

ARBOR GROVE CONDOMINIUM ASSOCIATION, INC.
3001 58TH Ave. S.
St. Petersburg, Florida 33712

NOTICE OF BOARD OF DIRECTORS' MEETING

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Condominium Act, that a board meeting for Arbor Grove Condominium Association will be held at the following date, time and place:

Date: Thursday, November 21st, 2024

Time: 6:00 p.m.

Place: 3001 58th Ave. S, St. Petersburg, FL 33712 & TEAMS

Join Teams Meeting

Meeting ID: 216 554 021 996

Passcode: vcKeeW

BOARD OF DIRECTORS' MEETING AGENDA:

1. Call to Order
2. Determination of a quorum
3. Proof of Notice of meeting
4. Reading and disposal of any unapproved minutes
5. Treasurers Report
6. Manager Report
7. Old Business:
8. New Business:
 - a. Landscape Contract
9. Adjournment

ARBOR GROVE CONDOMINIUM ASSOCIATION, INC

Britt Bates, LCAM Property Manager * Posted this 19th day of November 2024 by 6:00 P.M

L A N D S C A P E PROPOSAL

GREENSCAPE

M A N A T E E L A W N C A R E

ARBOR GROVE CONDO ASSOCIATION | ST. PETERSBURG, FL

IT'S TIME TO GET THE RESULTS YOU DESERVE!



CUSTOMER CARE

Greenscape is dedicated to customer care is because high expectation produces quality.

01

QUALITY

Greenscape goes the extra mile because our customers invest in our quality.

02

INITIATIVE

Greenscape will take preventative measures to assure quality.

03

VALUE

Outdoor landscape represents the value of an outdoor appearance. GreenScape provides beauty and a peace of mind.

04

IT'S MORE THAN AN AGREEMENT, IT'S A RELATIONSHIP BUILT ON QUALITY AND TRUST SO CLIENTS CAN ENJOY STRESS FREE LAWN MAINTENANCE SERVICES.

OUR EXPECTATIONS ARE IN THE DETAILS





GREENSCAPE MANATEE

Lawn Maintenance Proposal

PROJECT DESCRIPTION

MAINTENANCE

- Mowing & line edging/trimming
- Maintain all beds (pulling weeds, removing dead sepals and plant debris)
- Total visits: 42
- Detail visits: 10

TRIMMING

- Pruning shrubs and ground cover
- Pruning of palms up to 12'
- Total trims: 6

IRRIGATION INSPECTION

- Monthly irrigation report
- Monthly inspection and cleaning of heads
- Monthly inspection and adjusting all zones
- Total inspections: 12

HORTICULTURE PROGRAM & PEST MANAGEMENT

- **WEED CONTROL FOR BEDS**
 - Bed and weed control
 - Groundcover, shrub insect control
- Applications: 6
- **FERTILIZATION (Palms, Plants, & Turf)**
- Applications: 4 .
 - \$20 per sq ft for additional turf applications
 - \$45 per sq ft for additional plant applications

LAWN MAINTENANCE TOTAL: \$60,000.00



GREENSCAPE MANATEE

FREQUENCY SCHEDULE

SERVICE	FREQUENCY
Mowing	42
Blowing	42
Edging - Bed	24
Edging - Hard	42
Line Trim	42
Weeding hand	12
Weed Control For Beds (spray)	12
Fertilizer Application	4
Trim Ornaments	6
Hardwoods Canopy Lift (8'-10')	2
Palm Trimming Under 15'	6
Palm Trimming Over 15'	N/A
Irrigation Maintenance	12
St. Augustine Turf Application	N/A
Tree/Ornamental Application	N/A
Fire Ants	N/A
Mulch	N/A
Annuals	Included 1st Year
Detail Visits During Dry Season	10



GREENSCAPE MANATEE

FREE ENHANCEMENT

ADDITIONAL BONUS

To help beautify the property, we are including a credit of \$2,500.00 to be used for annuals throughout the property.





GREENSCAPE MANATEE

PROBLEM AREAS

OVERGROWTH





GREENSCAPE MANATEE

PROBLEM AREAS





GREENSCAPE MANATEE

GREENSCAPE ADVANTAGE

	GREENSCAPE	COMPETITORS
PRE-EVALUATION TO IDENTIFY ISSUES	✓	✗
48 HOUR SPECIAL REQUEST	✓	✗
SAME WEEK SERVICE ON RAIN DELAYS	✓	✗
52 WEEKS ON PREMISES	✓	✗

WHAT IS THE GREENSCAPE ADVANTAGE?

Many companies compromise by reducing the frequency of visits and services. However, at GreenScape Manatee, we commit to being on your property every week, ensuring consistent care throughout the year. Even during the dry season (October - March), when fewer cuts are needed, we'll maintain your property's impeccable appearance with our dedicated attention to detail.



GREENSCAPE MANATEE

Our Work & References



REFERENCES

COMPASS HOTEL | BRADENTON FL

12324 Manatee Ave W

Brian Keller GM 941-741-9700

SAFE HARBOR PIER 77 | BRADENTON FL

12312 Manatee Ave W

Donna Carrie GM 941-761-4200



GREENSCAPE MANATEE

Lawn & Plant Services

MOWING

Weather permitting, all turf areas shall be mowed and trimmed weekly during the active growing season (beginning April to end September) and bi-weekly (mowing) during the remainder of the year (beginning October to end March). This proposal includes 39 mowing events per year, but we will be in property 52 weeks.

Trash and debris will be removed from turf areas prior to mowing. Mowing shall be undertaken with a mulching mower. The goal is that no more than 1/3 of the leaf blades are removed at each mow. Grass clippings shall be allowed to recycle to the soil. The turf shall be mowed to the height recommended by the Agricultural Extension Service for the turf variety at your property, normally 3 – 4 inches. Areas of standing water or turf stressed by drought shall not be mowed. Mower blades will be sharpened daily to ensure a quality cut. Around water lines, trees, buildings, and other obstacles where a mower cannot reach, the turf will be trimmed with a weed eater to a level consistent with mowing height. All free-standing trees, shrubs, palms, and other obstructions will have the beds around them maintained to prevent damage.

EDGING

Sidewalks and curbs shall be blade edged every mowing, i.e. 39 times per year. Tree rings, planter beds, buildings, fences and other areas bordered by grass will be blade edged every other mowing, i.e. up to 20 times per year. Areas bordered by grass shall never be edged using herbicide. Mowing or edging debris will be blown off walkways, roadways, driveways and parking areas each time the property is mowed or edged. Debris shall not be blown into drainage structures.

HARDSCAPE WEEDS

Weeds in cracks of sidewalks, roadways, curbs, and parking areas will be treated with approved weed killing herbicide every month, i.e., 12 times per year.

PLANTER BED WEEDS

Large weeds will be pulled, and small weeds will be treated with herbicide to reasonably maintain planter beds. Weeding shall be performed monthly, i.e., 12 times per year. Effective weed control in planter beds cannot be satisfactorily maintained if the property is not adequately mulched. Please note during the summer months it is very hard to keep weeds at bay with a monthly service due to the speed at which they grow.

TREE CARE

To provide good visibility and to allow passersby clear passage, tree foliage will be trimmed to provide a canopy no lower than 8 feet from the ground. Sucker growth, considered to be all new shoots that appears at the base of tree trunks or on major trunks or limbs below the foliage canopy, will be removed.



GREENSCAPE MANATEE

Lawn & Plant Services

PALM TREE TRIMMING

Non self-shedding palm trees will be trimmed of dead fronds to promote a continuous natural shape of the palm. Seedpods will be removed after the flower has set to seed to discourage any unnecessary growth of seedpods.

Palm trees less than 12 feet will be pruned as necessary with each pruning visit.

Palm trees over 12 feet are not included in this proposal.

PRUNING OF SHRUBS

Shrubs will be pruned following sound horticultural practices. Pruning activities will be scheduled seasonally as each plant variety has its own pruning requirements and may not require pruning each event.

Shrubs and hedges will be maintained:

- at heights below windowsills so that views from the windows will not be blocked
- at a 1-foot clearance from all structures
- at a 2-foot clearance from all roof eaves

This proposal includes (number of pruning) pruning events per year.

Hard pruning of Hibiscus, Allamanda and Ixora will be done one time per year in the Spring.

Any other hard pruning requested will be at an additional charge.

Each Spring all freeze damage will be removed from plant material.

DEBRIS CLEAN UP

Landscape areas, including hardscape structures such as pools, sidewalks, driveways, parking lots and roads will be policed for the removal of litter and fallen debris upon each scheduled service.

All pruning debris generated by our work will be removed at the completion of the services performed.

MULCHING

Mulching is not included in our proposed package. However

REPLACEMENT OF DEAD PLANTS

Twice a year, near the beginning and end of summer, GreenScape will provide X with a list of any plants which have died in the interim, along with a costed proposal for the replacement of those plants.

IRRIGATION SYSTEM:

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions. Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner. Any damages to the irrigation system caused by Greenscape Manatee while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period. Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization. If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of \$95.00 emergency call will apply *Repairs up to \$250 will be completed each month during monthly inspection and bill. Anything over \$250 will be sent to HOA or Property Manager for approval before beginning work.



GREENSCAPE MANATEE

Lawn & Plant Services

HORTICULTURAL SERVICES NOT INCLUDED

The following services are not included in our proposal:

1. Aquatic and littoral shelf planting, weed control or removal
2. Replacement of plants or sod or any landscape modification
3. Removal of trees and other plant material damaged by disease, freezes or Acts of God
4. Raking of leaves
5. Mulching of individual homes
6. Trimming of trees under utility lines
7. Trimming of tall palms over 15 feet
8. Staking of trees
9. Annual palm tree booting
10. Blanket treatment of fire ants
11. Treatment of Palm Weevil or Cycad Scale, special treatment
12. Application of approved fungicide treatment
13. Inspection and repair of landscape lighting

Greenscape can price each of these services, apart from aquatic and littoral work and the trimming of trees under utility lines, separately upon request

MANAGEMENT AND SUPERVISION

Homeowner Associations are frequently large and intricate in design. To ensure that every part of your grounds, no matter how small or 'tucked away', receives the regular care it deserves, we have developed a task list system for our crews. When we take over the maintenance of your landscape we will work with you to ensure we understand exactly what you expect for each part of your property. We breakdown each section of the landscape into a detailed task list which lets our pruners, mowers, irrigation experts, etc., know what must be done on each visit. If you require hedges or trees to be pruned into a particular shape, we even provide our crews with photographs to guide them. Our crew leaders are then tasked with noting exactly when each task is completed, ready for checking by our Operations Managers.

These task lists are currently being completed on paper, however Greenscapes is working towards turning this into a computerized business management tool. This tool will enable us to take the tracking of jobs to the next level. Each crew or specialist will be equipped with a tablet on which the crew leader will check off the completion of tasks on the task list, showing the exact time when each task was done, and will be able to photograph evidence of the work and immediately submit it to our office.

This will enable our Operations Managers to increase the amount of supervision given to each crew every day. We are unaware of any other landscape maintenance company in the area which has invested in such technology to help them monitor work completion and standards.



GREENSCAPE MANATEE

Lawn & Plant Services

COMMUNICATION

We know Presidents and Chairs of Landscape Committees and their property management companies rely on excellent communication from their contractors. As part of our homeowner's association maintenance package we offer AT NO ADDITIONAL CHARGE:

- A named Account Manager
- An annual schedule of services and activities (may be subject to change due to weather and acts of God)
- Written clarity of who are designated Representative Owners and may direct our activities
- Monthly quality inspections with a walkthrough of the property with all interested parties, and the reduced to quarterly after the first year.
- A written log of horticultural issues which arise, with a tracking system to ensure they are resolved promptly
- Liaison with a Property Management Company or HOA Office, as directed
- A telephone number which is answered 24 hours a day

We take pride in the fact that if our customers telephone us on our customer line (941-565-9274) their call is always answered – 24/7 - by a human being (no frustrating automated push button systems). The friendly person who takes the call always gives her/his name and takes responsibility for ensuring they get a fast, effective response.

A WORKING RELATIONSHIP

One of the biggest frustrations brought to our attention during our initial visit was the absence of effective communication between your current landscape company and the Property Manager/Board. There has been confusion over scheduling of services, questions about when complaints would be addressed, and even doubts over whether services had been provided.

At GreenScape, we believe clear communication is vital to managing your landscape. To facilitate that communication, we first designate an Account Manager. Your Account Manager is your point of contact between GreenScape and your community. S/he will handle any concerns or complaints, will join your Board Members and Property Manager for the monthly walkthrough and help you plan the development of your green spaces.

Next, we provide a Schedule of Events that clearly states the dates we have scheduled to undertake your various services, so you can keep your residents informed.

We take pride in the fact that if our customers reach out to us on our customer line (941-565-9274) their call is always answered – 24/7 - by a GreenScape Manager (no frustrating automated push button systems). The friendly person who takes the call always gives her/his name and takes responsibility for ensuring they get a fast, effective response.



GREENSCAPE MANATEE

Terms & Conditions

PROPOSED TERMS AND CONDITIONS

1. Term. We propose the contract run for an initial 1 year and shall continue in effect until cancelled in accordance with the provisions of paragraph 2 or 3 below.
2. Renewal. After the initial 1 year, we propose this contract automatically renew on the anniversary date and each subsequent anniversary thereafter, unless written notice is provided in accordance with the provisions of paragraph 3 hereunder. Before agreement renewal, we propose both parties jointly agree on any changes in terms, prices and fees. Each renewal would be for a period of 1 year, unless otherwise agreed.
3. Provision for Cancellation. We propose that once any agreement is made between us, it may be cancelled by either party with cause with 30 days written notice to the other party. Should GreenScape fail to perform to the terms of this agreement, we propose you provide us with written notice listing specific deficiencies. If we fail to reasonably cure the noticed deficiencies within 15 days of receipt of such notice we propose that shall constitute cause under which our agreement may be cancelled by you with 15 days written notice. Should (property name) fail to pay our invoiced installments when due, we propose that GreenScape can immediately cancel our agreement, with 10 days written notice.
4. Location. The Landscaper will conduct all landscape related activities at the following community: 3001 58TH AVE S., ST. PETERSBURG, FL 33712
5. Client's Responsibilities. The Client must provide full access to the property within a specified time and inform the Landscaper of all subsurface service and utility lines.
6. Materials. The Landscaper will provide any and all needed materials to regularly maintain the Client's landscape.
7. Terms of Agreement. This Contract is in full force and effect from the date of this Contract until this event has finished.



GREENSCAPE MANATEE

Terms & Conditions

PROPOSED TERMS AND CONDITIONS

8. Compensation. The Client will pay the Landscaper **\$5,000** on the first day of each month for regular services performed for the rest of the month. Any additional landscape related services must be negotiated between the Landscaper and the Client on a case by case basis with written records documenting each case.

9. Modifications. Any changes and/or modifications to this Contract must be made in writing to be signed by both Parties.

10. Relationship of the Parties. The Landscaper is an independent contractor. Neither Party is an agent, representative, partner, or employee of the other Party. The Parties understand this Contract is not an exclusive arrangement. The Parties agree that they are free to enter into other similar agreements with other parties. The Landscaper agrees that they will not enter into any agreements that conflict with their obligations under this Contract.

11. Limitation of Liability. The Parties each agree to indemnify and hold harmless the other Party, its respective affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from the negligence of or breach of this Contract by the indemnifying party, its respective successors and assigns that occurs in connection with this Contract. This section remains in full force and effect even after termination of the Contract by its natural termination or the early termination by either party.

12. Legal Fees. In the event of a dispute resulting in legal action, the successful party will be entitled to its legal fees, including, but not limited to its attorneys' fees, collection fees and the like.



GREENSCAPE MANATEE

Terms & Conditions

PROPOSED TERMS AND CONDITIONS

13. Severability. In the event that any provision of this Contract is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the Contract and all other provisions should continue in full force and effect as valid and enforceable.

14. Legal and Binding Contract. This Contract is legal and binding between the Parties as stated above. The Parties each represent that they have the authority to enter into this Contract.

15. Governing Law and Jurisdiction. The Parties agree that this Contract shall be governed by Florida law.

16. Entire Agreement. The Parties acknowledge and agree that this Contract represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both Parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

CLIENT NAME & TITLE

CLIENT SIGNATURE

DATE

GREENSCAPE NAME & TITLE

GREENSCAPE SIGNATURE

DATE

CONTACT INFORMATION

JONATHAN GARCIA

BUSINESS OWNER & ACCOUNT MANAGER

PH. 941-565-9274

EMAIL: JONATHAN@GREENSCAPEMANATEE.COM



GREENSCAPE MANATEE

NOTES FROM WALKTHROUGH

PHASE 1

Turf mowed even

Clean up right

Consistency on trimming schedule

Irrigation - maintenance guy takes care of

PHASE 2

Macho ferns do not trimmed

28th Str needs to mowed

31st needs to be mowed

MAJOR ISSUES WALKTHROUGH

Lots of weeds on Mexican petunias

Weeds in beds by pool area (club house)

Over grown bushes (not trimmed well)

Recommend palm trimming

Lots of weeds throughout the property flower beds

Plants / bushes touching buildings on phase 2 - 3

Small Dead tree on phase 1

Pygmy date palms not trimmed properly



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No. Ext): (855) 222-5919		FAX (A/C, No.):
	E-MAIL ADDRESS: support@nextinsurance.com		
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: State National Insurance Company, Inc.			12831
INSURER B:			
INSURER C:			
INSURER D:			
INSURER E:			
INSURER F:			

COVERAGES **CERTIFICATE NUMBER:** 497970801 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		NXTCF3D97J-02-GL	02/27/2024	02/27/2025	EACH OCCURRENCE \$ 1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000.00 MED EXP (Any one person) \$ 15,000.00 PERSONAL & ADV INJURY \$ 1,000,000.00 GENERAL AGGREGATE \$ 2,000,000.00 PRODUCTS - COMP/OP AGG \$ 2,000,000.00 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions		NXTCF3D97J-02-GL	02/27/2024	02/27/2025	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER **CANCELLATION**

Greenscape Manatee Enterprises LLC 2719 Oxford Dr W Bradenton, FL 34205	LIVE CERTIFICATE  Click or scan to view	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
		AUTHORIZED REPRESENTATIVE 

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PRO GREEN

Grounds Maintenance

Pro Green Grounds Maintenance
1402 58th Street South
Gulfport, Fl 33707
(727)-308-9627 / ProGreenGrounds.com

Landscape Management Proposal

Property: Arbor Grove Condominiums
Address: 3001 58th Avenue South
City/State/Zip: St. Petersburg, Fl 33712
Date: August 16, 2024

Pro Green Grounds Maintenance has provided the following proposal for Arbor Grove a Landscape Maintenance Program. If you have any questions, please feel free to contact us at our office at the number above, or email- regal@progreengrounds.com.

ALL SIDEWALKS, STREETS, AND PATIO AREAS WILL BE CLEARED OF DIRT AND DEBRIS RESULTING FROM ANY CONTRACTED SERVICES.

GROUND'S MAINTENANCE

1. Turf Mowing / Trimming:

- All turf areas will be mowed every seven (7) days during the season from April 1 through October 31 which results in **(31 Cuts)**. Bi-weekly mowing shall occur from November 1 through March 31 which results in **(11 cuts)**. The height of turf is to be determined by species and local conditions during the growing season. Mowing height may be adjusted upon request.

- During rainy or extended dry periods, the frequency may change. In conjunction with each mowing, string trimming shall be performed around all buildings, structures, and other obstacles within the turf area. All debris will be removed from the turf areas prior to mowing.

2. Weed Control:

- Weed control shall be maintained in all flowerbeds, ornamental mulch beds and tree rings. This may be done either manually or through the use of herbicides, which are not harmful to the plant materials located in the shrub or mulch beds. This shall be done twice a month.

3. Edging:

- All sidewalks, driveway areas, curbs, and planter beds will be edged to maintain a neat appearance for each service. Special care and attention will be taken to avoid sidewalk damage.

4. Sidewalk Weeds:

- All seams and cracks in sidewalks and curbs will be managed for weeds through chemical or manual control as needed.

5. Pruning:

- All ornamental shrubs, bushes, and evergreens will be pruned or sheared twice a month during the contract period to ensure a professionally maintained appearance.
- Tree suckers, shoot growth, and tree limbs impeding walkways and parking areas will be pruned as needed.

Irrigation System Maintenance

- Irrigation breaks cause by workers will be fixed same day at no cost.
- Wet checks will be performed each quarter to ensure each zone is functioning properly. Any repairs needed will be billed at \$60.00 per man hour plus materials.



References

Betty Ann

727-212-4798

Town Apartments North

1900 61st Ave N.

St. Peterburg, Fl 33702

Ray Keener

727-692-8600

Faith Covenant

150 62nd Ave NE

St. Petersburg, Fl 33702

Debbie Butcher

727-686-0987

Palms Of Paradise Condominiums

4300 58th Street N

Kenneth City, Fl 33709



Landscape Maintenance Contract

This agreement for Lawn Maintenance services between **Arbor Grove** (hereafter referred to as "Client") and **Pro Green Grounds Maintenance LLC** (hereafter referred to as "Contractor") is made and entered into upon the following date: **11/21/2024**.

The lawn stated in this agreement is found at the following address:

3001 58th Ave S, St Petersburg, FL 33712

The Client would like to have the above-mentioned lawn maintained on a regular basis. The Client and Contractor hereby agree to the following terms:

1. Client will pay Contractor **\$4,250.00** on the first day of each month for regular maintenance services performed for the rest of the month.
2. "Regular Maintenance" will include the following: removal of debris from the yard and parking lot, mowing, edging, and string trimming of the lawn. Trimming of shrubs and any other plants that need pruning.
3. Contractor will begin performing regular lawn maintenance on the following date 1/1/25.
4. Bi-Weekly mowing will occur between 11/01/2024 until 03/31/2025. Total of 42 services, including mowing, per yearly contract.
5. This contract is effective until 01/01/2026, with the option to renew per request of the client.
6. Either party may terminate this contract at any time by supplying a written notice of termination on a specified date to the other party, with at least 30 days' notice prior to the stated date of termination.

In agreement to the above mentioned terms the Client and Contractor sign below:

This contract shall be governed by the laws of the State of Florida in Pinellas County and any other applicable Federal law.

X

Signature of the Client

X

Date

X

Printed Name of the Client

X

Date

X

Signature of the Contractor

X

Date

X

Printed Name of the Contractor

X

Date