



**TWO LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
APRIL 10, 2025
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193
786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

Aquabella Clubhouse
10401 W 35th Lane
Hialeah, Florida 33018

SPECIAL BOARD MEETING

April 10, 2025

6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 4, 2024 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Lake Fountains
 - 2. Discussion Regarding Parking Rules and Towing (Clubhouses).....Page 7
 - 3. Discussion Regarding Revisions to Clubhouse Rules
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 - 5. Update Regarding Agreement for Waste Management Services Agreement with Waste Connections of Florida, Inc
- H. New Business
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 - 8. Discussion Regarding Pest Control (Interior and Exterior Clubhouse)
- I. Administrative Matters
 - 1. Discussion Regarding Memorandum Regarding the Legal Requirements for Miami-Dade County CDDs Owning/Maintaining Stormwater Management Systems.....Page 60
- J. Board Member & Staff Closing Comments
- K. Adjourn

NOTICE OF SPECIAL BOARD MEETING OF THE
TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Two Lakes Community Development District (the "District") will hold a Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on April 10, 2025, at 6:00 p.m. at the Aquabella Clubhouse located at 10401 W. 35th Lane, Hialeah, Florida 33018. The purpose of the Special Board Meeting is to discuss ongoing clubhouse operation matters and for the Board to consider any business that may lawfully and properly come before it.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or asilva@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

www.twolakescdd.org

PUBLISH: MIAMI HERALD 04/01/25

IPL0224333

Apr 1 2025

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MARCH 4, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the March 4, 2025 Special Board Meeting of the Two Lakes Community Development District (the “District”) to order at 6:06 p.m. in the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018.

B. SEAT NEWLY ELECTED BOARD MEMBMER (SEAT 3)

The newly elected Board Members were seated to Seat #3 (Orlando Bracho) and Seat #4 (Mauricio Jaramillos).

C. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on February 24, 2025, as legally required.

D. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Joseph Noriega, Vice-Chairperson Carlos Mendiluze and Supervisors Mauricio Jaramillo, Orlando Bracho and Albert Abreu.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance: Jorge Mateu, Miami, FL.

E. DISCUSSION REGARDING RESIGNATION AND APPOINTMENT TO FILL VACANCY

This item was tabled.

F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Mauricio Jaramillo and Orlando Bracho and reminded her of them of their duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

G. CONSIDER RESOLUTION NO. 2024-01 – ELECTION OF OFFICERS

This item was tabled to the next meeting.

H. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva informed the Board that District Clubhouse Management has recommended that two extra hours per day be added to the Security Services contract. This is due to the fact that the gym closes at 11PM and there are usually residents still in the gym past the hours of operation. Mr. Silva will obtain a proposal and it will be presented at the next meeting.

He also informed the Board that he will be providing the Board with a list of proposed changes to the Clubhouse Rules including Parking Rules during the upcoming meeting.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were not comments from the Public at this time.

J. APPROVAL OF MINUTES

The minutes of the October 24, 2024 Regular Board Meeting were presented and the Board was asked if there were any changes, there being no changes, a **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and passed unanimously approving the minutes of the October 24, 2024 Regular Board Meeting, as presented.

K. OLD BUSINESS.

1. Update Regarding Lake Fountains

Mr. Silva provided an update that the permit was submitted and a process number has been generated with the City of Hialeah. He noted the City of Hialeah is requiring signatures by a certified General Contractor, electrician, and plumbing as well as a revised sketch of the pump.

2. Discussion Regarding Parking Rules and Towing (Clubhouses)

Mr. Silva informed the Board that the District is in need of Parking Rules that will be generated for the clubhouse tract. The Parking Rules will include the hours the public is not allowed to park in the clubhouse tract (No parking from 11:00 pm to 4:30 am) and what kind of vehicles are allowed to park in the tract. The Board would like to copy the Parking Rules from the Aquabella Homeowner's Association. No booting will be allowed as Florida Statutes does not have provisions allowing for the booting of vehicles. Parking rules will be waived on holidays.

3. Ratification of Clubhouse Agreements (a copy of all agreements will be available at the meeting)

a. Security Services Agreement (Brotherhood Security Services)

Mr. Silva presented the Security Services Agreement between Brotherhood Security Services and the Two Lakes CDD. A Discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed approving the Security Services Agreement between Brotherhood Security Services and the Two Lakes CDD.

b. Amended and Restated Agreement for Services Management and Validation (SDS, Inc.

Mr. Silva presented the Amended and Restated Agreement for Services Management and Validation between SDS, Inc. and the Two Lakes CDD. A Discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed approving the Amended and Restated Agreement for Services Management and Validation between SDS, Inc. and the Two Lakes CDD.

c. Pool Services Agreement (M&M Pool and Spa)

Mr. Silva presented the Pool Services Agreement between M&M Pool and Spa and the Two Lakes CDD. A Discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed approving the Pool Services Agreement between M&M Pool and Spa and the Two Lakes CDD.

d. Handyman and Janitorial Services (JB Renovation Services)

Mr. Silva presented the Handyman and Janitorial Services Agreement between M&M Pool and Spa and the Two Lakes CDD. A Discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed approving the Pool Services Agreement between M&M Pool and Spa and the Two Lakes CDD.

e. HVAC Preventive Maintenance Services (Keeping it Cool HVAC Services, LLC)

Mr. Silva presented the HVAC Preventive Maintenance Services Agreement between Keeping it Cool HVAC Services, LLC and the Two Lakes CDD. A Discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed approving the HVAC Preventive Maintenance Services Agreement between Keeping it Cool HVAC Services, LLC and the Two Lakes CDD.

f. Clubhouse Management Agreement (Miami Management, Inc.)

Mr. Silva presented the Clubhouse Management Agreement between Miami Management, Inc. and the Two Lakes CDD. Mr. Silva stated that additional management staff is required which increase the total contract price. A Discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed approving the Clubhouse Management Agreement between Miami Management, Inc. and the Two Lakes CDD; and ratifies task orders made by District Manager under Section 19 of the Clubhouse Management Agreement with Miami Management.

4. Consider Landscaping and Irrigation Rust Control Agreement (EcoLawn)

Mr. Silva presented the Clubhouse Landscaping and Irrigation Rust Control Agreement between Eco Lawn and the Two Lakes CDD. Mr. Silva stated that the addition of the irrigation rust control increased the original contract price. A Discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Abreu and unanimously passed approving the Clubhouse Landscaping and Irrigation Rust Control Agreement between Eco Lawn and the Two Lakes CDD.

5. Consider Pest Control and Fertilization Services Agreement (Power Exterminators, Inc.)

This item was tabled to the next meeting.

6. Consider Waste Management Services Agreement (Waste Connections)

Mr. Silva presented the Clubhouse Waste Management Services Agreement between Waste Connections and the Two Lakes CDD. A Discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Jaramillo and unanimously passed approving the Clubhouse Waste Management Services Agreement between Waste Connections and the Two Lakes CDD; in substantial final form.

7. Consider First Amendment to the Aquabella Club Management Agreement (Miami Management, Inc.)

This item was discussed under agenda item 3.f.

L. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM REGULAR ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and stated that no carryover amount would be required to balance the budget from the fund balance as of 9/30/2025. He further stated that since the overall assessments were increasing over the 2024/2025 assessments, letters to property owners would be required. The increase will mainly be due to the District's acquisition of the clubhouses. In addition, Mr. Silva stated as part of Resolution No. 2025-02, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. Further discussion took place on the proposed budget after which the following motion was made:

A **motion** was made by Mr. Noriega, seconded by Mr. Mendiluze and passed unanimously approving and adopting Resolution No. 2025-02, *as presented*; setting the Public Hearing for May 22nd, 2025, at 6:00 p.m. at the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018; and further authorizes the publication of the notice of public hearing, as required by law.

2. Consider Resolution No. 2025-03 – Designating a Registered Agent

This item was tabled to the next meeting.

3. Discussion Regarding Coffee Machine for Main Clubhouse

This item was tabled to the next meeting.

4. Discussion Regarding Gym Upgrades

This item was tabled to the next meeting.

5. Discussion Regarding Aquabella Club Events and Food Truck Safety

This item was tabled to the next meeting.

M. ADMINISTRATIVE MATTERS

There were no administrative matters to discuss.

N. BOARD MEMBERS & STAFF CLOSING COMMENTS

Mr. Silva informed the Board that a Special Board Meeting will be held on April 10th, 2025 at 6:00 p.m. at the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Noriega seconded by Mr. Jaramillo and passed unanimously to adjourn the Regular Board Meeting at 7:15 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

RULES FOR PARKING ON DISTRICT PROPERTY **("PARKING RULES")**

Adopted _____

- 1.1** Any vehicle parked in violation of the Two Lakes Community Development District (the "District") Rules for Parking on District Property ("Parking Rules") as set forth herein may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. "No Parking" signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2** Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3** Parking within the overflow parking spaces on District property is prohibited from the hours of 11:00 P.M. through 4:30 A.M., seven (7) days per week.
- 1.4** Parking is prohibited upon or within all non-paved District property including, but not limited to, grassed swales and landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.5** No vehicle which cannot operate on its own power shall remain on District right-of-way or District property for more than twelve (12) hours.
- 1.6** No commercial vehicle, recreational vehicle, boat, trailer, including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept on District right-of-way or District property. The term "commercial vehicle" shall not be deemed to include recreational or sport utility vehicles commonly referred to as SUV's up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the owner on a daily basis for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to commercial vehicles or construction vehicles currently being used in connection with the construction, improvement, installation, or repair of District rights-of-way or any other District-owned or District-maintained property or facilities.
- 1.7** Marked law enforcement or other emergency vehicles are exempt from the Parking Rules. Owners/residents who are law enforcement or emergency services officials may not leave

their law enforcement or other emergency vehicles in District parking areas described in Rules 1.1 to 1.5, unless they are performing official duties at that location.

- 1.8** The enforcement of these Parking Rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.9** No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.10** Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.11** If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.
- 1.12** Overnight Passes can be issued by the Clubhouse front desk on Weekdays from 8 a.m. to 8 p.m. and Weekends from 10 a.m. to 8p.m and the Rover Guard (if after Clubhouse hours of operation) by calling the guardhouse and requesting the Rover Guard to visit the resident's Home.

EXHIBIT B

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES ENFORCEMENT AREAS

- Two Lakes Community Development District Parking Rules are enforced within the **yellow** areas.



VoIP Services Proposal

Prepared by:

VoIPNETICS

Prepared for:

Armando Silva

Two Lakes CDD - Clubhouses (Aquabella)

(917) 667-0800

asilva@sdsinc.org

Introduction

Dear Armando Silva ,

Thank you for the opportunity to propose a customized VoIP solution for your business. At VoIPNETICS, we specialize in providing advanced, flexible, and cost-effective communication solutions tailored to enhance your business operations. Our VoIP services are designed to help improve communication, productivity, and overall efficiency within your organization.

VOIPNETICS

General Service Details

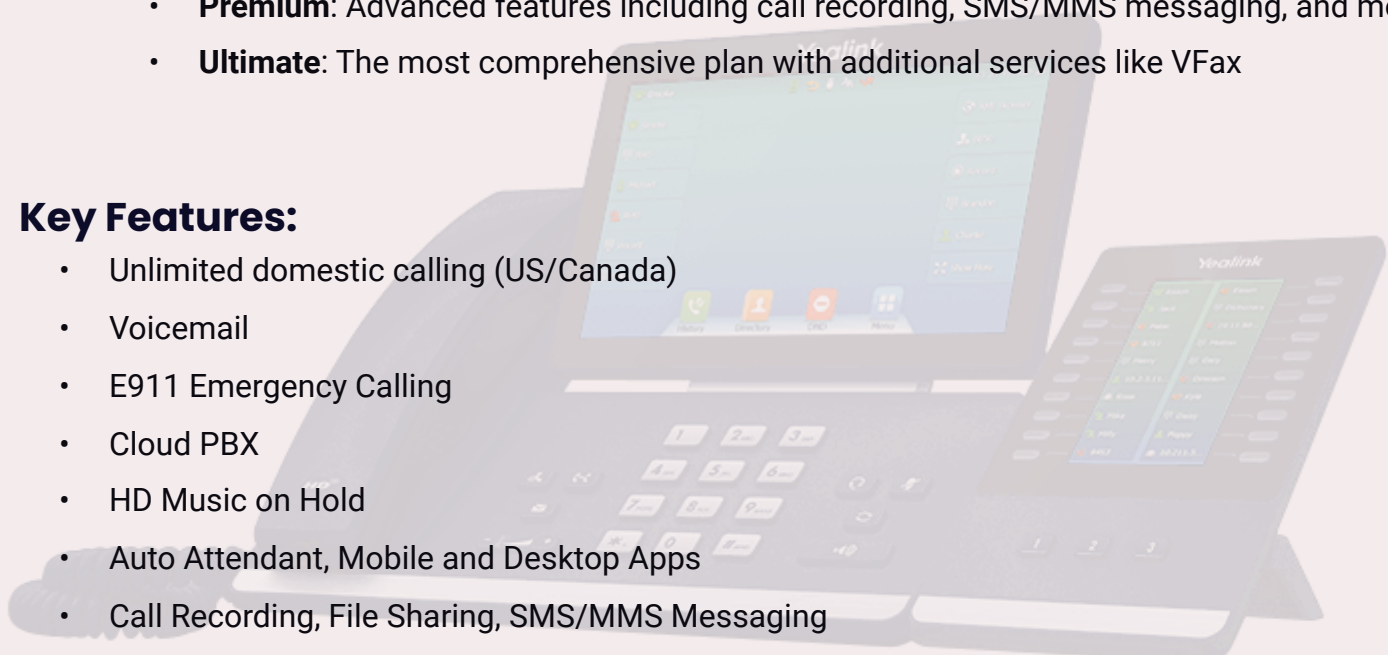
Our VoIP services are structured to meet the demands of businesses of all sizes. We offer a range of plans, allowing you to select the most appropriate features and capabilities for your specific requirements.

Services We Offer:

- **Business Hosted Unified Communication Plans:**
 - **Basic:** Entry-level plan offering essential VoIP features
 - **Advance:** Mid-level plan with enhanced features for growing businesses
 - **Premium:** Advanced features including call recording, SMS/MMS messaging, and more
 - **Ultimate:** The most comprehensive plan with additional services like VFax

Key Features:

- Unlimited domestic calling (US/Canada)
- Voicemail
- E911 Emergency Calling
- Cloud PBX
- HD Music on Hold
- Auto Attendant, Mobile and Desktop Apps
- Call Recording, File Sharing, SMS/MMS Messaging
- VFax
- And more based on your selected plan



What Our Services Can Do for You

At VoIPNETICS, we offer solutions designed to simplify your communication, enhance your productivity, and improve your overall business operations. Here's how our services can benefit you:

1. Cost Savings

Our VoIP services offer significant savings compared to traditional phone systems. With unlimited domestic calling and lower international rates, businesses can reduce communication expenses while still accessing premium features.

2. Flexible and Scalable Communication

Whether your business is growing or has multiple locations, our cloud-based VoIP system adapts to your needs. You can easily add or remove users, manage calls from any device, and customize features to suit your specific business requirements.

3. Enhanced Productivity

Our VoIP solutions integrate with other business tools, such as CRM systems and email, allowing employees to stay connected and manage communication more efficiently. Features like call recording, file sharing, and SMS/MMS messaging streamline workflows and enhance team collaboration.

4. Remote Work Support

VoIPNETICS allows your team to stay connected from anywhere with our mobile and desktop apps. Whether working from home, on the go, or at the office, your employees can access all business communication tools seamlessly.

5. Advanced Features for Business Growth

Our higher-tier plans come with advanced features like auto attendant, call recording, multi-site connectivity, and CRM integration. These features help automate tasks, provide better customer service, and ensure smooth business operations.

6. Reliable and Secure

We provide a reliable cloud-based system with uptime guarantees and support for business continuity. Security is a top priority with VoIPNETICS. Our services are HIPAA-compliant, SOC2 certified, and include encryption for secure communications.

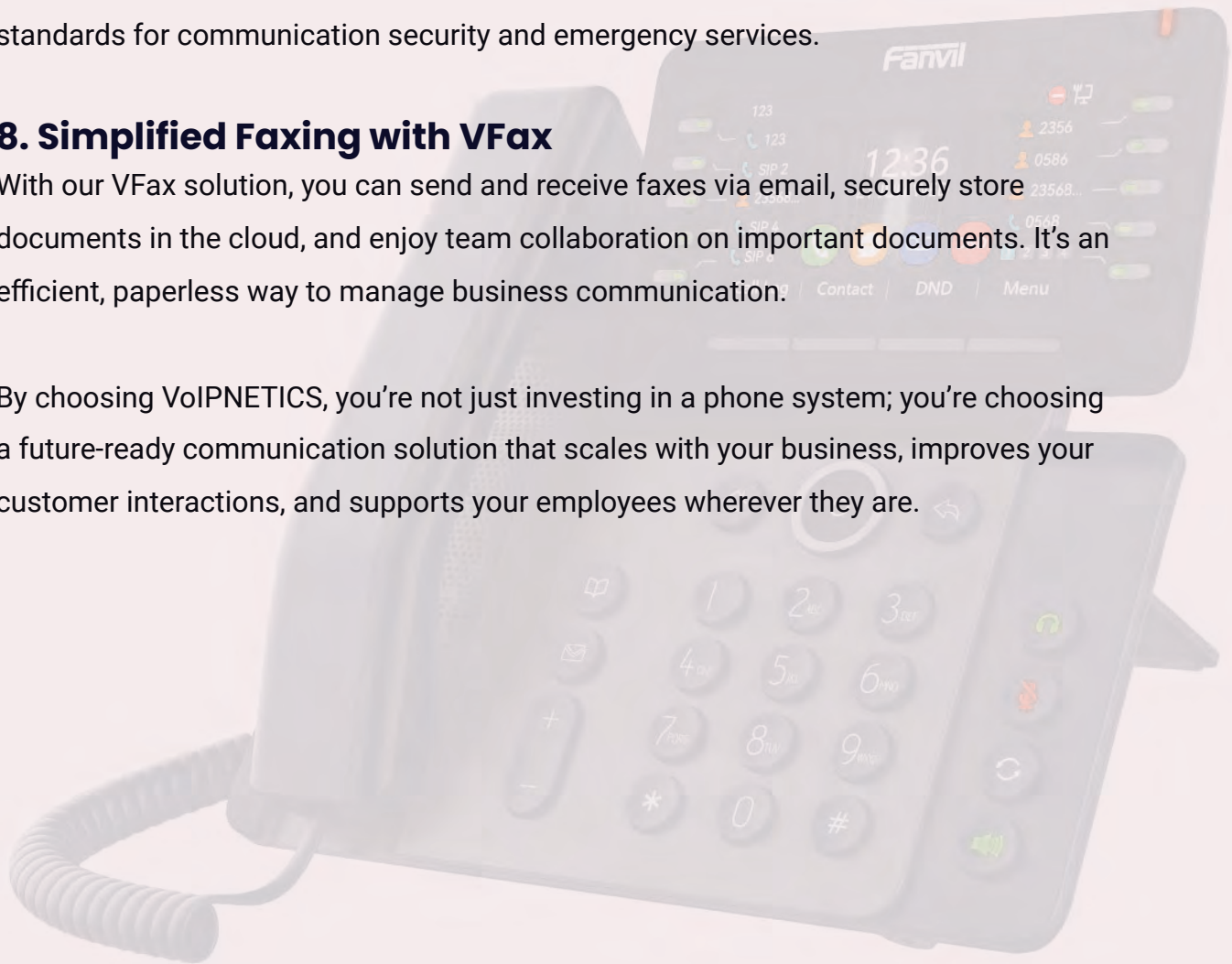
7. Compliance with Industry Regulations

Our VoIP solutions are built with compliance in mind. Features like E911, HIPAA compliance, and BAA agreements ensure that your business meets legal and industry standards for communication security and emergency services.

8. Simplified Faxing with VFax

With our VFax solution, you can send and receive faxes via email, securely store documents in the cloud, and enjoy team collaboration on important documents. It's an efficient, paperless way to manage business communication.

By choosing VoIPNETICS, you're not just investing in a phone system; you're choosing a future-ready communication solution that scales with your business, improves your customer interactions, and supports your employees wherever they are.



Your VoIP Service Plan

VoIP Services

	Price	Quantity	Total
BusinessHostedUnifiedCommunicati onPremium-MTMterm	\$34.99 per month	8	\$279.92 per month
VoIPNETICSFaxPortal(VFAX)Addon	\$24.99 per month	1	\$24.99 per month

Section total \$304.91

VoIP Equipment

	Price	Quantity	Total
Fanvil X7v2 Enterprise IP Phone	\$189.00	8	\$1,512.00
POE Switch	\$64.99	2	\$129.98
IP Phone Power Supply	\$16.99	2	\$33.98

Section total \$1,675.96

Other Charges

	Price	Quantity	Total
InstallationFee	\$199.00	1	\$199.00

Section total \$199.00

One-time subtotal \$1,874.96

Recurring subtotal \$304.91 per month

Subtotal \$2,179.87

Total taxes \$0.00

Total \$2,179.87

**Other taxes and fees such as the Federal Universal Service Recovery Fee, Federal FCC Regulatory Fee, E911 Service Fee, and State and Local Telecommunications Sales Taxes, may apply.

Terms of Service

By agreeing to this proposal, you accept the following terms:

1. **Commitment Period:** The service term is for 12 months.
2. **Billing:** Services are billed monthly, with payments due the date of the invoice.
3. **Equipment:** Any leased equipment must be returned upon cancellation of services.
4. **Service Support:** VoIPNETICS will provide support for the duration of the service term.

[Click here to read the full Terms of Service](#)

A.S.

E911 Agreement

Please be advised that VoIP E911 service differs from traditional landline 911 services. In the event of power outages, internet disruptions, or incorrect location information, access to emergency services may be impacted.

[Click here to read the E911 Agreement](#)

A.S.

What to Do Next

1. **Sign the Proposal:** Once you are satisfied with the terms, sign the proposal to confirm your acceptance of the VoIPNETICS Terms of Service and the E911 policy.

2. **Initial Setup Consultation:** After we receive the signed proposal, a member of our support team will reach out to schedule your onboarding and setup consultation.
3. **Installation and Activation:** We will work with you to ensure the smooth installation of any required equipment and activate your VoIP services promptly.



Acceptance of Proposal

By signing this proposal, you confirm your acceptance of the VoIPNETICS Terms of Service, which outlines the scope of services, billing terms, and your responsibilities as a customer. Additionally, you acknowledge and agree to the terms of the E911 policy, understanding the specifics of how emergency services are handled within our VoIP system.

We are committed to delivering reliable and secure communication solutions that enhance your business operations. Upon receiving your signed acceptance, we will proceed with the next steps to implement your chosen services swiftly and efficiently.

If you have any questions or need further clarification, please do not hesitate to contact us by calling (888) 604-0432 or by email to support@voipnetics.com.


We look forward to establishing a successful partnership and supporting your business with our state-of-the-art VoIP solutions.

Armando Silva

2024-11-26

Signature Certificate

Reference number: PKGPY-T6HUR-XP3BR-DNPEN

Signer	Timestamp	Signature
Armando Silva Email: asilva@sdsinc.org		
Agreed to the eSign Disclosure and the use of electronic signatures:	26 Nov 2024 18:12:26 UTC	
Sent:	26 Nov 2024 18:02:59 UTC	
Viewed:	26 Nov 2024 18:12:19 UTC	
Signed:	26 Nov 2024 18:13:34 UTC	
Recipient Verification:		IP address: 104.28.32.212 Location: Miami, United States
✓Email verified	26 Nov 2024 18:12:19 UTC	

Document completed by all parties on:
26 Nov 2024 18:13:34 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



VoIPNETICS Electronic Record and Signature Disclosure

Please read this Electronic Record and Signature Disclosure ("Disclosure") carefully and retain a copy for your records.

This Disclosure applies to all electronic records, signatures, and transactions carried out with VoIPNETICS. By proceeding with electronic interactions, you agree to the following terms.

1. Consent to Electronic Signatures and Records

By selecting the "Agree" button, you consent to signing documents electronically and receiving communications and records related to your transactions in electronic form. You agree that your electronic signature is legally equivalent to a handwritten signature in all aspects of these transactions.

2. Right to Receive Paper Copies

You may request a paper copy of any document you signed electronically at any time. These copies will be provided at no charge. To request a paper copy, please contact VoIPNETICS at info@voipnetics.com.

3. Withdrawal of Consent

You have the right to withdraw your consent to conduct business electronically. Should you wish to withdraw, please notify VoIPNETICS at info@voipnetics.com. Be aware that withdrawal may delay the processing of your transactions and may require you to conduct future business using physical documents.

4. System Requirements

To access and retain electronic records, you must have:

- A device with internet access
- A web browser that supports HTML and PDF formats
- Software capable of viewing and downloading PDF files (such as Adobe Reader)
- A valid email address

It is your responsibility to ensure that you meet these system requirements, and to maintain access to your electronic records.

5. Updating Your Contact Information

If there are any changes to your contact information, such as your email address, you must promptly notify VoIPNETICS by contacting us at info@voipnetics.com to ensure continued communication without interruption.

6. Acceptance and Agreement

By selecting the checkbox next to 'I acknowledge the eSign Disclosure and agree to sign documents electronically with VoIPNETICS, you confirm that:

- Consent to use electronic records and signatures in your transactions with VoIPNETICS;
- Confirm that your system meets the minimum requirements;
- Agree that you can access and retain electronic documents;
- Acknowledge that you have read, understood, and agree to this Disclosure.

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Two Lakes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 10th day of April, 2025.

ATTEST:

**TWO LAKES
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2025-03

A RESOLUTION OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Two Lakes Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF April, 2025.

**TWO LAKES
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

Fresh Coffee Corp
 11300 SW 8TH PL
 PEMBROKE PINES, FL 33025
 3059229635

Ryan Quiroga
 TWO LAKES CDD
 15944 NW 97th Ave
 Hialeah, FL 33018

Proposal Number 00022113
 Proposal Date 01/28/2025
 Reference 334509

Pricing

Description	Rate	Qty	Line Total
Coffee Service for TWO LAKES CDD (All Inclusive)	\$750.00	1	\$750.00

Service Features:
 High-End Coffee Machine:

Installation of 1 state-of-the-art coffee machine. (Free installation)
 1- G335 Super Automatic Bean to Cup Coffee Machine
 All Inclusive \$750 x Month (1300 Cups Included)
 \$.50 x cup after the first 1300 cups are used.

Subtotal	750.00
Tax	0.00

Proposal Total (USD) \$750.00

Notes

Top-Quality Products:
 Supply of specialty coffee from selected origins.
 Variety of options including Espresso, Americano, Cappuccino, Latte, Cortadito, Chocolate, French Vanilla, Hazelnut and more.

Supplies and Maintenance:
 All supplies included: coffee, milk, chocolate, French vanilla, sugar, sweeteners, cups, stirrers.
 Regular maintenance of machines to ensure optimal performance. (as needed it)

Customization and Monitoring:
 Option to customize machine settings according to your dealership's preferences.
 Constant monitoring to ensure adequate supply and optimal machine condition.

Transparent Billing:
 All Inclusive \$750 x Month (1300 Cups Included)
 \$.50 x cup after the first 1300 cups are used.

No fixed costs or hidden fees; you pay the same amount every month. (Adjusted for inflation every year)

Benefits for the Clubhouse

Enhanced Experience: Premium coffee offerings elevate the clubhouse environment.

Cost Savings and Efficiency: Eliminates the need to manage coffee supply and operational costs; we take care of everything.

Employee and Resident Satisfaction: Provides a pleasant and productive atmosphere at no additional cost to employees and residents.

Improved Brand Image: Demonstrates a commitment to quality and exceptional service.

Why Choose Us?

Experience and Quality: With years of experience in the industry, we guarantee a coffee service that meets the highest standards.

Flexibility and Adaptability: We tailor our service to meet the specific needs of your business, ensuring a customized solution that exceeds expectations.

Elevate the experience at your Club House with our premium coffee service!

Timeline

We offer a comprehensive coffee service designed to provide your customers and employees with an exceptional coffee experience, hassle-free and without the constraints of a time contract or hidden costs.

Notes

Thank you for considering our premium coffee service. We look forward to enhancing your Club House hospitality.

Our team is dedicated to ensuring a seamless coffee experience for your customers and employees.

Feel free to contact us with any questions or to schedule a demonstration at your convenience.

Terms

Fresh Coffe Corp , agree to provide reasonable service and maintenance for the equipment during the term.The customer shall allow operator to enter the premises for the purposes of inspection or performance of such equipment and repair or necessary replacement or return of the equipment .Client will notify vendor of any malfunction or damage on machines.

Ryan Quiroga and TWO LAKES CDD Board Members.

Terms

Fresh Coffe Corp , agree to provide reasonable service and maintenance for the equipment during the term.The customer shall allow operator to enter the premises for the purposes of inspection or performance of such equipment and repair or necessary replacement or return of the equipment .Client will notify vendor of any malfunction or damage on machines.

Ryan Quiroga, TWO LAKES CDD









EXCLUSIVE SELECTION

Coffee Machines

All Inclusive Service
Machines, Products, Service, Repairs,
Cleaning, Customization and installation

Bluetec G335

Screen Size: **5" HD screen**
Serves: **300**
Recipes: **18**

CAPACITIES

- Coffee beans 3,570 g
- Powdered milk 2,450 g
- Chocolate 2,000 g
- Sugar 3,400 g
- Freeze dried coffee 720 g
- Tea and herbal drinks 1,500 g
- Pressure boiler 200 cc



Vandal-proof lock



Optimized capacity and volume



Energy-saving LED lighting



Banknote and coin mechanism payment system



Motorised water distributor without electrovalves



Pressure valve in the brewing unit



Aluminium boiler



Touch keyboard



Smudge-proof stainless steel



7250 Standish Place, Suite 250
Rockville, MD 20855

QUOTE

BILL TO

Aquabella
15944 Northwest 97th Avenue
Hialeah, Florida, 33018

Quote #

00071851

Date

February 13, 2025

Valid Until

March 15, 2025

SHIP TO

Aquabella
15944 Northwest 97th Avenue
Hialeah, Florida, 33018

Account Rep:

Dan Huebner

Contact Info:

dhuebner@livunltd.com

Line	Model #	Qty	List Price	Sales Price	TOTAL PRICE
	9-3415-4G-10IN-60BLK 4 SERIES 4G - W/LCD ***NEW***	2.00	\$7,299.00	\$4,166.67	\$8,333.34
	TC3-DA-35 LAUNCH Treadmill	2.00	\$4,000.00	\$2,500.00	\$5,000.00
	CC6-LT0A Unite LED Screen:TC1-OA-35,TC2-OA-35,TC3-AA-35,TC3-DA-35,TC1-SA-35,TC1-IA-35	2.00	\$799.00	\$534.72	\$1,069.44
	9NL-D1013-60ARS INSTINCT LEG PRESS / CALF RAISE	2.00	\$5,199.00	\$3,118.61	\$6,237.22
	9NN-L8506-60AAS INSTINCT SMITH MACHINE	1.00	\$4,299.00	\$2,776.39	\$2,776.39
	803OR-255 255Lb Olympic Rubber Plate set	1.00	\$688.60	\$478.13	\$478.13
	Sales Freight & Handling Sales Freight & Handling	1.00	\$0.00	\$1,764.26	\$1,764.26
	Installation Services - 3rd Party Delivery & Installation Services	1.00	\$0.00	\$3,000.00	\$3,000.00



7250 Standish Place, Suite 250
Rockville, MD 20855

QUOTE

Email Approved quotes to your sales representative: dhuebner@livunltd.com

Standard Terms and Conditions:

1. Install labor is estimated and may vary depending on underlying issues, customer approval will be requested if additional install labor is required.
2. All unit prices are F.O.B. Destination.
3. These prices are subject to change after 30 days from the document date.
4. Post-installation entertainment (television) requirements will be handled as a billable service visit.
5. Equipment bolt-down requirements and additional safety signage are the client's responsibility to follow per the manufacturer's recommendations.
6. The above quotation is computed to be performed during regular business hours.
7. Clerical errors subject to correction.
8. All prices and agreements are contingent upon strikes, accidents, and other causes unavoidable or beyond our control.
9. Buyer agrees to promptly file a claim for all goods damaged in transit.
10. There will be a 20% restocking charge on all merchandise ordered but not accepted.
11. A preventative Maintenance Agreement is available for all equipment.
12. An equipment lease is available with approved credit.
13. We accept all major credit cards for payment, however, there is a nominal 3% processing fee for invoices over \$1000.00.
14. **Hold and Storage:** Should an install be delayed by the client more than 30 days from the initial install date, LIVunLtd reserves the right to charge the client a storage fee until the install is completed. If the future estimated install date exceeds 60 days LIVunLtd reserves the right to require an additional deposit of up to 100% of the order.

Payment Terms	Net 30	Sales Price	28,658.78
		Tax	1,672.62
		Total (USD)	30,331.40

By signing this proposal, the customer accepts and confirms the above contents subject to the LIVun Ltd Terms of Sale.

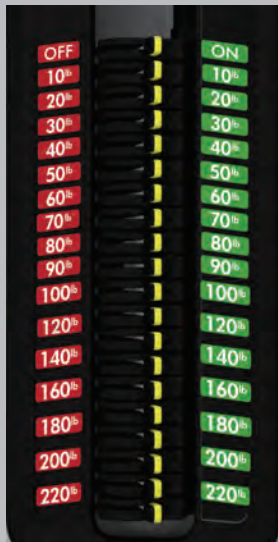
Date: _____ Name and Title: _____ Signature: _____

Instinct Strength is a full line of intuitive machines, benches and racks with easy adjustments, offering users a quick and complete workout. Perfectly suited to be a basic strength line or circuit system, Instinct effectively complements more specialized lines. The versatility of Instinct's small footprint also lets you get the most from minimal space and is offered in both single and dual function units to meet the needs of any space or facility.



**DUAL LEG PRESS/ CALF RAISE
9NL-D1013**

W	39 IN (99 CM)
L	74 IN (188 CM)
H	55 IN (140 CM)
STACK WEIGHT	235 LB (107 KG)
OVERALL WEIGHT	612 LB (278 KG)
SHIPPING WEIGHT	689 LB (313 KG)



**LOCK N LOAD®
WEIGHT SELECTION**

Selecting a weight with the intuitive Lock N Load design is as easy as flicking a switch. Universally color coded switches engage and disengage the weight via an internal pin, providing a safer, more durable and maintenance free operation. Lock N Load prevents unnecessary maintenance headaches since there are no pins to lose or replace.



**DUAL USE
MACHINES**

The versatile dual purpose machines from Nautilus Instinct have a modest footprint and allow you to switch between two different exercises with a simple adjustment. This is ideal for smaller facilities, giving them the ability to fit a full fitness circuit in a much smaller space.

ADJUSTMENTS & MOVEMENTS

USER DEFINED RANGE OF MOTION	Fixed path
ASSISTED ADJUSTMENTS	Gravity assisted seat bottom
COLOR CODED PIVOT POINTS AND ADJUSTMENTS	Yes on all units
UNILATERAL OR BILATERAL MOVEMENT	Possible if user uses one handle at a time
CONVERGING OR DIVERGING MOVEMENTS	Linear motion
PULLEY RATIO	1:1

FRAME SPECIFICATIONS & CABLE INFORMATION

STANDARD FRAME COLOR OPTIONS	Silver, White, Black
STANDARD UPHOLSTERY COLOR OPTIONS	Dove Gray, Black
FRAME FINISH	Electrostatic Powder coating
CUSTOMIZABLE PAINT OPTIONS AVAILABLE	Yes with additional fees and extended lead times
CUSTOMIZABLE UPHOLSTERY OPTIONS AVAILABLE	Yes with additional fees and extended lead times
CUSTOMIZABLE BRANDING OPTIONS AVAILABLE	Yes with additional fees and extended lead times
CABLE VS. BELT DRIVEN TRANSMISSION	Belt
BOLT DOWN LOCATIONS DEFINED	Yes
INTEGRATED LEVELING SYSTEM	No, rubber feet for floor protection
HARDWARE TYPE	Hex / Button Head
TUBBING STYLE & THICKNESS	Modern blend of square and round tubing. Most are 3 or 2.5mm / 11 ga

USER SPECIFIC INFORMATION

STATIC PLACARDS	Yes, simple and intuitive placard
MULTI-LANGUAGE PLACARDS OPTIONS AVAILABLE	Large and graphical, limited text to eliminate translation requirements
ANIMATED LENTICULAR	No
SAFETY CATCH & STOPS	N/A
WATER BOTTLE HOLDER	No
PHONE HOLDER	No
GRIP SPECIFICATIONS	Rubber, large grips for pushing, smaller grips for pulling.
FOOT PLATFORM	Oversized, rubber grip foot pad
CONTOURED PADS	No, removable wear strap for extended upholstery life
RESTRAINT SYSTEM	N/A

WEIGHT STACK SPECIFICATIONS

TOTAL STACK WEIGHT	235 LB (107 KG)
INCREMENTAL WEIGHT SYSTEM	15, 235
WEIGHT STACK TOWER HEIGHT	54.5 in (138.5 cm)
PLATE LOADED	N/A
WEIGHT STORAGE SOLUTION	N/A
LNL TECHNOLOGY	Yes
ADD-ON RESISTANCE AVAILABLE	No
WEIGHT STACK SHROUD SPECIFICATIONS	Transparent, smoked plexiglass inside and outside shrouds

Core Health & Fitness is more than gym equipment, we offer innovative solutions for all your facility needs. This is why we've brought together five of the most recognizable fitness brands to ensure our customers can offer their members authentic fitness experiences. Whether working with us directly or through our partners and distributors worldwide, we provide the highest quality equipment backed by a service and support team that will always go the extra mile to get you what you need, when you need it. Partner with us and see how our Core Values motivate our every decision.



SMITH MACHINE

As weight training gains momentum, guests and residents seek fitness centers tailored to their lifting requirements. Enter the Instinct Smith Machine—an essential piece of weight training equipment featuring a fixed barbell within sturdy steel rails, enabling precise vertical movement. Adjustable to multiple heights, it facilitates diverse exercises like squats, bench presses, and overhead presses, catering to varied fitness goals with ease and efficiency.

- Dims: 52.36" L x 88" W x 88" H* (133.07 x 223.52 x 223.52 cm)
- European designs with soft tubing profiles
- Angled weight horns for improved storage
- Micro adjustments on safety catches
- Counterbalanced Olympic Bar, starting 16 lbs.
- Internal linear bearings

INSTINCT

SMITH MACHINE

9NN-L8506-60AAS



BASE FEATURES

WIDTH	52.36 in (133 cm)
LENGTH	88 in (223.5 cm)
HEIGHT	88 in (223.5 cm)
OVERALL WEIGHT	445.5lb (202kg)
SHIPPING WEIGHT	504.lb (229kg)
FRAME COLOR/FINISH	Black -60: Frame Chrome: Guide Rods/Safety Catches & Rack/Weight Bar & Horns Red: Safety Catch Adjustment Handles
SAFETY CATCH & STOPS	Yes

Core Health & Fitness is more than gym equipment, we offer innovative solutions for all your facility needs. Whether working with us directly or through our partners and distributors worldwide, we provide the highest quality equipment backed by a service and support team that will always go the extra mile to get you what you need, when you need it. Partner with us and see how our Core Values motivate our every decision.

CORE
HEALTH & FITNESS



THE ALL NEW STAIRMASTER 4G

Answering the call for a StepMill that can fit into more spaces and reach more users, we are excited to introduce the much-anticipated StairMaster 4G. As the newest addition to the StairMaster family, the 4G delivers the same heart-pounding StepMill workout with a great calorie burn through a low-impact stair climb. Designed to fit perfectly into hospitality, boutique, and multi-housing training centers, the 4G has harnessed the quality members have experienced over the past 4 years with the 10G and the recently launched 8Gx. With a footprint of 54" x 29" and a height clearance of only 8 feet, the 4G is the solution this market has been missing.



DEVICE CONNECTIVITY

Our OpenHub 15" Embedded Console connects directly with Apple Watch and Samsung Galaxy Watch for real-time data sharing between equipment and watch. NFC technology allows for a simple tap to pair connection, making data tracking that much easier.



PRODUCT DESIGN FEATURES

Available with a variety of OpenHub console options, safety-stop sensor and a redesigned handrail system that supports multiple climbing positions and includes integrated speed and stop controls for a better user experience. Additionally, the service panel removes with 4 fasteners, allowing for easy access to drive train and electronics.



4G GAUNTLET

BASE FEATURES	
LENGTH	54in (137cm)
WIDTH	29in (74cm)
HEIGHT	64in (163cm)
STEP SURFACE	10in x 18in (25cm x 46cm)
STEP HEIGHT	6in (15cm)
STEP RATE	20 Levels ranging from 24-162 steps per minute
STEP-UP HEIGHT	14in (36cm) to first flat step
RECOMMENDED CEILING HEIGHT	8ft (244cm)
HEART RATE MEASUREMENT SYSTEM	Telemetry and contact HR (Bluetooth with embedded display)
CONTROLS	Handrail design features integrated speed controls, stop button and contact heart rate grips
DISPLAY	Choose from 10" non-touch, 10" touch or 15" OpenHub display options
ACCESSORIES	Convenient bottle and/or accessory holder, console pre-wired for PVS entertainment
MAX USER WEIGHT	350lb (159kg)
DRIVE SYSTEM	Generator
ELECTRICAL REQUIREMENTS	12 V/5 Amp power supply
ADDITIONAL FEATURES	Landmark Challenge

FRAME	
MATERIAL	Powder Coated Steel Frame
CUSTOMIZABLE	Paint color options approval required
STANDARD COLOR OPTIONS	Matte Black (-60)
PRODUCT WEIGHT	348 lbs (158kg)
SHIPPING DIMENSIONS	49in x 30in x 43in (125cm x 76cm x 109cm)
SHIPPING WEIGHT	434 lbs (197kg)

ADDITIONAL SKUS	
	9-3415-4G-10IN-60BLK
	9-3415-4G-10-TS-60BLK
	9-3415-4G-15-ATSC-60BLK
	9-3415-4G-15-PAL-60BLK



CONSOLES

DISPLAY	4 Series 15" Touchscreen	4 Series 10" Touchscreen	4 Series 10"
DISPLAY TYPE	Capacitive Touchscreen	Capacitive Touchscreen	Full Color LCD Display, non-touch
MULTI-LANGUAGE OPTIONS	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Finnish, Danish, Chinese, Japanese, Turkish, Polish, Russian, Hebrew, Czech, Slovak	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish
PRE-PROGRAMMABLE WORK OUTS	Yes, 20+	Yes, 20+	Yes, 20+
QUICK START OPTIONS	Yes, single button start options	Yes, single button start options	Yes, single button start options
TV TUNER ENABLED	Yes (Global TV tuner options)	No	No
ETHERNET AND WIFI ENABLED	Yes	No	No
BLUETOOTH DATA TRACKING/APP CONNECTIVITY	Yes	No	No
BLUETOOTH HEADPHONES	Yes	No	No
BLUETOOTH HEART RATE	Yes	No	No
APPLE GYMKIT/SAMSUNG GALAXY WATCH CONNECTIVITY	Yes	No	No
RUNTV INTEGRATED WORKOUT VIDEOS	Yes	No	No
INTEGRATED WEB-BASED APPS	Yes	No	No
CUSTOMIZABLE HOME SCREEN	Yes	No	No
HDMI STREAMING	Yes; cables not included	No	No
USB	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included
RFID	Optional	No	No
IPTV/SET TOP BOX COMPATIBLE	Yes, add-on accessories required	No	No
ANT+ FOR GROUP DISPLAY	Yes	No	No
PERSONAL FAN	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
ASSET MANAGEMENT	Ecofit Optional	Ecofit Optional	Ecofit Optional
TABLET HOLDER	Integrated front	Integrated front	Integrated front
PVS	No	No	Optional
800/900 MHZ RECEIVER	No	No	No



PVS FEATURES

PVS	4 Series
DISPLAY TYPE	15.6" HD LED
RESOLUTION	1366 x 768
TUNER OPTIONS	1) ATSC/NTSC/QAM 2) PAL/DVB-T/DVB-C 3) Pro:Idiom
DIGITAL AND ANALOG SUPPORT	Yes
SIGNAL INPUTS	Coax, HDMI
INPUT RF SIGNAL RANGE	-70 dBm(Min) ~ - 10 dBm(Max)
CLOSE CAPTION	Yes
HEADPHONE JACK	3.5mm on Display

SKUS	DESCRIPTION
700-0490-74	BLACK MYE PVS SCREEN 2016, ATSC/NTSC TUNER W/ 4-TR MOUNT
700-0492-74	BLACK MYE PVS SCREEN, 2016, ATSC/NTSC TUNER W/ 4-CT/UB/RB/G MOUNT
700-0489-74	BLACK MYE PVS SCREEN 2016, PAL TUNER W/ 4-TR MOUNT
700-0491-74	BLACK MYE PVS SCREEN, 2016, PAL TUNER W/ 4-CT/UB/RB/G MOUNT
700-0524-74	MYE PRO:IDIOM PVS w/ 4-TR MOUNT
700-0525-74	MYE PRO:IDIOM PVS w/ 4-CT/UB/RB/G MOUNT

At Core Health & Fitness, we bring innovative health and fitness solutions to the global market. We're home to (commercial fitness) brands like StairMaster, Nautilus, Throwdown, Star Trac, Schwinn, and Wexer. Offering a combination of equipment, trainer education, and digital fitness solutions, we press into the future of fitness to ensure the creation of quality products and programming that meet the needs of an ever-evolving industry. Beyond products, installation, customer service, and support, Core can also provide financing options and a variety of partner connections who can build out your entire space, no matter the size.

The TKO Free Weight line provides high-quality with a stylish design to enhance the look of any facility. Built from the highest-end material and guaranteed to last in the highest used facilities like health clubs, college rec and high school levels.

PRODUCT SPECIFICATIONS

COLLAR OPENING: 2" / 50.6MM

DIAMETER: 2.5LB: 6.30" 5LB: 7.88" 10LB: 9.44" 25LB: 12.5" 35LB: 14" 45LB: 15.68"

WIDTH: 2.5LB: .91" 5LB: 1.09" 10LB: 1.28" 25LB: 2.03" 35LB: 2.03" 45LB: 2.03"

WARRANTY: 5 Year Commercial

FEATURES & BENEFITS

- | Bi-lateral Grip design
- | Durable, non-odor rubber encased
- | Solid steel insert ensures precision fit



LAUNCH TREADMILL



Maximize space in your facility with the Launch Treadmill's compact frame. The dependable drive system and sturdy deck ensure smooth operation for years to come.

FEATURES

- 12.5 MPH (20 KPH) Maximum Speed
- 15% Maximum Incline
- TRUE FITX (Foot Impact Transfer) System

SPECIFICATIONS

DIMENSIONS (L x W x H)
79"L x 32.6"W x 60"H
201cm x 83cm x 152cm

SPEED RANGE
0.5 to 12.5mph / 0.8 to 20kph

INCLINE/DECLINE RANGE
0% to 15%

PRODUCT WEIGHT
322 lbs / 146 kg

COLOR
Matte Black



CONSOLE OPTIONS



**UNITE 16"
TOUCHSCREEN**



**UNITE 10"
TOUCHSCREEN**



**UNITE LED
CONSOLE**

LAUNCH TREADMILL

TECHNICAL SPECIFICATIONS	Power Source	120V/15A (NEMA 5-15 Receptacle)
	Cord Length	10' / 3 M
	Drive Motor	3 HP DC
	Incline Motor	1,200 lbs. of thrust
	Belt	Low Maintenance
	Deck	Low Maintenance
	Rollers	3" / 8 cm w/ Sealed Bearings
	Impact System	TRUE FITX (Foot Impact Transfer) System
	Frame Construction	Robotically Welded Heavy-Gauge Steel
	Speed Range	0.5 to 12.5 MPH / 0.8 to 20 KPH
	Incline / Decline Range	0% to 15%
	Color	Matte Black
	Contact Heart Rate Monitoring	Yes
AVAILABLE CONSOLES	UNITE 16", UNITE 10", and UNITE LED	
WORKOUTS	UNITE 16" and UNITE 10" Consoles	10K, 5K, AIR FORCE, ARMY, CALORIE GOAL, CARDIO CHALLENGE, DISTANCE GOAL, DRAW YOUR OWN, GERKIN, HALF MARATHON, HILL INTERVALS, HRC CRUISE CONTROL, LEG SHAPER, MARINES, NAVY, PEB, QUICK START, ROLLING HILLS, SINGLE HILL, SPEED INTERVALS, TARGET HRC, TIME GOAL, VIRTUAL RUNS, WEIGHT LOSS HILL
	UNITE LED Console	10K, 5K, CALORIE GOAL, CARDIO CHALLENGE, DISTANCE GOAL, GERKIN, HALF MARATHON, HILL INTERVALS, HRC CRUISE CONTROL, LEG SHAPER, QUICK START, ROLLING HILLS, SINGLE HILL, SPEED INTERVALS, TARGET HRC, TIME GOAL, and WEIGHT LOSS HILL
SAFETY	Safety Clip	Standard
	Straddle Covers	Plastic
	User Detection	No
EXTRAS	Accessories	Water Bottle Holder (2), Accessory Tray, Reading Rack/Tablet Holder
PHYSICAL SPECIFICATIONS	Footprint	79" L x 32.6" W x 60" H / 201 cm x 83 cm x 152 cm
	Running Surface	60" L x 21.7" W / 152 cm x 55 cm
	Machine Weight	322 lbs / 146 kg
	Shipping Weight	346 lbs / 157 kg
	Maximum User Weight	400 lbs / 181 kg
	Step-Up Height	6.5" / 17 cm
LIMITED-USE COMMERCIAL WARRANTY*	Frame	7 Years
	Parts	5 Years
	Tread Belt and Deck	2 Years
	Labor	1 Year

Warranties outside the U.S. and Canada may vary - Please contact your dealer for details. Specifications subject to change without notice.



MOBILE FOOD VENDOR PARKING LOT USE AGREEMENT

THIS MOBILE FOOD VENDOR PARKING LOT USE AGREEMENT (the “Agreement”), made and entered into this ____ day of _____, 2025 (the “Effective Date”), by and between:

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”),

and

_____, a _____,
whose principal address is _____
(the “Mobile Vendor”),

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District is the owner of lands, parking lots, and clubhouse facilities located at 10401 West 35 Lane, Hialeah, Florida 33018 (Folio Number 04-2016-006-3900) (the “Clubhouse No. 1” or “Main Clubhouse”), and clubhouse facilities located at 11061 West 34 Way, Hialeah, Florida 33018 (Folio Number 04-2016-008-7690) (the “Clubhouse No. 2”), known as Aquabella Club within the boundaries of the Two Lakes Community Development District in Miami-Dade County, Florida (collectively, the “Clubhouse Amenities”); and

WHEREAS, the Mobile Vendor desires to use certain areas within the parking lot, which is owned by the District and located within the boundaries of the District, as further described in Exhibit “A” (the “Parking Lot”); and

WHEREAS, the District desires to allow the Mobile Vendor to use the Parking Lot for the purpose of selling food and/or non-alcoholic beverages for human consumption on _____, 202__; and

WHEREAS, the District has indicated a willingness to permit the Mobile Vendor to use the Parking Lot for the described purpose under certain conditions; and

WHEREAS, Mobile Vendor agrees to hold harmless and indemnify the District in connection with the use of the Parking Lot for the use described herein.

W I T N E S S E T H

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and agreements herein and the permission granted by the District to the Mobile Vendor to use the District’s parking

lot for the purposes stated herein, the Mobile Vendor and District agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

2. **Parking Lot and Use.** The District does hereby grant use to the Mobile Vendor and the Mobile Vendor does hereby accept and take, on a NON-EXCLUSIVE basis, the use of the Parking Lot, to be used by the Mobile Vendor solely for the purpose of selling food and/or non-alcoholic beverages for consumption (“Mobile Vendor Services”) under the conditions set forth in this Agreement.

2.1 Utilize the Parking Lot. The Mobile Vendor may utilize that portion of the Parking Lot agreed to and designated by District Manager or his or her designee for the purpose of Mobile Vendor Services; the Parking Lot does not include use of any other portions of the Clubhouse Amenities including the pool, gym, and bathrooms.

2.2 Use of Equipment. The Mobile Vendor is not allowed to use any other equipment owned by the District without the direct permission of the District Manager or his or her designee. Mobile Vendor shall use its own power supply to operate equipment, and is not allowed to use power outlets of the District. All power supplies shall be protected from vehicular and pedestrian traffic.

2.3 Food and/or Beverages: Mobile Vendor is only permitted to offer food and non-alcoholic beverages for sale. The sale of alcoholic beverages is prohibited.

3. **Term.** The term of this Agreement shall be on _____, 202__, beginning at ____:_____, and ending at ____:_____, unless terminated as provided in Section 6 below.

4. **Conditions of Parking Lot Use.**

4.1 Parking Lot. The Mobile Vendor has inspected the Parking Lot and accepts it in “AS IS” condition. The Mobile Vendor agrees that after use of the Parking Lot in accordance with this Agreement, the Mobile Vendor will return the Parking Lot to the District in a neat and sanitary condition, disposing of all garbage and waste in designated receptacles. The Mobile Vendor shall make no alterations, additions, improvements, or otherwise to the Parking Lot without the express written consent of the District.

4.2 Indemnification and Hold Harmless.

A. In consideration of the premises and the covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mobile Vendor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney’s and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any

negligence, act, omission, or default of the Mobile Vendor, its agents, servants or employees arising from this Agreement or its use and operations on the premises of the Parking Lot.

B. The execution of this Agreement by the Mobile Vendor shall obligate Mobile Vendor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 4.3 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Mobile Vendor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Mobile Vendor.

C. The Mobile Vendor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

E. The Mobile Vendor agrees that this indemnification provision is applicable beginning on the Effective Date of this Agreement.

4.3 Insurance.

A. Mobile Vendor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Mobile Vendor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage;
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

Mobile Vendor's General Liability policy must include coverage for foodborne illness, slip and falls, trip and falls, and equipment malfunctions.

- 3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to Mobile Vendor's use of the Parking Lot, Mobile Vendor shall submit to District copies of its required insurance coverages, specifically providing that the **Two Lakes Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Mobile Vendor to the extent of the liabilities assumed by Mobile Vendor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Mobile Vendor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Mobile Vendor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Mobile Vendor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Mobile Vendor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Mobile Vendor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

4.4 Compliance with Laws, Rules, and Regulations. The Mobile Vendor is familiar with and shall comply with all laws of the United States, and of the State of Florida, all ordinances of Hialeah, all rules and requirements of the Police, Fire Departments, or other municipal authorities of Miami-Dade County, local health codes, any other applicable local laws, ordinances and regulations, the Two Lakes Community Development District Rules, the Aquabella Club Club Plan, and the Aquabella Club Club Rules and Regulations, will obtain and pay for all necessary permits and licenses, including but not limited to a health permit from the Florida State Health Department and any City and state tax permits as required, and will not do, nor suffer to be done, anything on said Parking Lot during the term of this Agreement in violation of any such laws, ordinances, rules, or requirements, and if the attention of the Mobile Vendor is called to any such violation on the part of the Mobile Vendor, or any person employed by or admitted to the Parking Lot by the Mobile Vendor, the Mobile Vendor will immediately desist from and correct the violation.

Mobile Vendor shall only locate in the Parking Lot as described in Exhibit A herein, and shall not locate in fire lanes, block the ingress or egress to the area, cause traffic hazards, or block sidewalks, streets, alleys, or otherwise by causing people to congregate at or near the place of Mobile Vendor Services.

4.5 Non-discrimination. The District does not tolerate discrimination in any of its programs, services or activities. Pursuant to Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 and other federal and state authorities, the Mobile Vendor will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

5. **General Provisions.**

5.1 Evacuation. The District reserves the right, without any liability therefor, to evacuate the Parking Lot during any activity in progress where it is deemed necessary for the safety of the general public, patrons, or guests.

5.2 This Agreement is Non-Exclusive. The Mobile Vendor understands and agrees that during the term of this Agreement, other events may be held in other parts of the Clubhouse Amenities and the facilities in the area of the Parking Lot, and it is understood and agreed that such other events can be held, serviced or moved in or out of the Parking Lot during the term hereof even though they may cause inconvenience to the Mobile Vendor.

5.3 Inspection of Parking Lot. The Mobile Vendor further represents that its representatives and agents have independently inspected the Parking Lot and that the same are in proper condition for the use contemplated in this Agreement.

5.4 Security. The Mobile Vendor acknowledges and understands that District bears no responsibility whatsoever, for negligence of the District, its officials, agents, or employees, for damages to person or property, arising out of the lack or insufficiency of security, safety measures, or protection from vandalism during the Mobile Vendor's use of the Parking Lot.

5.5 Damages to Parking Lot. The Mobile Vendor shall not damage said Parking Lot, and will not make, nor allow to be made any alterations of any kind therein without the District's written permission. Following the use of the Parking Lot, the Mobile Vendor shall return the Parking Lot to the condition the Parking Lot was in prior to Mobile Vendor's use of the Parking Lot. Any damage whatsoever occurring as a result of a breach of this provision shall be the responsibility of the Mobile Vendor.

5.6 No Drive-through Services. Mobile Vendors shall not operate a drive through service.

5.7 Noise. The noise level of mechanical equipment or other equipment used in association with the services of Mobile Vendor shall not be a nuisance.

5.8 Lighting. Any lighting must be inward, downward, and shrouded so that the light source is not directly visible.

5.9 Signage. Signage is limited to signs attached flat to the exterior of the mobile vending structure or equipment.

5.10 Protection against Contamination. Mobile Vendor shall not transport or display food or beverages without adequate protection against contamination. Vehicles and other equipment used for transportation and display shall be kept clean at all times.

5.11 Garbage Receptacles. Mobile Vendor shall provide garbage receptacles for customer use.

5.12 Compensation. Mobile Vendor shall receive no compensation from the District.

5.13 Fire Safety Precautions. Mobile Vendor is aware and will comply with all fire safety regulations. Mobile Vendor will have functioning fire extinguishers at all times. Mobile Vendor will properly store all flammable materials.

5.14 Reporting. Mobile Vendor will immediately report any incidents or safety concerns related to Mobile Vendor or Mobile Vendor Services under this Agreement to the District Manager, or his or her designee.

6. **Termination or Cancellation.** District shall have the right to terminate and rescind this Agreement in its entirety or in part at the option of the District (1) for any reason whatsoever upon the providing of three (3) days' notice to the Mobile Vendor; and (2) notwithstanding Section 8 herein, for cause immediately upon the providing of oral or written notice (including electronic mail or text message) to Mobile Vendor for Mobile Vendor's failure to perform in accordance with the terms of this Agreement. The termination of this Agreement shall not relieve the Mobile Vendor of any liabilities or obligations hereunder which shall have accrued prior to the effective date of cancellation or rescission.

7. **Assignment Prohibited.** This Agreement shall not be assigned, sublet, sold, made a part of a merger, takeover, or sale of a business, or otherwise transferred in any manner whatsoever, by either party, without the prior written consent of the other party endorsed thereon.

8. **Notices.** Unless otherwise stated herein, all notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: **Two Lakes Community Development District**
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

With a copy to: **Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

B. If to Mobile Vendor: _____

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

9. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Florida, with venue, for purposes of any litigation, lying in Miami-Dade County, Florida.

10. **Entire Agreement.** All terms and conditions of this written Agreement shall be binding upon the parties, their heirs or representatives, and assigns, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto, unless the same be in writing and mutually signed by the duly authorized agent or agents who execute this Agreement.

11. **Waiver.** No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of any covenant or condition of this Agreement.

12. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because of conflicts with any provision(s) hereof or any constitution, statute, ordinance, rule, or law or public policy, or for any reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portion of this Agreement or any part thereof.

13. Public Records.

A. Mobile Vendor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Mobile Vendor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Mobile Vendor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Mobile Vendor transfers all public records to the District upon completion of the Agreement, the Mobile Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Mobile Vendor keeps and maintains public records upon completion of the Agreement, the Mobile Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be

provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Mobile Vendor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Mobile Vendor, the Mobile Vendor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Mobile Vendor acknowledges that should Mobile Vendor fail to provide the public records to the District within a reasonable time, Mobile Vendor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE MOBILE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MOBILE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE MOBILE VENDOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE: (561) 630-4922 EXT. 238
EMAIL: BBARBA@SDSINC.ORG**

14. Responsible Vendor Determination. Mobile Vendor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

15. Scrutinized Company Certification. Mobile Vendor hereby certifies that as of the date below Mobile Vendor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Mobile Vendor further certifies that Mobile Vendor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Mobile Vendor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement. Mobile Vendor understands that this Agreement may

be terminated at the option of the District if Mobile Vendor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.

16. Anti-Human Trafficking Affidavit. Mobile Vendor shall provide the District with an affidavit executed by an officer or a representative of the Mobile Vendor under penalty of perjury attesting that the Mobile Vendor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

**TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

Chairman/Vice Chair

_____ day of _____, 2025

MOBILE VENDOR:

WITNESS:

_____,
a _____

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

(CORPORATE SEAL)

_____ day of _____, 2025

EXHIBIT A
(Parking Lot)

That certain area not to exceed _____ square feet, located at _____ of the parking lot outside of Clubhouse No. _____, as further described in the diagram attached hereto.

At all times the vehicle should be located a minimum of a 10-foot distance from buildings, trash cans, and anything flammable, and avoid grass, activity fields, and uneven surfaces that could pose trip and fall hazards.



Food Trucks Bring Flavor, But Districts Need to Consider Safeguards

Food trucks have become a familiar sight, offering a convenient and delicious way to grab a bite. But when it comes to allowing them on community property, districts need to take precautions to avoid a potential recipe for disaster. This article offers a helping hand, guiding districts through the process of managing risks and minimizing liabilities associated with food trucks.

Ingredients for a Secure Contract

- **Clear Recipe:** Draft clear and concise contracts outlining roles, responsibilities, insurance requirements, and safety protocols for the food truck vendor. Involve district legal counsel to ensure clarity and enforceability.
- **Hold Harmless and Indemnification:** Include hold harmless provisions insulating the district from losses resulting from the food truck's operations. Additionally, consider indemnification clauses requiring the vendor to compensate the district for associated claims, like accidents involving the food truck.
- **Licenses and Permits:** Don't forget the essential spices! Make sure the contract requires the food truck to maintain the required licenses and permits to operate legally. This ensures compliance with local health codes, safety regulations, and any necessary permits.

Insurance: The Special Sauce

Some things just wouldn't be complete without the special sauce. Here's what districts need to request from these vendors:

- **General Liability Insurance:** This should cover the district in case of bodily injury or property damage claims arising from the food truck's operations, including foodborne illness, slip and falls, or equipment malfunctions. Aim for a minimum coverage of \$1 million per occurrence and \$2 million aggregate, and make sure the district is listed as an **additional insured** on the policy, ideally on a primary and non-contributory basis.
- **Auto Liability Insurance:** Make sure the food truck has auto liability insurance with at least a combined single limit of \$300,000 (though higher is preferred) and again, list the district as an additional insured.
- **Workers' Compensation Insurance:** If the food truck has more than 3 employees, this insurance is usually required and covers medical expenses and lost wages associated with injuries.

Safety Considerations: The Garnish for Success

The final touches are crucial! Here's how to ensure a safe and successful food truck experience:

- **Location, Location, Location:** Strategically choose parking spots for food trucks, considering the following:
 - Maintain a 10-foot distance from buildings, trash cans, and anything flammable.
 - Avoid grass, activity fields, or uneven surfaces that could pose trip and fall hazards.
- **Stop Slips and Falls in Their Tracks:** Ensure vendors can address potential hazards caused by cords, utility connections, and uneven surfaces.
- **Fire Safety Precautions:** Food trucks need to have functioning fire extinguishers and have awareness of fire safety regulations, including proper storage of flammable materials.
- **Waste Not, Want Not:** Determine the need for additional waste disposal options and assign responsibility for their provision.
- **Traffic Flow Finesse:** For large events, consider implementing a parking traffic control plan to prevent vehicles from driving near food trucks.

Know When to Adjust the Menu: Additional Tips and Reminders

- If a vendor refuses to comply with your district's contract and safety requirements, reconsider their participation. Your community's safety is paramount.
- Likewise, if a vendor insists on your district signing *their* agreement, arrange district counsel review to ensure alignment with district requirements and protections.
- If food trucks are part of much a larger scale event, work with your Egis Account Manager to consider the use of a special events insurance policy. Though not a substitute for the vendor's own insurance, these policies may provide an additional layer of protection as more attendees and vendors often translates to a higher potential for incidents.
- Ensure there are clear protocols for reporting and documenting any incidents related to food truck operations, including those involving residents and staff. Promptly report any issues, near misses, and safety concerns to district management and relevant authorities.
- While food trucks can add vibrancy to events, it's important to discourage the sale of alcoholic beverages from these vendors, due to the heightened risks associated with them. Alcohol consumption can create a less safe and welcoming environment and introduces further complexity, including the need to navigate additional risk management measures.

By following these guidelines, districts can enjoy the fun of food trucks while minimizing the risk of burning themselves with potential liabilities. Remember, prevention is key to a successful and enjoyable food truck experience for everyone!

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your food truck agreements, please contact us at riskservices@egisadvisors.com.





2025 Two Lakes Community Development District with Brotherhood Security Services

On-site Security Service from Monday to Sunday	Hour per Week	Pay Rate/Hour	Billing Rate/Hour	Overtime Rate/Hour	Annual Investment
Club House 1 On Site Security	63	\$ 15.00	\$ 23.00		\$ 75,348.00
Club House 2 On Site Security	63	\$ 15.00	\$ 23.00		\$ 75,348.00
	126				\$ 150,696.00
Club House 1 On Site Security				\$ 34.50	\$ 1,656.00
Club House 2 On Site Security				\$ 34.50	\$ 1,656.00
<i>*Observed Holidays: Christmas Day, New Year's Day, Independence Day, Labor Day, Veterans Day, and Thanksgiving Day</i>					\$ 3,312.00
On-Site Security Officer Service Subtotal					\$ 154,008.00

Operational Expenses	Cost per Week	Cost per Month		Annual Investment
Management Service Fee	\$ 100.00	\$ 400.00		\$ 5,200.00
Technology Fee (Smart phone with Security Software)	\$ 40.00	\$ 160.00		\$ 2,080.00
Operational Expenses Subtotal				\$ 7,280.00

On-Site Security Officer Service and Operational Expenses Subtotal	\$ 161,288.00
Total Estimated Annual Investment	\$ 161,288.00
Total Estimated Monthly Investment	\$ 13,440.67
Total Estimated Weekly Investment	\$ 3,101.69

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.