

VAN LAKES HOMEOWNERS ASSOCIATION

917 Liberty Lane
Auburndale, FL 33823

This contract is between 4 Leaf Lawn Care llc. and Van Lakes Homeowners Association Inc (VLHOA). The following are duties to be completed on a monthly basis for the sum of \$ \$1125 per month. Payment will be made at the end of each month following receipt of a statement and the listing of any additional charges for sprinkler parts, fertilizer, etc.

Duties included in the monthly fee:

A) Mowing and edging, to include roadway, weekly in the growing months and bi-weekly other months, to include the front entrance, both west and east side, common area adjacent to the water plant on Flag Ct, common area at cul-de-sac on Liberty Ln, boat ramp area at the end of Van Dr, common area between 918 and 920 Van Dr and common area between 210 and 302 Van Lakes Blvd.

B) Trim hedges adjacent to the front entrance and at the water plant at least once per quarter or as needed. Cuttings are to be removed with a rake or by hand and bagged. The hedges are not to exceed the height of the chain link fence and should have a neat and orderly appearance.

C) Mulch beds two times per year in the spring and fall mulch cost included.

D) Maintain the two islands in the center of Van Lake Blvd and the bed at the east side of the entrance to include pulling weeds trimming, mulching and replacing shrubs and annuals as needed.

E) Fertilize all shrubs and the grassy area adjacent to the shrubs in the spring and fall with fertilizer provided by contractor.

F) Application of weed deterrent, that is provided by contractor, to include the roadway, around the water plant and any other area deemed necessary.

G) Repair/replace sprinkler heads as necessary. Part and excessive labor will be compensated for when agreed upon in advance. Irrigation to be checked monthly.

H) Agree to handle other reasonable duties as requested by the VLHOA Board of Directors at a labor rate of \$30.00 an hour for work authorized and not covered under the base rate.

I) Note: Failure to perform the duties listed will allow either party to terminate the contract without penalty. A 30 day written notification will be given for cancellation of the contract.

J) Either party may terminate the contract without cause with a 30 day notice.

Van Lakes Homeowner Association, President

Contractor

Date

Date

From: quickbooks@notification.intuit.com,

To: real304@aol.com,

Subject: Estimate 1051 from All American Lawn and Home Maintenance

Date: Wed, May 24, 2023 7:52 am

Attachments: Estimate_1051_from_All_American_Lawn_and_Home_Maintenance.pdf (15K)

Dear Van Lakes HOA,

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
All American Lawn and Home Maintenance

----- Estimate -----

P.O. Box 2019
Auburndale, FL 33823 US
(863) 401-5658

Estimate #: 1051
Date: 05/24/2023
Exp. Date: \$4,000.00

Address:

Van Lakes HOA
Auburndale, FL 33823

Activity	Description	Qty	Rate	Amount
Monthly	Lamowing, edging, weed eating, blowing, trimming, spraying weeds. This will be done weekly during the summer and every other week when rain slows down	1	2,000.00	2,000.00
First cut	This is to get it everything they way we need it to be. Will include trimming of all bushes. Spraying around everything. Trimming a couple branches that are touching the bushes that should be trimmed at entrance. Cleaning up debris on the septic field. Hauling off debris.	1	2,000.00	2,000.00
Sales	****Anything extra such as, mulching, fixing sprinklers, we can	1	0.00	0.00

address as they come up
for pricing.

***We can do tree
trimming, pressure
washing and all your
landscape needs.

***We can start at any
time. When you are ready.

Total:

\$4,000.00

From: burtslawnservice@aol.com,
To: real304@aol.com,
Subject: RE: Van Lakes
Date: Wed, Feb 8, 2023 3:56 pm

Good afternoon miss Judy by looking at the scope for the work we would not be able to do it for less than 1100 a month . thanks for giving us a chance to bid Burts lawn service

Sent from my T-Mobile 5G Device

----- Original message -----
From: Judy Williams <real304@aol.com>
Date: 2/6/23 11:52 AM (GMT-05:00)
To: burtslawnservice@aol.com
Subject: Van Lakes

VAN LAKES HOMEOWNERS ASSOCIATION

917 Liberty Lane
Auburndale, FL 33823

This contract is between C+L Landscaping and Van Lakes Homeowners Association Inc (VLHOA). The following are duties to be completed on a monthly basis for the sum of \$ 600 per month. Payment will be made at the end of each month following receipt of a statement and the listing of any additional charges for sprinkler parts, fertilizer, etc.

Duties included in the monthly fee:

- A) Mowing and edging, to include roadway, weekly in the growing months and bi-weekly other months, to include the front entrance, both west and east side, common area adjacent to the water plant on Flag Ct, common area at cul-de-sac on Liberty Ln, boat ramp area at the end of Van Dr, common area between 918 and 920 Van Dr and common area between 210 and 302 Van Lakes Blvd.
- B) Trim hedges adjacent to the front entrance and at the water plant at least once per quarter or as needed. Cuttings are to be removed with a rake or by hand and bagged. The hedges are not to exceed the height of the chain link fence and should have a neat and orderly appearance.
- C) Mulch beds two times per year in the spring and fall mulch cost included.
- D) Maintain the two islands in the center of Van Lake Blvd and the bed at the east side of the entrance to include pulling weeds trimming, mulching and replacing shrubs and annuals as needed.
- E) Fertilize all shrubs and the grassy area adjacent to the shrubs in the spring and fall with fertilizer provided by contractor.
- F) Application of weed deterrent, that is provided by contractor, to include the roadway, around the water plant and any other area deemed necessary.
- G) Repair/replace sprinkler heads as necessary. Part and excessive labor will be compensated for when agreed upon in advance. Irrigation to be checked monthly.
- H) Agree to handle other reasonable duties as requested by the VLHOA Board of Directors at a labor rate of \$30.00 an hour for work authorized and not covered under the base rate.
- I) Note: Failure to perform the duties listed will allow either party to terminate the contract without penalty. A 30 day written notification will be given for cancellation of the contract.
- J) Either party may terminate the contract without cause with a 30 day notice.

Van Lakes Homeowner Association, President

Date

[Signature]
C+L Landscaping
Contractor

6/1/23
Date

Lawn Maintenance Proposal

ATTN: Judy Williams
Van Lakes HOA
917 Liberty Lane
Auburndale, FL 33823

E.D.R Outdoor Services (**EDR**) shall perform general landscaping as described below for **Van Lakes Homeowners Association** under the following terms and definitions.

- **Mowing:** All turf grass will be mowed as established in the contract. Mowing will be done during weekends. Employees will not leave until everything is done accordingly. If there are any weather-related problems that may occur, we will indeed make it up the next day.

All turfs areas will be maintained at a height of 3.5 inches +- .50 for turf imperfections as conditions using a rotary type of mower. Blades will be maintained sharpened and balanced after each service. All clippings will be blown off all hard and soft surfaces this includes mulch beds after each service. All the mowing services will be performed in a timely professional manner.

This Proposal is for (40) services per year. All areas will be mowed no less than once every 7 days during the months of April to October, and no less than once every 14 days from November to March, except for December that

_____ : Client initials

_____ : Owner's initials

E. D. R. Outdoor Services

202 E Palm St.
Davenport, Fl. 33837
863-852-0676/407-844-2369
e.d.r.outdoorservices@gmail.com

only one cut will be provided. The number of mows may vary due to major weather conditions, i.e., hurricanes, tornadoes, etc.

- **Edging:** All turf areas including the islands areas will be edged at every service. Edge will be defined as sharp vertical edge with ½ inch gully for cosmetic appearance. All dirt and debris will be blown away.
- **Weed Control:** Weed control will be performed at the early signs of weed growth by manually removing when it is seen or through pre-emergent and post-emergent herbicides and shall be repeated as required. Weeding of the plant beds will be performed monthly to control weed population.
- **Trimming & Pruning:** Plants and shrubs will be neatly trimmed at a minimum of once a month and in conjunction with landscaping design theme. Care will be taken to trim a variety of plant material properly. Diseased or dead wood, whenever visible, will be removed promptly.
- **Dead or dying plants:** Will be removed and replaced with approval of price on a needed basis.
- **Irrigation Maintenance:** Sprinkler head damaged by (EDR) during services will be repaired at no charge. Defective or damaged sprinkler heads not caused by (EDR) will be repaired and billed to the responsible party.

_____ : Client initials

_____ : Owner's initials

E. D. R. Outdoor Services

202 E Palm St.
Davenport, Fl. 33837
863-852-0676/407-844-2369
e.d.r.outdoorservices@gmail.com

- **Annual Flowers:** Can be provided per customer request at an additional charge and with approval of price.
- **Mulch:** Mulch will be placed twice per year as customer request. This is included in the total contract amount established below.
- **Weekly inspections:** Weekly inspections will be performed by Eduardo Rivera to ensure quality and make suggestions to improve the overall appearance of the property.
- **Notice of Default and Opportunity to Cure:** Except as to contractor's duties relating to insurance and compliance with all applicable laws, rules, and regulations, that **(EDR)** shall not be in default of this agreement unless **Van Lakes Homeowners Association** has first given the contractor written notice of a default and with opportunity for **(EDR)** to cure within fifteen days. If the contractor has cured the deficiency, this agreement shall be deemed to be current and in good standing. Any such termination shall take effect (3) days after written notice **Van Lakes Homeowners Association** to **(EDR)** that **(EDR)** has failed to adequately correct a defect within the aforementioned (15) days cure period.
- **Extras/ Additional services:** In the event of a hurricane and or storm, **(EDR)** will attend to emergency needs of the client within a (24) hour period, or as soon as reasonably possible thereafter, following the passing of the hurricane/ storm for access to driveway and roadways and (48) hours to

_____ : Client initials

_____ : Owner's initials

E. D. R. Outdoor Services

202 E Palm St.
Davenport, Fl. 33837
863-852-0676/407-844-2369
e.d.r.outdoorservices@gmail.com

start major clean up. The cost of these services will be at an hourly rate of \$50.00 per man. By signing this proposal / contract, the client agrees that the contractor is requested to use its sole discretion to provide such services, for which the client agrees to pay in full.

- **Proposal / Contract Value:** As full and complete compensation for all work, labor, services, and materials to be provided by **(EDR)** as stated above, the client agrees to accept the total contract amount of \$35,884.80 amount billed at \$2,990.40 per month. The contract will be involved monthly in the last week of every month. Terms Net (12).
- **Contract terms:** The term of the contract will be for a (1) year period, however either party may terminate this agreement with (30) day advance notice of intent to cancel with cause.

_____ : Client initials

_____ : Owner's initials

E. D. R. Outdoor Services

202 E Palm St.
Davenport, Fl. 33837
863-852-0676/407-844-2369
e.d.r.outdoorservices@gmail.com

This Proposal is hereby accepted effective date:

_____ Between (EDR) and Client **Van Lakes Homeowners Association.**

By: _____
Client Name

Signature of authorized signer

Job Name / Location

Client name and billing address

By: _____

E.D.R.'s Owner

Signature

_____ : Client initials

_____ : Owner's initials

VAN LAKES HOMEOWNERS ASSOCIATION

917 Liberty Lane
Auburndale, FL 33823

This contract is between MVJ Infinity Pressure Washing and Lawn care and Van Lakes Homeowners Association Inc (VLHOA). The following are duties to be completed on a monthly basis for the sum of \$800.00 per month. Payment will be made at the end of each month following receipt of a statement and the listing of any additional charges for sprinkler parts, fertilizer, etc.

Duties included in the monthly fee:

A) Mowing and edging, to include roadway, weekly in the growing months and bi-weekly other months, to include the front entrance, both west and east side, common area adjacent to the water plant on Flag Ct, common area at cul-de-sac on Liberty Ln, boat ramp area at the end of Van Dr, common area between 918 and 920 Van Dr and common area between 210 and 302 Van Lakes Blvd.

B) Trim hedges adjacent to the front entrance and at the water plant at least once per quarter or as needed. Cuttings are to be removed with a rake or by hand and bagged. The hedges are not to exceed the height of the chain link fence and should have a neat and orderly appearance.

C) Mulch beds two times per year in the spring and fall mulch cost included.

D) Maintain the two islands in the center of Van Lake Blvd and the bed at the east side of the entrance to include pulling weeds trimming, mulching and replacing shrubs and annuals as needed.

E) Fertilize all shrubs and the grassy area adjacent to the shrubs in the spring and fall with fertilizer provided by contractor.

F) Application of weed deterrent, that is provided by contractor, to include the roadway, around the water plant and any other area deemed necessary.

G) Repair/replace sprinkler heads as necessary. Part and excessive labor will be compensated for when agreed upon in advance. Irrigation to be checked monthly.

H) Agree to handle other reasonable duties as requested by the VLHOA Board of Directors at a labor rate of \$30.00 an hour for work authorized and not covered under the base rate.

I) Note: Failure to perform the duties listed will allow either party to terminate the contract without penalty. A 30 day written notification will be given for cancellation of the contract.

J) Either party may terminate the contract without cause with a 30 day notice.

Milo Johnson DBA MVJ Infinity Pressure
Washing and Lawn Care

Van Lakes Homeowner Association, President

Contractor

Date

__09/04/2023__

Date