic Enforcement Agreement (JTEA).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME Southeastern Surveying and Mapping Corp.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Surveyor
c.	(1) FIRM NAME Geotechnical and Environmental Consultants, Inc.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Geotechnical Engineer
d.	(1) FIRM NAME Bowman and Blair Ecology and Design, Inc.	(2) FIRM LOCATION (City and State) Oviedo, Florida	(3) ROLE Ecological
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

5

21. TITLE AND LOCATION (City and State)

District Engineer for the Country Greens Community
Development District

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2022 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Country Greens Community
Development District

b. POINT OF CONTACT NAME

Mr. Jason Showe
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407-470-8825

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Country Greens Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate requested CDD property modifications.
- Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
- Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., entrance pond modifications, Tuscany Avenue drainage structure improvements, etc.).
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepare conceptual plans and cost estimates for capital projects to solicit / request bids from qualified general contractors.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME Southeastern Surveying and Mapping Corp.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Surveyor
c.	(1) FIRM NAME Geotechnical and Environmental Consultants, Inc.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Geotechnical Engineer
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
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*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

6

21. TITLE AND LOCATION (City and State)

District Engineer for the Arlington Ridge Community
Development District

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2022 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Arlington Ridge Community
Development District

b. POINT OF CONTACT NAME

Mr. Lee Graffius
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

352-728-2186

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Arlington Ridge Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews with the CDD Board Members and Inframark Management Services to investigate known problem areas and evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate requested CDD property modifications.
- Updated the CDD Ownership and Maintenance Map.
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and environmental scientist) to provide services requested by the CDD (e.g., perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates for capital projects to solicit / request bids from qualified general contractors.
- Coordination with Geotechnical engineers to address the ten (10) depressions and/or sinkholes throughout the community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME Southeastern Surveying and Mapping Corp.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Surveyor
c.	(1) FIRM NAME Geotechnical and Environmental Consultants, Inc.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Geotechnical Engineer
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

7

21. TITLE AND LOCATION (City and State)

District Engineer for the Copperspring Community
Development District, Orlando, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2022 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Copperspring Community
Development District (CDD)

b. POINT OF CONTACT NAME

Mr. Sean Craft
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813-994-1001

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Copperspring CDD Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Rizzetta & Company to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications.
- Update the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure exhibit, as needed.
- Assisted the CDD Board Members and/or Rizzetta & Company with current and future projects (e.g., stormwater and roadway maintenance repairs and/or improvements, sidewalk repairs, etc.).
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates for capital projects to solicit/request bids from qualified general contractors.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

8

21. TITLE AND LOCATION (City and State)

District Engineer for the Carlton Lakes Community
Development District, Osceola County, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2024 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Carlton Lakes Community
Development District (CDD)

b. POINT OF CONTACT NAME

Ms. Kristee Cole
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813-382-7355

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Carlton Lakes Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Inframark Management Services to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.
- Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
- Assisted the CDD Board Members and/or Inframark with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).
- Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates to solicit / request bids from qualified general contractors.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	Southeastern Surveying and Mapping Corp.	Orlando, Florida	Surveyor
c.	Geotechnical and Environmental Consultants, Inc.	Orlando, Florida	Geotechnical Engineer
d.	Environmental Sciences Associates, Inc.	Tampa, Florida	Environmental
e.			
f.			

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

9

21. TITLE AND LOCATION (City and State)

District Engineer for the Waterleaf Community
Development District

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2024 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Waterleaf Community
Development District

b. POINT OF CONTACT NAME

Mr. Richard McGrath
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813-344-4844, Ext. 111

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Waterleaf Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.
- Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
- Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates to solicit / request bids from qualified



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

10

21. TITLE AND LOCATION (City and State)

District Engineer for the Overoaks Community
Development District

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2025 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Overoaks Community
Development District

b. POINT OF CONTACT NAME

Mr. Michael Perez
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

656-209-7919

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Waterleaf Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.
- Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
- Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates to solicit / request bids from qualified general contractors.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	Reserve Geospatial	Clermont, Florida	Surveyor
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

29. EXAMPLE PROJECTS KEY

Number	TITLE OF EXAMPLE PROJECT (From Section F)	Number	TITLE OF EXAMPLE PROJECT (From Section F)
1	Vista Lakes Community Development District - District Engineering Services	6	Arlington Ridge Community Development District - District Engineering Services
2	East Park Community Development District - District Engineering Services	7	Copperspring Community Development District - District Engineering Services
3	Harmony Community Development District - District Engineering Services	8	Carlton Lakes Community Development District - District Engineering Services
4	Estancia at Wiregrass Community Development District - District Engineering	9	Waterleaf Community Development District - District Engineering Services
5	Country Greens Community Development District - District Engineering Services	10	Overoaks Community Development District - District Engineering Services

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

GRANT EXPERIENCE

Proposed capital improvement projects are costly and require a substantial financial commitment from the municipality. However, there are numerous programs that provide funding to alleviate some of the financial burden and allow projects to move forward. One of the major strengths of the senior personnel of Pegasus' Stormwater Department is the ability to secure grant money from various local, state, and federal programs, as well as not-for-profit organizations, in order to offset the cost of capital stormwater improvement and flood mitigation projects, ranging from small to large-scale projects that have benefited thousands of residents. Grant funding has been secured by or with the direct assistance of our senior personnel on behalf of various municipalities from the following sources:



Grant Sponsorship Source	Amount
State of Florida - House of Representatives Appropriation Fund	\$400,000
Florida Department of Environmental Protection (FDEP) Florida Forever Program (TMDL Water Quality non-Point Source Reduction Program)	\$5,980,130
FDEP 319 Non-Point Source Program	\$963,000
FDEP State Water Quality Assistance Grant (SWAG) Non-Point Source Program	\$242,000
FDEP Joint Participation Agreement	\$500,000
Florida Fish and Wildlife Conservation Commission	\$200,000
SJRWMD Stormwater Cost-Share Program	\$1,229,010
Lake County Water Authority (LCWA) Stormwater Treatment Grant	\$800,000
FEMA Hazard Mitigation Grant Program (HMGP)	\$54,926,758
Environmental Protection Agency's (EPA) State and Tribal Assistance Grant (STAG)	\$192,400
Community Development Block Grant (CDBG) Program	\$2,362,500
Florida Department of Transportation (FDOT) Joint Participation Agreement (JPA)	\$1,200,000
Natural Resources Conservation Service (NRCS)	\$9,257,825
Department of Community Affairs (DCA) CDBG Disaster Recovery Program	\$5,932,000
Indian River Lagoon (IRL) Council and IRL National Estuary Program	\$100,000
TOTAL	\$84,285,623

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts

31. SIGNATURE

32. DATE

January 13, 2026

33. NAME AND TITLE

Fursan Munjed, Principal

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)



Windward
Community Development District

Tab 2

Certified
Minority
Business
Enterprise

Certified Minority Business Enterprise

CERTIFIED MINORITY BUSINESS ENTERPRISE

Pegasus Engineering LLC is not a Certified Minority Business Enterprise; instead, the firm is proudly registered with the Central Florida Expressway Authority Office of Supplier Diversity as a **Sustainable Small Business Enterprise (SSBE)**. This designation reflects our firm's commitment to responsible business practices, long-term sustainability, and meaningful participation in the regional business community.

As an SSBE, Pegasus Engineering brings the advantages of a small, agile firm while maintaining the technical depth, resources, and professional standards expected of a leading engineering consultant. Our size allows us to provide highly personalized service, direct access to senior staff, and rapid response times, ensuring that each client receives focused attention and tailored solutions. At the same time, our experience serving public-sector clients enables us to deliver the quality, accountability, and regulatory compliance required for complex infrastructure and municipal projects.

Pegasus Engineering is committed to supporting supplier diversity initiatives and advancing economic inclusion through our active participation in programs that promote small business engagement. We welcome the opportunity to contribute to the District's objectives by delivering exceptional professional services while helping to broaden the range of qualified firms supporting the mission of the Windward CDD.

District Engineering Services
Windward Community Development District



November 19, 2025

Juan Fong
Pegasus Engineering LLC
301 West State Road 434 Suite 309
Winter Springs, FL 32708

Dear Juan Fong:

We are pleased to inform you the Office of Supplier Diversity has registered your business as a Sustainable Small Business Enterprises (SSBE).

Your registration will remain in effect until December 30, 2026, provided your business continues to meet the eligibility criteria under the SSBE program. Annually, you must submit a renewal application with supporting documentation. It is your responsibility to notify us in writing within 30 days of any changes. Failure to do so may result in deregistration of your business. Your firm's identification number is 1076.

Specialty Description:

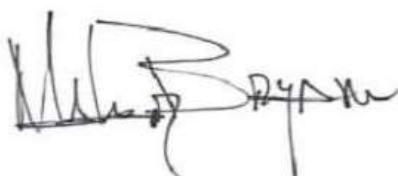
Construction Engineering and Inspection, Traffic Operations Design, Traffic Engineering and Operations Studies, Highway Design Roadway

We have also added your firm to the Small Sustainable Business Enterprise Directory, which can be accessed at <https://cfxway.diversitycompliance.com> respectively.

We strongly encourage you to register your company on our procurement website at www.CFXWay.com, whereby you will be notified by email of upcoming solicitations in your business area(s) of expertise and SSBE opportunities.

If you have any questions regarding your registration, you may email the Office of Supplier Diversity at Malaya.bryan@cfxway.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Malaya Bryan".

Malaya Bryan
Director of Supplier Diversity
Central Florida Expressway Authority

Tab 3

Applicant's
Willingness to
Meet Time
and Budget
Requirements



Applicant's Willingness to Meet Time and Budget Requirements

Mr. David Hamstra, P.E., CFM, will be handling District meetings, construction services, and other engineering tasks. Mr. Hamstra will be supported by a team of professionals ranging from professional engineers and certified floodplain managers to GIS technicians and computer modelers with vast experience dealing with a variety of subdivision-related concerns.



Pegasus' competitive market rates, in addition to the different staffing levels of professionals to be dedicated to this contract and our success serving a realm of Community Development Districts throughout the State of Florida afford us unique qualifications to perform under this Engineering Services contract.

In terms of project assignments, our management philosophy typically considers the needs of each project, in terms of both the type of services to be performed and the level of effort. Taking these factors into consideration early on typically results in maintaining continuity throughout the duration of the project, without the need to assign, or re-assign, personnel "mid-stream".



Nevertheless, even the best managed projects can experience unforeseen issues that require special consideration. When these situations arise, and in order to ensure that obligations are fulfilled on the overall contract, our Senior Project Manager (David Hamstra) will take the necessary steps to meet the Windward Community Development District's deadlines. Pegasus staff takes into account schedule and budget considerations in order to prioritize projects and to efficiently and successfully exceed the project requirements and client expectations. **Pegasus Engineering is willing and committed to meeting the Fiscal Year 2025/2026 engineering services budget as well as time constraints as required by the Windward Community Development District. However, as specific assignments are identified, it is understood that Pegasus Engineering shall submit a fee proposal to accomplish the requested services.**

Tab 4

Applicant's Past Experience and Performance

Applicant's Past Experience and Performance

Pegasus Engineering currently has the privilege and honor to serve ten (10) State of Florida Community Development Districts, namely: the **Vista Lakes Community Development District** (Orange County), the **East Park Community Development District** (Orange County), the **Harmony Community Development District** (Osceola County), the **Estancia at Wiregrass Community Development District** (Pasco County), the **Arlington Ridge Community Development District** (Lake County), **Country Greens Community Development District** (Lake County), the **Copperspring Community Development District** (Pasco County), the **Carlton Lakes Community Development District** (Hillsborough County), the **Waterleaf Community Development District** (Hillsborough County), and **Overoaks Community Development District** (Osceola County).

Client:	Vista Lakes Community Development District
Role:	District Engineer
Dates:	2016 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Investigated the flooding impacts associated with Hurricanes Irma and Ian.Evaluated reported localized drainage problems.Investigated stormwater infrastructure failures.Addressed privacy walls and security fences.Investigated parking space issues.Developed construction plans for infrastructure improvements.Assisted with the review and proposed modifications to the Reserve Study.Worked closely with the HOA on joint projects including installation of security cameras.Investigated homeowner complaints ranging from erosion and localized flooding to consideration of potential impact of adjacent development projects.Developed a conservation area maintenance program, approved by the St. Johns River Water Management District, which allows for proper removal of invasive and nuisance species.Developed numerous GIS-based maps ranging from a complete sidewalk inventory to a comprehensive stormwater infrastructure.Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.Prepared and submitted a Hazard Mitigation Grant Program (HMGP) application for a flood mitigation project.Continued coordination with local municipalities and permitting agencies, as necessary.
	
	
	
	

Professional Engineering Services

Windward Community Development District

Client:	East Park Community Development District
Role:	District Engineer
Dates:	2021 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Evaluated six locations that required follow-up repairs of roadway pavers and concrete blocks.Performed site inspections of immediate areas of concern.Continued coordination efforts with Inframark (District Manager) and KE Law Group (District Counsel), as necessary.Reviewed Village Center 2 – Phase 1 construction plans, drainage calculations, and permit correspondence in order to summarize the proposed improvements within the CDD rights-of-way; provided a land use breakdown; and provided a detailed summary of the pervious and impervious areas within the CDD rights-of-way to Inframark.Addressed nuisance flooding of the basketball courts with the City of Orlando and coordinated regarding the potential conversion of the basketball courts area to another purpose (e.g., pickleball courts).Addressed the need for the installation of solar light posts by contacting the City of Orlando regarding permitting requirements, by preparing and submitting a building permit application to the City of Orlando, and by coordinating with Inframark Services regarding the proper depth and footing for the solar light posts.Developed numerous GIS-based maps ranging from a ownership and maintenance exhibit to a comprehensive stormwater infrastructure booklet.Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.Coordinated with the South Florida Water Management District (SFWMD) regarding removal of nuisances and invasive plants within the conservation areas.Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.Continued coordination with local municipalities and permitting agencies, as necessary, including coordination with the City of Orlando to undertake traffic studies and address speeding.

Professional Engineering Services

Windward Community Development District

Client:	Harmony Community Development District
Role:	District Engineer
Dates:	2021 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Regarding the Harmony Dog Park, prepared and submitted a site plan for proposed improvements as part of a building permit application to Osceola County, and coordinated the pre-construction meeting.Performed a detailed site inspection of the existing stormwater ponds and control structures and developed a drainage maintenance program.Inspected nuisance flooding of Five Oaks Drive and Dark Sky Drive and coordinated with the Osceola County Road and Bridge Office regarding the creation of a positive flow line to eliminate the flooding concern by removing and replacing concrete curbs and gutters in addition to constructing concrete approaches and ramps.Addressed rear yard swale repairs on Dark Sky Drive by conducting a detailed field review and coordinating with Inframark and homeowners regarding the need to regrade the affected yard swales to allow positive drainage towards an existing inlet.Addressed the need to mill and resurface alleyways within Neighborhoods C-1 and C-2 by preparing a site plan depicting the existing storm sewer systems and the limits of the milling and resurfacing, by conducting a detailed field review and prepared bid documents for the CDD to solicit construction bids and provided limited construction oversight.Coordinated with Inframark regarding the observed undermined and eroded concrete approaches to the existing footbridges and coordinated with the contractor to provide flowable fill, and expansion and joints filler to stabilize the observed condition.Developed numerous GIS-based maps ranging from a ownership and maintenance exhibit to a comprehensive stormwater infrastructure booklet.Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.

Professional Engineering Services

Windward Community Development District

Client:	Estancia at Wiregrass Community Development District
Role:	District Engineer
Dates:	2021 to Present

Tasks Performed to date:



- Coordinating with the Board of Supervisors, the District Counsel, Inframark, Southwest Florida Water Management District (SWFWMD) and two homeowners regarding potential impacts to wetland conservation areas from ground clearing and encroachment beyond their property limits.
- Coordinating with Inframark regarding the current SWFWMD non-compliance letter regarding the wetland conservation monitoring program.
- Inspected the entire existing rights-of-way drainage systems and developed conceptual costs to repair the identified inlet and gutter issues.
- Coordinating with the Board of Supervisors and Inframark to retain an environmental consulting firm to bring the CDD back into compliance by implementing a wetland monitoring program and annual report.
- Coordinating with the Board of Supervisors to evaluate various alternatives and conceptual costs to improve the existing trail systems within the wetland buffers.
- Prepared an aerial-based CDD Maintenance Map depicting CDD property, wetland conservation areas, stormwater ponds, storm sewer systems, and trails.
- Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.
- Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.
- Coordination with Pasco County regarding the Joint Traffic Enforcement Agreement (JTEA).



Professional Engineering Services

Windward Community Development District

Client:	Arlington Ridge Community Development District
Role:	District Engineer
Dates:	2022 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Arlington Ridge Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews with the CDD Board Members and Inframark Management Services to investigate known problem areas and evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate requested CDD property modifications.Updated the CDD Ownership and Maintenance Map.Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and environmental scientist) to provide services requested by the CDD (e.g., perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepared conceptual plans and cost estimates for capital projects to solicit / request bids from qualified general contractors.Coordination with Geotechnical engineers to address the ten (10) depressions and/or sinkholes throughout the community.    

Professional Engineering Services

Windward Community Development District

Client:	Country Greens Community Development District
Role:	District Engineer
Dates:	2022 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Country Greens Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate requested CDD property modifications.Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., entrance pond modifications, Tuscany Avenue drainage structure improvements, etc.).Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepare conceptual plans and cost estimates for capital projects to solicit / request bids from qualified general contractors.

Professional Engineering Services
Windward Community Development District

Client:	Copperspring Community Development District
Role:	District Engineer
Dates:	2022 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Copperspring CDD Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Rizzetta & Company to investigate known problem areas and/or evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications.Update the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure exhibit, as needed.Assisted the CDD Board Members and/or Rizzetta & Company with current and future projects (e.g., stormwater and roadway maintenance repairs and/or improvements, sidewalk repairs, etc.).Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepared conceptual plans and cost estimates for capital projects to solicit/request bids from qualified general contractors.    

Professional Engineering Services
Windward Community Development District

Client:	Carlton Lakes Community Development District
Role:	District Engineer
Dates:	2024 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Carlton Lakes Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Inframark Management Services to investigate known problem areas and/or evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.Assisted the CDD Board Members and/or Inframark with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepared conceptual plans and cost estimates to solicit / request bids from qualified general contractors.    

Professional Engineering Services

Windward Community Development District

Client:	Waterleaf Community Development District
Role:	District Engineer
Dates:	2024 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Waterleaf Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepared conceptual plans and cost estimates to solicit / request bids from qualified general contractors    

Professional Engineering Services
Windward Community Development District

Client:	Overoaks Community Development District
Role:	District Engineer
Dates:	2025 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Overoaks Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.Prepared a preliminary Overoaks CDD Drainage Exhibit.Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.Reviewed the available South Florida Water Management District (SFWMD) permit information to identify the stormwater pond connections, control structures, and outfall pipes.Prepared typical pond sections for the shoreline restoration investigation.Coordinated with the survey subconsultant (Reserve Geospatial) regarding the completion of a Topographic Survey of the stormwater ponds to assist the Overoaks CDD with the shoreline restoration improvements.    

Pegasus Engineering is currently serving the previously listed Community Development Districts with the highest level of integrity and highest standards of professional and honest performance.

Professional Engineering Services

Windward Community Development District

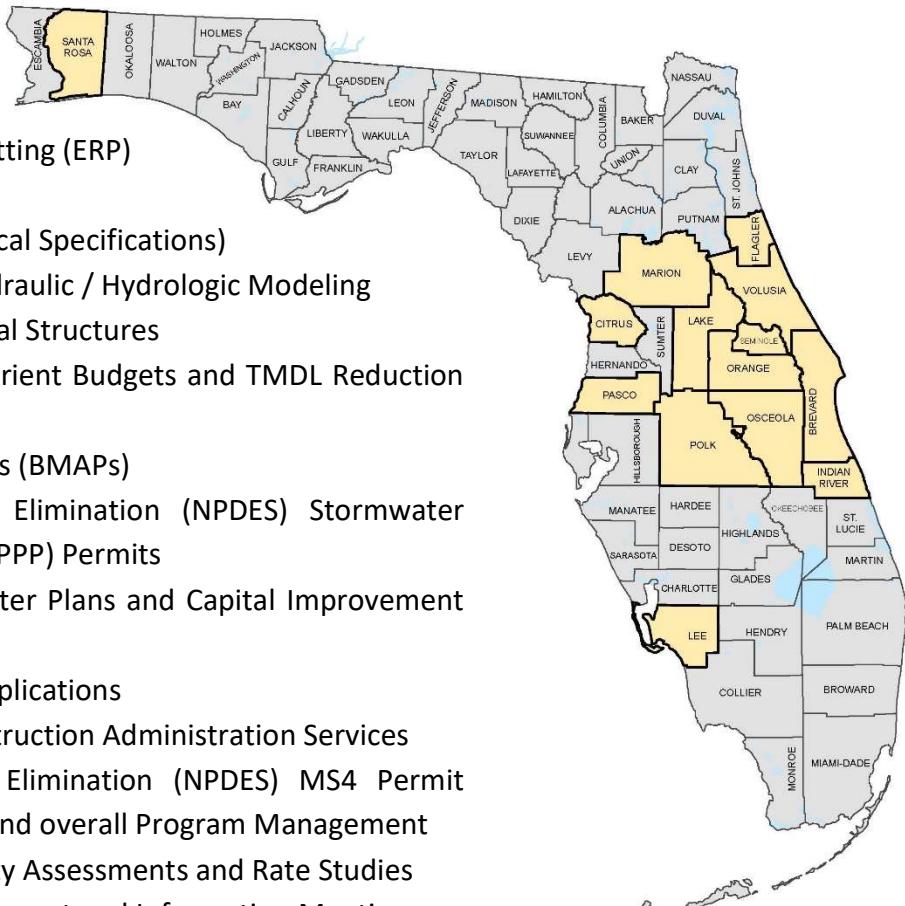
Pegasus' services are directed by our staff of Florida-registered Professional Engineers who are assisted by Sr. Designers, CADD Drafters and GIS Specialists. Our services primarily focus on the following:

- Stormwater / Drainage Engineering
- Transportation Engineering
- Utility Engineering
- Geographic Information Systems
- Grant Applications and Management ⁽¹⁾
- Eminent Domain / Expert Witness
- Construction Administration

⁽¹⁾ *Pegasus has successfully secured over \$90 million in Federal, State, and local grants.*

Furthermore, our stormwater/drainage engineering experience and services germane to this proposal include:

- Drainage Retrofit Projects
- Environmental Resource Permitting (ERP)
- Construction Documents
(Construction Plans and Technical Specifications)
- Drainage Basin Studies and Hydraulic / Hydrologic Modeling
- Pollutant and Sediment Removal Structures
- Water Quality Monitoring, Nutrient Budgets and TMDL Reduction Projects
- Basin Management Action Plans (BMAPs)
- National Pollutant Discharge Elimination (NPDES) Stormwater Pollution Prevention Plans (SWPPP) Permits
- Stormwater Management Master Plans and Capital Improvement Programs (CIP's)
- Mitigation Plans and Permit Applications
- Construction Bidding and Construction Administration Services
- National Pollution Discharge Elimination (NPDES) MS4 Permit Applications, Annual Reports, and overall Program Management
- Stormwater Management Utility Assessments and Rate Studies
- Presentations for Public Involvement and Information Meetings
- Grant Applications and Management
- Expert Witness



Tab 5

Geographic Location of the Applicant's Headquarters



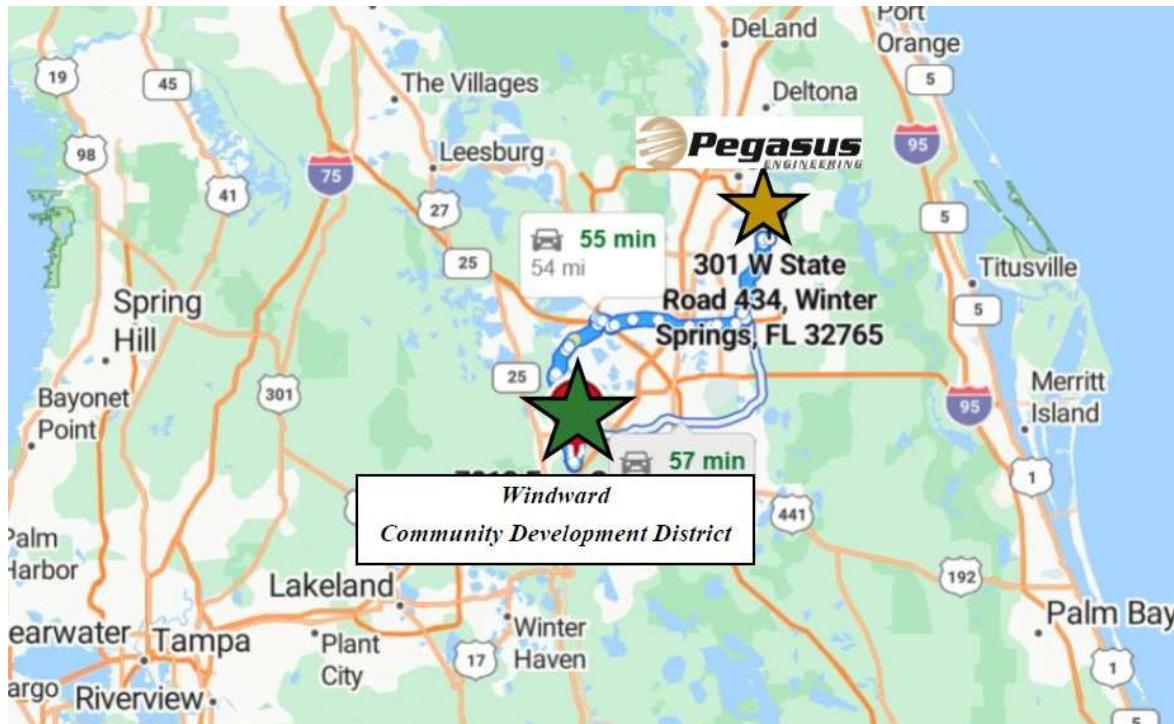
Geographic Location of the Applicant's Headquarters

The vast majority of the work to be completed for this contract will be performed at **Pegasus Engineering headquarters** located in Winter Springs, Seminole County, at the following address:

Pegasus Engineering, LLC
301 West State Road 434
Suite 309
Winter Springs, Florida 32708

Our main office is located approximately 55 minutes (54 miles) from the Windward Community.

Our Pasco County satellite office will provide support services, if needed, based on the workload that will be generated by this contract.





Windward
Community Development District

Tab 6

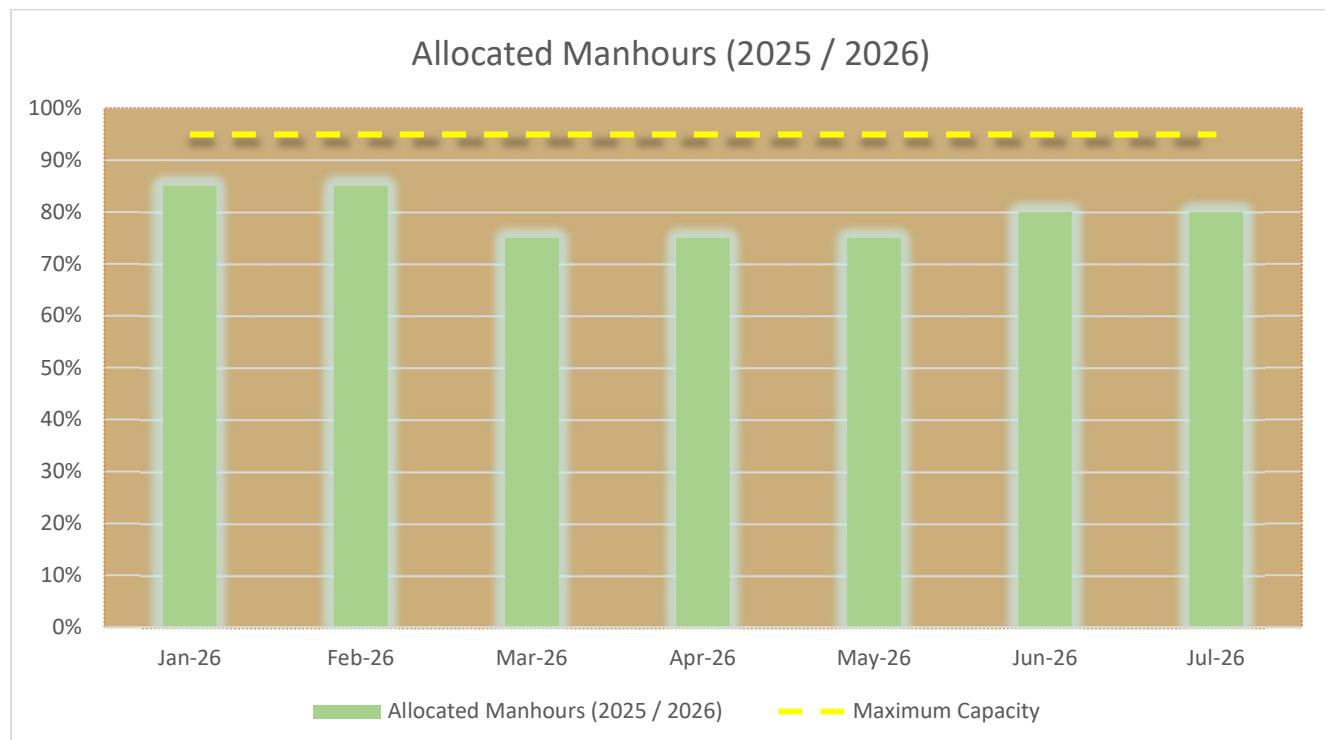
Current and
Projected
Workloads of
the Applicant

Current & Projected Workloads of the Applicant

CURRENT AND PROJECTED WORKLOADS

Pegasus Engineering, LLC has an excellent record of consistently completing projects within budget and on schedule. Our consistent performance record is reflected in the high percentage of repeat work awarded to Pegasus Engineering while serving as District Engineer for CDDs and by our clients under both continuing services and single project contracts.

As illustrated by the following chart and the corresponding table on the next page, the Pegasus team workload is presently estimated at approximately 85% of capacity. This existing workload is anticipated to decrease to 75% heading into March of 2026 and increase to 80% June 2026. Therefore, the key personnel that will be assigned to this Windward Community Development District contract currently have sufficient capacity to begin work immediately upon receipt of the contract agreement and will serve the District efficiently throughout the contract duration.



Professional Engineering Services
Windward Community Development District

Month and Year	Total manhours committed to existing projects	Total manhours available
January 2026	85%	15%
February 2026	85%	15%
March 2026	75%	25%
April 2026	75%	25%
May 2026	75%	25%
June 2026	80%	20%
July 2026 and beyond	80%	20%

❖❖❖❖

Tab 7

Volume of Work
Previously
Awarded to the
Applicant by
the District

Volume of Work Previously Awarded to the Applicant by the District

VOLUME OF WORK PREVIOUSLY AWARDED TO THE APPLICANT BY THE DISTRICT

Pegasus Engineering has not yet had the privilege of serving the Windward Community Development District; therefore, no work has been previously awarded to our firm by the District. While we have not had the opportunity to work with the District, we view this as a distinct advantage and an opportunity to bring a fresh perspective, renewed energy, and innovative solutions to the District's engineering needs.

In alignment with the District's stated desire to diversify the firms receiving work, Pegasus Engineering, as a firm that has not previously provided professional services to the CDD, offers an independent, objective approach coupled with a strong commitment to responsive, high-quality professional service. Our firm is eager to establish a long-term professional relationship with the District and to demonstrate our capabilities through consistent performance, technical excellence, and a proactive, service-oriented philosophy.

Pegasus Engineering welcomes the opportunity to contribute to the District's continued success and to become a trusted partner in the planning, design, and implementation of its infrastructure, operational, and capital improvement initiatives, as required by the District.





Windward
Community Development District

Tab 8

Windward Community Development District Exhibit



Prepared by:



301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone: 407-992-9160 / Fax: 407-358-5155
www.pegasusengineering.net

SECTION V

SECTION A

*to be provided under
separate cover*

SECTION B



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-1

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone: (407) 750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Back Entrance (Sand Hill)

Proposal to replace bahia strip with rock and install rock around irrigation filter as well as removing viburnum on the end

	Qty	Unit	Unit Cost	TOTAL
River Rock (Installed Labor Included In Price)	24	Yrd	\$450.00	\$10,800.00
Cap off Irrigation At The End Of The Viburnum Hedge.	1	Ea	\$0.00	\$0.00
Weed Barrier Fabric	1	Ea	\$100.00	\$100.00
Sod Cutter/Demo Labor	4	Hr	\$65.00	\$260.00
			Total:	\$11,160.00

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: Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-1

Date Accepted: _____

SECTION C



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-2

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
407-750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Back Entrance (Sand Hill)

Cleanup retaining wall and install rock. Push back conservation line about 3 feet from the sidewalk

	Qty	Unit	Unit Cost	TOTAL
Weed Barrier Fabric	1	Ea	\$100.00	\$100.00
River Rock(Labor Included Installed)	11	Yrd	\$450.00	\$4,950.00
Labor (Clearing Conservation Area Back Off Sidewalk 3ft Trees Included)	20	Hr	\$65.00	\$1,300.00
				Total: \$6,350.00

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: Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-2

Date Accepted: _____

SECTION D



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-3

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone: (407) 750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Limestone Trail (Dog Park)

Replace sod at dog park with bahia sod

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod Demo And Install	14	Yrd	\$400.00	\$5,600.00
			Total:	\$5,600.00

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: Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-3

Date Accepted: _____

SECTION E



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-4

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone: (407) 750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Sand Pierre Retaining Wall

Clean Up Retaining Wall And Install River Rock

	Qty	Unit	Unit Cost	TOTAL
Weed Barrier Fabric	1	Ea	\$100.00	\$100.00
River Rock(Labor Included Installed)	2	Yrd	\$450.00	\$900.00
			Total:	\$1,000.00

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: Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-4

Date Accepted: _____

SECTION F



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-5

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone: (407) 750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Four Seasons Blvd (Front Entrance)

Proposal to remove plants on fence line, Install brown river rock/mulch and new plants next to golf cart path and restroom

	Qty	Unit	Unit Cost	TOTAL
Trinette Arboricola	160	3gal	\$20.00	\$3,200.00
Sweet Viburnum (Odoratissimum)	60	15gal	\$178.00	\$10,680.00
Brown River Stone	18	CY	\$450.00	\$8,100.00
COCO Brown Mulch	20	CY	\$65.00	\$1,300.00
Bahia Sod	2	plt	\$400.00	\$800.00
Filter Fabric	1	EA	\$100.00	\$100.00
Bed Prep and Labor	10	HR	\$65.00	\$650.00
			Total:	\$24,830.00

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/Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-5

Date Accepted: _____

SECTION VIII

*to be provided under
separate cover*