



Landscape Management Proposal

Carriage Run

PREPARED BY:

Bloomings Landscape and Turf Management, Inc.

Jay Perez

Jay@bloomingslandscape.com



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Dear Carriage Run,

On behalf of Bloomings Landscape and Turf Management Inc., we are honored and privileged for the opportunity to provide a landscape management proposal for your community.

The Bloomings Management Team has meticulously custom designed the following Landscape Management Plan to specifically fit your community needs. With a major focus on the plant species, turf species, soil physiology, and irrigation possibilities that your property currently allows.

Bloomings number one priority is to provide your community with the best customer service, horticultural expertise, and cutting-edge turf science the industry has to offer. We have over 20 plus years of professional Landscape and Turf Management experience. Combining that industry experience with the latest landscaping management tools, equipment, and technology allows Bloomings to create innovative plans that keep clients budgets inline. While providing all-inclusive result-oriented Landscape Management Program.

Program Highlights:

- **Communication - The TRUE strength of our customer service and integrated into our company ethos.**
 - **Company policy to return all verbal/written communications within 24 hours.**
 - **Online Work Orders submitted will be updated within 24 - 48 hours.**
- **Local Account Manager (not on crew) will be specifically assigned to your community to answer questions related to our service and this contract.**
 - **The Local Account Manager does weekly drive throughs of the property and proactively identifies potential issues and opportunities.**
- **An English speaking Crew Supervisor will be with on site with the crew the entire time we are servicing the property.**
- **Our staff is uniformed with distinguishable colored shirts and pants.**
- **A quarterly schedule of services will be provided. This keeps you up to date on when we will be in your community and what services we will be providing you each week.**

Again, Bloomings truly wants to thank you for the opportunity to become your Landscape Maintenance partner and we look forward to forging a long term successful business relationship.

Regards,

Jay Perez

Bloomings Landscape and Turf Management, Inc.



About Us:

Bloomings Landscape and Turf Management, Inc. was founded and incorporated in June of 1999 by Robert Yarish. Rob graduated from North Carolina State University in 1996 with a B.S. in Turf Grass Management. While completing his degree at NC State he worked with the PGA tour in Raleigh North Carolina as an Assistant Superintendent where he was able to apply his education to his passion in Turf Grass Management. In 1998 Rob made the decision to move his family to Sarasota and apply his passion to business by incorporating Bloomings Landscape and Turf Management.

The Company is privileged to employ several additional Turf and Horticultural degreed TEAM members with expertise ranging from knowledge of the industry's latest technology, fertilization chemistry, pest control and a Certified Arborist. We believe in cross training all of our employees to optimize each employees ability to improve and grow in their role within the Bloomings team. This proven business philosophy has provided our client communities low turnover rates and highly trained employees.

Throughout Bloomings 20 plus year Landscaping industry service, we have partnered with every type of client including HOAs, COAs, CDDs, Retail, Office & Mixed Use Complex. Our expertise range from total landscape design, annual landscape management, irrigation maintenance and repair, fertilization, mulching program, tree pruning services and pest control. We strive to provide a well-rounded landscape program, well trained staff, and a "whatever it takes" attitude from each of our employees to each of our client communities.

**References can be provided upon request.*

***Robert F. Yarish, President
Bloomings Landscape and Turf Management, Inc.***

Our Proposal

St Augustine Turf Grass Areas:

- Mowed weekly during the growing season (April 15th - October 16th).
- Bi-weekly or as needed during the dormant season (October 17th - April 14th).
- Minimum height of 4.5 inches for FORTY (40) events per contract year.
- Hardscapes (Streets, Drives, walkways, paths, curbs, etc), will be edged with each mowing event.
 - A team member will begin blowing hardscapes directly behind the edging service to provide the community with as little disruption as possible.
- Softscapes (Tree beds and plant beds, etc), will be edged with every other mowing.
- Turf weeds will be spot treated throughout the year. Rates are altered during the warmer months to all for weed control thresholds to remain constant.
- All vegetative growth in cracks of paved surfaces shall be treated with herbicide on a regular rotation to keep thresholds at an acceptable level.
- Herbicides applications will be made throughout the year. **CELSIUS, BLINDSIDE & MANOR.**
 - <https://www.backedbybayer.com/-/media/prfuntitedstates/documents/resource-library/product-labels/celsius-wg.ashx>.
 - <https://www.homeparamount.com/pdf/doc-blindside-label-1608311602.pdf>.
 - https://labelsds.com/images/user_uploads/Manor%20Label%205-10-19.pdf.

Plant Bed Management:

- All ornamental beds will be maintained weekly basis on the same schedule as mowing services.
- Ornamental Plants and shrubs will be pruned as needed, up to TWELVE (12) times per year.
 - Applications of **Cutless** Growth Regulator will be made throughout the year.
 - https://www.sepro.com/Documents/Cutless-MEC_Label.pdf.
- Dead Foliage will be removed during each visit to the property. I.E. palm branches, oak limbs
- Pre-emergent weed control will be applied TWO (2) each year to maintain the integrity and aesthetics of the plant beds
- Flowering plant bud on the terminal axis and will be seasonally hand pruned to facilitate the greatest opportunity for the species to bloom.

Note: Bloomings sharpens and changes mower blades daily. This provides a clean cut for healthier turf and reduces the chance of weeds spreading from property to property

Fertilization Management Program:

- Turf Grass - Fertilize FOUR (4) per year at a rate of 1 LB of Nitrogen per 1000 square foot.
 - Applications made during October, January, March and May. No fertilization is permitted during the months of June thru September.
- Flowering Shrubs and Palms - Fertilize TWO (2) time per year with a 6 month release blend at a rate of 1 LB of Nitrogen per 100 square foot.
 - Applications shall be made during the months of November and April
- Foliar Shrubs - Treat with Plant Growth Regulator to promote color and inner shrub growth, which creates more resistant plant species.

Pest Control Management Program:

- Turf will be treated annually for chinch bug control.
 - As needed there-after.
- Treatments for the control of other pests shall be performed as part of an (IPM) Integrated Pest Control Management program.
 - Applications of Pesticides will be made throughout the year, **MERIDIAN, MERIT, & TALSTAR.**
 - [https://www.siteone.com/pdf/sdsPDF?resourceId=5966.](https://www.siteone.com/pdf/sdsPDF?resourceId=5966)
 - [https://www.environmentalscience.bayer.us/-/media/prf/unitedstates/documents/resource-library/product-labels/specimen-labels/merit-2f-specimen-label.ashx.](https://www.environmentalscience.bayer.us/-/media/prf/unitedstates/documents/resource-library/product-labels/specimen-labels/merit-2f-specimen-label.ashx)
 - [https://labelsds.com/images/user_uploads/Talstar%20P%20Label%202-28-2019.pdf.](https://labelsds.com/images/user_uploads/Talstar%20P%20Label%202-28-2019.pdf)
- Inspections for pest infestation will be made during the regular pruning of shrubs by trained personnel as well as supervising managers.

Tree & Palm Management Program:

- All specimen trees will be pruned as needed to allow their natural habit up to 8 feet of canopy in turf grass areas to prevent obstruction.
- Palms under 15 feet shall be pruned as needed from the ground on a rotation throughout the year. All palms that cannot be pruned from the ground shall be pruned at the home/unit owners' cost and request.
- Pygmy Date Palms shall be pruned FOUR (4) times per year to avoid fertility deficiencies associated with over pruning.
- Pruning of trees will be limited to heights with reasonable reach from the ground for trimming of extraneous stray growth outside the canopy to promote the natural characteristics of the variety or to provide clearance from the buildings.
- Trees should be allowed to form a natural canopy head. Pruning, shaping, topping or internal pruning of trees is not part of this agreement.
- Sucker growth, considered to be all new shoots that appears at the base of the tree trunks or non-major trunks to limbs below the foliage canopy will be removed.

Extra Services:

- **Mulch**
 - Current pricing is \$60 per cubic yard.
 - At \$60 per cubic yard and estimating 3.8 yards per house = \$12,540.
 - This is be allocated to the 2023 contract year.
- **Leaf Clean Up**
 - Additional requested leaf clean ups will be \$1,620 per occurrence.
- **Trimming Preserve**
 - This will need to be calculated on a per request basis.
- **General Ground Maintenance**
 - Hourly rate of \$45.



Service Frequencies:

Our suggested agronomic calendar is provided below. This chart provides a scope of work for your property and the frequency we will perform each service yearly. Upon acceptance of the proposal, our Account Manager shall provide a quarterly schedule of services.

Description	Per Contract Year
Turf: Mow, Trim, Blow	40
Edging Hardscapes	40
Edging Softscapes	20
Shrub & Bed Maintenance: Pruning, Trimming	12
Fertilization Turf	4
Fertilization Shrub & Palm Tree	2
Insect Control Turf	2
Insect Control Shrub	2
Pre-emergent Landscape Beds	2
Post-emergent Landscape Beds - Weed Control	20
Leaf Removal	2
Mulch - Annually, starting in 2023 contract year	1
Trimming Preserve	Per Request

General Terms and Conditions:

Description of Work and Contractors Responsibilities

The Contractor shall perform all work in accordance with the specifications as described.

Acts of God

Work schedules may be interrupted by acts of God, to the point scheduled activities may be temporarily halted in which event the following conditions apply.

- 1. Temporary interruption outside the control of the Contractor and the Contractor's employees shall be re-scheduled within one week of the interruption.**
- 2. Catastrophic loss due to acts of God shall terminate the said agreement.**

Terms

This Agreement is effective upon the date signed by both parties and shall commence on the date determined on the signature page for a period of one year unless cancelled in accordance with the provisions of Default Clause. Client shall have the right to terminate this agreement with or without cause upon SIXTY (60) days with written notice, as long as all invoices are paid in full and no additional money is owed to the Contractor. The intent to terminate shall be sent certified mail to 5824 Bee Ridge Road #165, Sarasota, Florida 34233.

The Contractor shall have the right to cancel the Agreement with SIXTY (60) days with written notice with or without cause.

Renewal

Client shall have the option to renew this agreement for up to two years with written notice from Client. The following terms shall apply to a request for renewal.

- 1. The Contractor shall reserve the option to increase the annual renewal Agreement amount by no more than THREE (3%) percent, unless previously agreed upon by both parties prior to enacting the increase.**
- 2. The Contractor incurs an increase in costs reflected by local, state or Federal regulations directly effecting the cost of providing services within the scope of this Agreement, the contractor shall have the option to proportionate those increases given Client agreement to the costs.**

Provision for Default

In the event of default by Contractor, Client shall have the right to notify the Contractor of the deficiencies in writing. The Contractor has the right to correct the deficiencies within SEVEN (7) business days. If the deficiencies are not corrected within the 7- business day period, Client may cancel this Agreement in its entirety.



General Terms and Conditions:

Contract Price and Payments

1. *Within thirty days of the execution of this Agreement, Client shall receive a written schedule of service events for the year of services.*
2. *Within thirty days of the execution of this Agreement the Contractor shall set Client up for ACH payment on the first of each month's monthly management fee for the previous months service. All additional enhancement or itemized invoices outside of the recurring monthly service fee shall have an invoice submitted as the scope of work is completed.*

Insurance

The Contractor shall provide Client with an active certificate of Insurance for Workers' Compensation, General Liability, property damage, and Auto. Client shall be listed as additional Insured.

Supervision

The Contractor shall supervise and direct the work, using its best skill and attention to provide the highest level of horticultural expertise the industry has to offer. The Contractor shall designate a horticulturally trained and experienced Manager responsible for the direct communications and executions of the said scope of work identified within this Agreement.

All labor and material is included to provide the scope of work within the aforementioned Agreement.

Safety

The Contractor shall be responsible for compliance of all safety regulations of jurisdiction in the area of work and shall use traffic cones as may be required at both the front and rear of the vehicles when on public roadways. Employees shall be in uniform shirt and pants for identification purposes and all vehicles shall be identifiable with Bloomings lettering.

Pre-existing Conditions

The Contractor is not responsible for Acts of God or pre-existing conditions. The Contractor shall not be held responsible for underground utilities, pipes, wires or any other underground service lines not identified or clearly marked. The Contractor shall have any and all utilities marked prior to doing any excavation or digging.

Attorneys Fees

If Bloomings Landscape or Client fail to comply with the agreements, conditions, or covenants of this agreement and legal action is required to resolve any dispute, the prevailing party thereof shall be entitled to costs and attorneys fees.

Indemnity

Bloomings Landscape shall indemnify, defend and hold Client harmless from any and all claims, causes, action, judgements, liens, and suits of any nature, including claims for personal injury, damage to property and others, damage to any property and claims for payment of services rendered arising out of the Bloomings being on the property.



Budget:

This proposed budget includes all labor and materials necessary to perform the highest level of landscape management services described within our Proposal. We have priced the scope of work to provide this community with the level of service and product necessary to improve the health, vigor and aesthetics that everyone in the neighborhood is expecting to see. Bloomings looks forward to the opportunity to continue this Proposal discussion with you.

Carriage Run	Subtotal
July 1st - December 31st 2022 Annual Landscape Maintenance Fee	\$37,950
Mulch - per request	0
Total - Due in 6 monthly installment payments starting on July 1st 2022	\$37,950

Carriage Run	Subtotal
January 1st - December 31st 2023 Annual Landscape Maintenance Fee	\$75,900
Mulch - Annual Installation	\$12,540
Total - Due in 12 monthly installment payments starting on January 1st 2023	\$88,440

This contract shall commence on signature by both parties and run from an estimated start date of July 1st 2022 through December 31st 2023. Start date subject to change based on previous contractor's actually end date.

Jay Perez

2022-05-03 14:09:13 (ADT)

Nicole Banks

2022-05-03 13:12:21 (ADT)

Bloomings

Landscape & Turf Management Inc.

References:

- University Grove Estates Reserve - Maintenance Free.
 - 8156 36th St E, Sarasota, FL 34243.
 - Paula Mitchell, Property Manager, paula@mitchellsrq.com, 941-870-2300.
- Palma Sola Trace Villas - Maintenance Free.
 - 7335 Skybird Rd, Bradenton, FL 34209.
 - Stan Brown, Board President, esbrown109@yahoo.com.
- Mariner's Cove - Maintenance Free.
 - Mariners Cove Dr, Cortez, FL 34215.
 - Jamey Layfield, Board President, jlayfield@bellsouth.net.
- Cobblestone - Maintenance Free.
 - 8749 Amaretto Ave, Sarasota, FL 34238, gate code 4202.
 - John Luchkowec, Property Manager, jluchkowec@amiwra.com, 941-923-5082.
- Arbor Lakes – All Common Areas.
 - 5820 Palmer Ranch Pwky, Sarasota, FL 34238.
 - Gary Hamill, Property Manager, garyhamill@mgmt.tv, 941-920-3614.
- Palmer Ranch - Masters Association.
 - 5589 Marquesas Circle, Suite 201, Sarasota, FL 34233.
 - Sue Ambrecht, LCAM, sue@palmerranch.net, 941-922-3866.

Client#: 1592192		BLOOMLAN				
ACORD CERTIFICATE OF LIABILITY INSURANCE			DATE (MM/DD/YYYY) 4/12/2021			
<p>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.</p> <p>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 any rights to the certificate holder in lieu of such endorsement(s).</p>						
PRODUCER USI Insurance Services, LLC 2502 N Rocky Point Dr Ste 400 Tampa, FL 33607-1421 813 321-7500		CONTACT NAME: Tony San Luis PHONE (A/C, No, Ext): 813.320.0134 FAX (A/C, No): E-MAIL ADDRESS: tony.sanluis@usi.com				
INSURED Bloomings Land & Turf Management, Inc. 5824 Bee Ridge Rd., Suite 165 Sarasota, FL 34233		INSURER(S) AFFORDING COVERAGE INSURER A: Southern-Owners Insurance Company NAIC # 10190 INSURER B: Associated Industries Ins. Co., Inc. 23140 INSURER C: Auto Owners Insurance Company 18988 INSURER D: INSURER E: INSURER F:				
COVERAGES		CERTIFICATE NUMBER:				
REVISION NUMBER:						
<p>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.</p>						
INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION	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 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> SECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		20789200	04/11/2021	04/11/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$500,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/PO/AGG \$2,000,000
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED NON-OWNED AUTOS ONLY		5278920000	04/11/2021	04/11/2022	COMBINED SINGLE LIMIT (EA accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB OCCUR CLAIMS-MADE		5278921200	04/11/2021	04/11/2022	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		AWC1166946	05/13/2021	05/13/2022	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
C	Auto Phys Damage		5278920000	04/11/2021	04/11/2022	\$1K Comp/Coll Deductibl