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Rich Annunziata - Vital for
Coral Gables, Florida



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**RIVER STRAND VILLAS 1 HOMEOWNERS ASSOCIATION
LANDSCAPE REQUIREMENTS
CONTRACT FOR LANDSCAPE; GROUND MAINTENANCE RIVER STRAND VILLAS 1
65 BUILDING – 130 UNITS/HOMEOWNERS**

MOWING/EDGING/BLOWING: 1 YEAR SERVICE PROVIDED FOR 42 WEEKS

- 1. MOWING; COST TOTAL: \$22,344**
IF GROUNDS ARE TOO SATURATED BETWEEN HOMES NO TRACTORS NEEDED. WHIP ONLY.
IF NOT POSSIBLE TO MOW TO PONDS EDGE; MUST WEED WHIP EDGE.

APRIL 1 – OCTOBER 30 = MOWING WEEKLY / 32 WEEKS

\$ 532 .00 PER WEEK \$ 17,024 .0032wks

NOVEMBER 1- ~~DECEMBER~~ ^{MARCH} 31 = MOWING BIWEEKLY – 20 weeks/10 WEEKS OF MOWING

\$ 532 .00 BIWEEKLY \$ 5,320 .00 10 wks

- 2. EDGING COST TOTAL: \$2562**

Edging of ALL sidewalks, curbs, pathways and other paved surfaces to follow weekly and biweekly scheduled above.

Edging is defined as outlining and/or removing turf from the above mentioned borders by use of a mechanical edger. Weekly edging around All the Villa.

Reference to "SOFT EDGING" includes and pertains to flower beds.

\$ 61 .00 per week \$ 2,562 .00 42 WKS

- 3. TRIMMING COST TOTAL: \$7,406**

Weed Whip around ALL Villa beds.

Trimming around obstacles within finished turf areas will be completed during each mowing visit by use of a STRING TRIMMER or other mechanical means.

\$ 176 .33 per week \$ 7,406 .00 42 WKS

- 4. CLEANING/BLOWING OF PAVED SURFACES ADJACENT TO TURF.**

Sidewalks, curbs and other paved surfaces adjacent to turf and/or other landscape elements will be kept clean of unwanted landscape debris by the use of forced air machinery.

NO EXISTING mulch is to be forced unto grass area. No existing grass clippings is to forced unto mulch, flower , bed areas or green bushes areas.

\$ 67 .00 per week \$ 2,814 .00 42 WKS

NOTE:

BLADES ARE TO CHANGED AND SHARPENED DAILY TO ENSURE QUALITY CUT
PRE- MOW CLEAN UP: TRASH AND DEBRIS TO BE REMOVED PRIOR TO MOWING
SUPERVISOR NEEDS TO INSPECT GROUNDS AFTER EACH SERVICE .

Signature
Villas 1 Pres
11 Nov 2024

RIVER STRAND VILLAS 1 HOMEOWNERS ASSOCIATION LANDSCAPE REQUIREMENTS

CONTRACT FOR LANDSCAPE; GROUND MAINTENANCE RIVER STRAND VILLAS 1 65 BUILDINGS – 130 UNITS/HOMEOWNERS

**PRUNING REMOVING OF DEAD VEGETATION: 1 YEAR SERVICE PROVIDED 12 TIMES A
YEAR – EVERY 2 WEEKS. COST TOTAL: \$51,372**

1. Detailing of planted areas will be performed ONCE a month to ALL areas.
\$ 4,281 .00 per week \$ 51,372 .00 12times
- A. *Detailing will include trimming and pruning of shrubbery, ornamentals, and groundcover, removal of tree suckers as well as the removal of unwanted dead vegetation.
- B. *Plants will be neatly pruned and/or clipped to maintain the natural character of the plant and in a manner appropriate to the particular requirement of each plant.
- C. *Mechanical pruning will be used only on hedges where a walled effect is desired. Selective hand pruning will be employed on all other varieties
- D. *Ground cover and vines: thinned and pruned according to standard HORTICULTURAL PRACTICES**** (DEFINITION ATTACHED)
- E. *Evergreen flowering shrubs. Gardenias, azaleas and camelias, will be pruned after flowering. All other shrubs will be pruned according to standard of HORTICULTURAL PRACTICES****
2. All plant beds and tree basins will be maintained in a clean manner. Herbicides and Round-Up applications will be used to control weed growth in plant beds, sidewalks and driveways. Round Up will NOT be used to chemically edge plant beds. Weed applications will be done once a month; 12 times a year..
\$ 755 .00 per month \$ 9,060 .00 12times
3. Irrigation donuts: Grass will be trimmed around irrigation donuts every 2 weeks during growing season to maintain proper functionality. Not all homes have the donuts.
\$ Included .00 per week \$ Included .00 26 WKS
4. PALM TREES and TALL TREES. Those trees under 15 feet and under will be trimmed of dead fronds once a month. Debris generated from trimming will be removed the same day of trimming.
\$ Included .00 per week \$ Included .00 12 times
5. Palm trees and Trees over 15 feet tall will be trimmed at additional cost. Cost stated as:
\$ 30 per tree per height (Palms)
6. REMOVAL OF DEAD TREES. ATTACH ADDENDUM AS TO COST PER TREE SIZE Would need to assess Tree.
7. REPLACEMENT OF TREES. ATTACH ADDENDUM AS TO COST PER TREE. Depending on size and species of tree
8. Low tree canopies near sidewalks and driveways will be raised so as not interfere with pedestrians or parked vehicles.
8. ALL DEBRIS FROM PRUNING WILL BE REMOVED FROM PREMISES AND NOT BLOWN INTO ANY LANDSCAPED AREAS

*Michael
Villas 1 Pres
11 Nov. 2024*

**RIVER STRAND VILLAS 1 HOMEOWNERS ASSOCIATION
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LANDSCAPE HEALTH CARE COST TOTAL: \$4,480

All turf, shrubs, ornamentals and groundcovers will be monitored for pest, diseases and nutrient problems with findings being reported **ONCE A MONTH** to Board of Directors and Landscape Chair person. No fertilizer, Insecticide or weed control to be applied during rain or 24 hours thereafter. **FERTILIZER, INSECTICIDE, WEED CONTROL AND DISEASE CONTROL APPLICATIONS ARE SERVICES THAT MUST BE COORDINATED WITH LANDSCAPE CHAIR PERSON AS TO DAY AND TIME SO IT CAN BE MONITORED BY VILLAS 1.**

1. TURF MAINTENANCE

A. FERTILIZER.

1. Will be a minimum 50% granular slow release containing trace elements.
2. A total of Four pounds of nitrogen per 750 feet **TWO TIMES** a year (April and October) will be applied.
3. The ratio of nitrogen to potash will be 2:1 for complete fertilizer formulations.
4. Fertilizer will **NOT** be applied during rain or within 24 hours after rain.
\$ 560 .00 per application \$ 1,120 .00 2 applications
5. Properties will be evaluated two times a year (April & October) and soil tested.
\$ Included .00 evaluation \$ 200 .00 2 tests

B. INSECTICIDE.

1. Insecticide will be applied Two times a year (April and October) to prevent and control seasonal turf grass pest infestations.
\$ 560 .00 per application \$ 1,120 .00 2 applications
2. Contractor will inspect monthly the grounds to schedule applications as may be required for acceptable control of pest infestation. N/C.
3. Monthly inspection will coincide with **MONTHLY** meeting of Landscape Committee to walk area and inspects its needs, faults if any.

C. WEED CONTROL

1. Weed Control treatments will be applied four times a year (January, May, September and November).
2. Weed Control will be applied with 2 blanket treatments of Granular fertilizer. Weed control is **NOT** limited to the broadleaf variety. Exceptions: _____
\$ 560 .00 per application \$ 2,240 .00 4 applications

*Melano
Villas 1 Pres
11 Nov 2024*

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D. DISEASE CONTROL , FUNGUS, LIMITED NUTRITIONAL SUPPLEMENTS

1. Turf maintenance will include all of the above if a deficiency exists or soil condition warrants.
2. Testing of soil where such is found will be done with Landscape Chair or Board representation present.

\$ 100 .00 Cost to test \$ 200 .00

NOTE:

Bermuda Grass is an aggressive weed in Zoysia and St. Augustine lawns. It is extremely difficult to control with herbicides.

Contractor advise: Bermuda grass struggles in low light conditions. Therefore, the best way to control its growth is through regular mowing at a higher turf length. Additionally, there are some herbicides available meant to specifically target Bermuda grass.

2. FERTILIZATION: TREES, SHRUBS AND PALMS.

A. The Contractor will fertilize trees, shrubs and palms two times a year (April and November). Shrub and trees fertilizers will consist of 50% slow release nutrients

B. Young trees and shrubs MINIMUM 2 LBS N two times a year in a 3:1:3 ratio of fertilizer, with applications.

\$ 926.50 per application \$ 1,853 .00 2 applications

C. Contractor will apply appropriate micronutrients if deficiencies occur to maintain proper plant health. If there is a cost for extra applications, Contractor will coordinate with landscape Committee Chair PRIOR to application. Probably upon monthly discussion while walking the areas.

D. Palms and Cycads application of fertilizer minimum of 2 lbs.N and K two times a year at a ratio of 3:1:3, with applications.

\$ 926.50 per application \$ 1,853 .00 2 applications

E. Contractor will apply appropriate micronutrients if deficiencies occur to maintain proper plant health. If there is a cost for extra applications, Contractor will coordinate with landscape Committee Chair PRIOR to application. Probably upon monthly discussion while walking the areas.

*Approved
Villas 1 Pco
11 Nov. 2024*

RIVER STRAND VILLAS 1 HOMEOWNERS ASSOCIATION LANDSCAPE REQUIREMENTS

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IRRIGATION MAINTENANCE SERVICES

Contractor will maintain WEEKLY all external filters of the irrigation system for each home. Irrigation experts who have completed external and internal training will be responsible for the irrigation system of Villas 1.

Services to be provided by contractor: \$ 995_____ .00 per month \$11,940.00 12times

1. Inspection of entire system ONCE A MONTH
2. Manually run each zone and check valves
3. Check all heads and coverage\
4. Clean all filters
5. Adjust heads when warranted
6. Check shrub zones and adjust where warranted
7. Check controller for automatic control
8. Set controller for automatic control
9. Inspect water source
10. 24 Hour response time for service calls EMERGENCY TELEPHONE (941) 756-2939
11. 24 Hour emergency service Cost \$ 75_____ per hour.

Major Repairs will require a proposal prior to services being performed, UNLESS IT IS AN EMERGENCY.

In case of an EMERGENCY the Contractor will call a member of the Board or the Landscape Chairman. Upon signing of Contract Villas 1 Board of Directors will submit the respective names, telephone numbers, emails and address of those responsible.

IF no Villas 1 personnel is available for the emergency, minimum necessary procedures will be performed and a proposal will be submitted by Contractor after the Emergency services have been performed.

An irrigation system damage (to include the BACKFLOW damage) caused by the Contractor while performing maintenance operations will be repaired at no charge within 24 hours.

IRRIGATION WARRANTY:

Irrigation warranty covering repairs and replacement parts is offered by Contractor.

YES X_____ NO _____.

Cost for Valve Box Out Irrigation Warranty would be \$2,388 Annually

*Melissa
Villas 1 Pres
11 Nov 2024*

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STORM DAMAGE SERVICES

Clean Up and removal of storm damage debris, fallen trees, tree limbs or other excessive debris from trees will be accomplished by work order.

GENERAL CONDITIONS.

1. It is agreed by both parties that the work performed under this contract will be done on the requested schedule. Any missed service due to weather or non-performance will be deducted on a monthly basis. Work contracted is per service and Paid Monthly.
2. It is understood that all work will be performed professionally in accordance with Horticultural Principles*.
3. Contractor will provide to Villas 1 HOA evidence of General Liability insurance, property damage insurance, and workmen's compensation insurance.
4. Contractor agrees to maintain at all times the necessary licenses and/or permits required to perform said work in the State of Florida, its country or city having jurisdiction.
5. Contractor is Not responsible or liable for personal injury or property damage arising out of or resulting directly from the accumulation of water, falling limbs, leaves or other debris on walkways, sidewalks, curbs and other paved surfaces between scheduled visits by maintenance crews.
6. Contractor agrees to reimburse owner for damages to personal and or real property the Contractor damages due to negligence. Reimbursement will occur when, and only when the owner had taken the necessary steps to reasonably protect the structures and fixtures where damage will most likely occur. Notification of damage must be made within 48 hours to the Contractor by a personal call or immediate notification to maintenance crew present and followed in WRITING to Contractor, Property management and Villas 1 Board of Directors.
7. Contractor is given the opportunity for inspection within 48 hours after notification before repairs are made.
8. If Contractor falls below acceptable agreed terms in its performance of the items stated above and its applicable schedules, owner will notify Contractor in writing via email, text or certified mail with return receipt of each specific deficiency. STATED deficiencies must be remedied within fifteen (15) days. If stated deficiencies are NOT remedied within the fifteen (15) days, owner will have the right to give

*Michael
Villas 1 HOA
11 Nov 2024*

**RIVER STRAND VILLAS 1 HOMEOWNERS ASSOCIATION
LANDSCAPE REQUIREMENTS**

- Contractor thirty (30) days written notice of CANCELLATION via email, or certified mail with return receipt.
9. INVOICES beyond monthly agreed services will be presented and approved by Landscape Committee prior to payment. Time lapse will be thirty (30) days.
10. Includes Willowshire Way Common Areas beside 107 and 106 Babbling Brook Run; Willowshire Common Areas beside 6505 and 6506 Candlestick Dr; between 6610 and 6606 Willowshire Way; and Candlestick Drive Commons areas adjacent to 245 and 248 Babbling Brook Run at no additional cost.
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-

Contract agreed to:

Rikard J. Beaton

Contractor OWNER Signature

11-18-24

Date

Rikard J. Beaton VPGM

Contractor Owner PRINTED NAME

Maria T. Sasso

Villas 1 President Signature

11 November 2024

Date

MARIA T. SASSO

Villas 1 President PRINTED NAME

*Attached: Competitive Pricing Plan of Bright View
which is the summarized service description
with pricing agreement Monthly Payment \$9,657.00
Yearly Contract \$115,884.00*

*Start Date: January 1, 2025. End Date 31 December 2027
Increases will not go over 3% per year.*

*Maria T. Sasso
Villas 1 Pres
11 Nov 2024*

*This agreement is for the service. The detailed work is generated under a separate detailed requirements under which this compressed service and spool pricing attaches to. The detailed requirements are **BrightView** Villas 1 requirements under which this separate service description is signed.*

Competitive Pricing Plan for Landscape Maintenance at River Strand Villas 1 Homeowners Association

| SERVICE DESCRIPTION | MONTHLY | YEARLY |
|--|-------------------|---------------------|
| COMPLETE SERVICE | \$9,657.00 | \$115,884.00 |
| Base Management Mowing and turf maintenance..... Included | | Included |
| <ul style="list-style-type: none"> Mowing, Trimming, Edging 42X per year Hard Surface Edging 42X per year Soft Surface Edging - Beds 42X per year All areas that can't be mowed will be trimmed All mowers will be equipped with mulching decks Mowing will be completed with appropriate mower size to avoid damage Turf Fertilizer applied 2X per year including one micronutrient application Pest Control 2X per year per Integrated Pest Management Herbicide 4X per year and Fungus Control as needed Soil Testing 2X per year | | |
| Shrubs, Trees, and Landscape Beds..... Included | | Included |
| <ul style="list-style-type: none"> Pruning of all shrubs 12X per year Ornamental trees, shrubs, and Palms fertilized 2X per year Postemergent Herbicide treatment (weeds) for beds and hardscape 12X per year Any Weed over 4" will be Hand Pulled Pest Control per Integrated Pest Management as needed Shrubs will be maintained per Florida standards Hardwoods pruned up to 10 feet as needed for Sidewalk clearance Dead Palm fronds and fruit will be removed up to 15 feet as needed | | |
| Irrigation Included | | Included |
| <ul style="list-style-type: none"> Check Controller and set 12X per year 12 Irrigation Inspections Adjust all nozzles and heads as needed Irrigation audit report Resetting of clocks depending on season and water needs | | |
| Common Area Complete Service..... Included | | Included |
| <ul style="list-style-type: none"> Same Scope as above on common areas adjacent to villas identified in Paragraph 10 of the contract | | |