



O&A LANDSCAPING INC.



PROPOSAL FOR PROPERTY:

Camelot by the Lake

LANDSCAPE MAINTENANCE CONTRACT

DATE: 04/21/2024

PROPERTY: - Camelot by the Lake

O & A Services Inc proposes all landscape maintenance for the duration of 1 Year September 1st 2024, thru and including August 31st 2025

GENERAL CONDITIONS

- Contractor shall assign ROB ALLIS (Owner of O&A) and Bruce Davis (manager 10 years) to the Property who will serve as the point of contact for HOA.
- Contractor agrees that all employees shall be uniformed and adequately knowledgeable in regard to the specific task they are performing.
- Contractor shall be held fully harmless by HOA and shall not be held responsible for the treatment or replacement of any turf, shrubs, groundcovers, palms or trees that is damaged as a result of geographical intolerance, watering restrictions, over watering, lack of sunlight, excessive wear, wildlife damage, freeze damage, storm damage, soil compaction, poor drainage, invasive weed growth or any disease or insects considered to be beyond the scope of services set forth under this agreement.
- Any clean-up costs associated with hurricanes, tornados or storms that produce winds exceeding thirty mph shall be performed at an additional cost to the HOA
- Contractor shall be held harmless and not be responsible for any damages caused from any HOA action or inaction or neglect or improper installation by a party not affiliated with Contractor.
- Contractor's liability under the performance of this Agreement shall be limited to the value of the services in question.
- O&A Landscaping is closed the week of Christmas Holiday. Services will be performed the week before and after Christmas.

GROUNDS MAINTANENCE

All work shall be performed in accordance with generally accepted industry standards to encourage healthy growth and create a neat and maintained appearance. During each visit to the property, all landscaped areas will be policed to remove any accumulated trash. On-site trash receptacles shall only be used for non-organic debris. All other debris shall be removed from the property unless other arrangements have been made in advance.

Mowing will be performed every week during the growing season from April thru October. And bi-weekly or as needed in November through March Weekly service visits will continue during the winter months, to perform detailed work, pick up trash and to monitor the properties appearance.

TURF MOWING

- All turf areas shall be mowed in accordance with the attached Landscape Maintenance Proposal.
- All turf shall be cut at a height of 3-4.5 inches using a rotary type mower with sufficiently sharp blades to ensure a cleanly cut blade of grass.
- Mowing patterns shall be varied when appropriate to prevent rutting and any excessive clippings shall be removed from the property each visit.
- All mechanical edging and string trimming shall be performed in conjunction with mowing operations.
- The use of non-selective herbicides may be used to reduce the amount of mechanical edging or string trimming.
- All grass clippings shall be removed from all paved surfaces after each service.

PLANTED AREAS

- All shrubs, hedges, groundcovers and grasses shall be pruned in accordance with the attached Landscape Maintenance Proposal.
- All understory palms and trees are included up to a height of 12 feet.
- All weeds shall be removed from the property on a continual basis, either by hand or the use of pre-emergent and post-emergent herbicides.
- Accumulated leaves shall be removed from the landscaped areas site throughout the winter months. 17ft dump truck on property to haul the leaves away.

CANOPY TREES & PALM TREES

- All canopy tree trimming is NOT included.
- All palm tree trimming is NOT Included

Prices for these services on request

HORTICULTURAL SERVICES (Fertilizer and Pesticide)

GENERAL SERVICES

- All granular fertilizers will be custom blended and include a well-balanced micro-nutrient package complete with minor and trace elements.
- Any supplemental applications or required follow-up treatments will be scheduled accordingly and provided at no additional charge.
- During each visit, the Property will be visually inspected for any insect or disease activity.
- All insecticides and fungicides shall be applied under the supervision of licensed applicator.
- All paved surfaces shall be blown off immediately following any granular application to prevent staining.

TURF AREAS

- All fertilizer products will be applied in an overlapping pattern to prevent streaking or inconsistent color.
- Contractor shall be responsible for the control of broadleaf weed varieties and the suppression of grassy weed varieties.
- Contractor shall not be responsible for any damages caused from any invasive exotic species as determined by the United States Department of Agriculture or the State of Florida, Bureau of Entomology.
- Contractor shall not be responsible for any damages cause from Take-AU Root Rot, St. Augustine Decline, Nematodes or any other insect or disease determined to be uncontrollable by the State of Florida, Bureau of Entomology.

PLANTED AREAS

- Contractor shall not be responsible for any damages caused from any invasive exotic species as determined by the United States Department of Agriculture or the State of Florida, Bureau of Entomology.
- Contractor shall not be responsible for any damages cause from Ganoderma, Mushroom Root, Rot, Phytothora, Verticillium Wilt, Asian Cycad Scale, Nematodes, Bores, Weevils, Locusts, Rugose Spiraling Whitefly or any other insect or disease determined to be uncontrollable by the State of Florida, Bureau of Entomology.

CANOPY & PALM TREES

- This Agreement does not include any required bud drenches or canopy tree spraying over 12' in height. (proposals submitted upon request).

IRRIGATION

- Once monthly irrigation inspections of all irrigation timers and all irrigation zones.
- At the time of inspection all timers will be manually operated to verify that all settings are as instructed by the HOA.
- At the time of inspection all timers will be inspected for insect infestation. If evidence of infestation is found, we will notify the property manager.
- At time of inspection all zone valves will be operated for a period sufficient to check the coverage of all irrigation heads in the zone.
- At the time of inspection all irrigation heads will be operated and inspected for coverage and to ensure that all the heads are functioning properly.
- At time of inspection should any irrigation heads be found requiring cleaning or unclogging we will cover these items under the contract.
- At time of inspection should any irrigation heads be found requiring replacing, the heads will be flagged and noted and reported. A figure will be agreed on how much we can repair before approval between O&A and the board before we start work.
- At time of inspection should any valve be found not functioning the zone will be flagged and noted and reported.
- All repairs will be charged at \$85/hour labor rate and all parts will be charged at Site One landscaping list price plus 10%.
- After-hours service calls will be \$95 per hour. After call hours are after 6pm.
- Should any wire breaks and or valve require location the cost for the location will be \$85/hour.
- Any irrigation we accidentally break while carrying out our Landscape maintenance work we will repair immediately at no cost to the HOA.
- Weekend Service call fee is \$120.00 plus Labor per Hour at \$95.00

ENHANCEMENT SERVICES

MULCH

- Mulch is an additional item, proposals submitted upon request.

FLOWER INSTALLATION

- Flowers are an additional item, flowers are billed at \$2.25 per flower.
- Plant varieties will be selected by the Contractor unless otherwise specified by the Owner.
- Contractor shall install a granular time-release fertilizer along with a granular systemic fungicide with each planting.
- The periodic removal and replacement of bedding soil is not included in this Agreement and shall be performed at an additional cost to the Owner.
- Any plantings that become damaged or unsightly will be promptly removed.

PAYMENT TERMS

HOA agrees to pay Contractor \$72,765.00 for the performance of this agreement. This amount shall be paid in twelve equal installments of \$6063.75 per month, as per contract agreement, or until cancelled in writing by either party.

Breakdown of contract

Landscaping \$66,150.00

Fertilization \$5,292.00

Irrigation inspection \$1,323.00

Invoices shall be sent to:
O&A Services, Inc.
170 Ronning Way Longwood, FL 32750

- All monthly installments are due within ten (10) days from the date of the invoice and become past due after thirty (30) days from the date of the invoice.
- Owner agrees to pay a one and one-half percent (1 ½%) monthly service charge for all balances not paid within forty-five (45) days of invoice date. Should Contractor need to pursue legal action to collect any amounts owed, HOA agrees to pay attorney's fees, court costs, service charges and any other expenses incurred with the collection of any outstanding debts owed to Contractor.

INSURANCE REQUIREMENTS

- Upon execution of this Agreement, Contractor agrees to provide a certificate of insurance Naming Owner as additional insured prior to the performing of any services.
- Contractor agrees to maintain at its sole expense the following minimum insurance coverages throughout the duration of this Agreement, in accordance with the law's rules and regulations of the State of Florida:
- Worker's Compensation Insurance for all employees with minimum limits as required by the State of Florida; and Employer's Liability Insurance in the amount of \$300,000.

- Commercial General Liability Insurance with minimum limits of \$1,000,000 combined single limit per occurrence and \$2,000,000 general aggregate.
- Commercial Automobile Liability: Insurance that includes all owned and hired automobiles with minimum limits of \$2,000,000 combined single limit per occurrence.

AGREEMENT CANCELLATION

- Either party may cancel this Agreement with or without cause, provided that a thirty (30) day written notice is executed and delivered to the other party. Any such written notice must be delivered by a nationally recognized overnight courier with delivery confirmed to the address of each party identified hereinabove.

OTHER/MISCELLANEOUS

- Contractor may engage the services of qualified subcontractors to fulfill certain requirements set forth by this Agreement without further approval of HOA.

O&A Services, Inc would like to thank you for the opportunity to bid on your property. We have been in business since 2006. Carl and I started our company with 2 employees. We have grown at a steady pace each year hiring more employees, adding more trucks and crews to the road and adding properties to our resume. All doing this with our high standards, attention to detail and work ethics not suffering. We now have over 50 employees in our maintenance crews. We have tree crews that are equipped with tree trucks, boom lifts, chippers and stump grinders. We have 6 irrigation vans fully equipped to handle all irrigation issues. We have Landscape installation crews who are equipped to handle all landscaping installation. We install a lot of new Landscape construction.

Carl and I still work alongside our crews to make sure our standards are always maintained, and we visit every job site our crews are working at each day. We have great relationships with all our property managers and board members, and we feel this helps to keep excellent communication with them to make sure all jobs and properties are completed efficiently. Any problems that arise are dealt with immediately and any recommendations or requests can be dealt with by an owner instead of dealing with a supervisor.

Again, thank you for the opportunity and we hope to work with you to improve the look of the community.

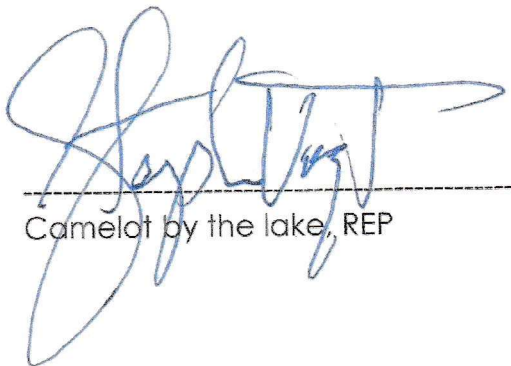
The following table details the pricing for delivery of the services outlined in this proposal.
 This pricing is valid for 60 days from the date of this proposal:

SCOPE OF SERVICE	VISITS
MOWING	
Mow, Edge, String Trim & Cleanup (St. Augustine) (Summer/Winter)	April 1st – October 31 st = Weekly November 1st – March 31st = Bi-Weekly
Winter Month (Non mowing weeks - Visits)	Bi-Weekly – Weeks we are not mowing we will be on site performing detail work
DETAILING	
Weeding (by hand)	51
Weeding (Round Up)	As needed
Shrub Pruning	Bi-Weekly through Summer Once per month through Winter
Small Tree Pruning	As needed through Summer As needed through Winter
Crepe Myrtle Pruning	N/A
FERTILIZATION & PEST CONTROL	
St. Augustine Turf-Fertilization	6
St. Augustine (fungicide, insecticide, herbicide)	6
Shrub (fungicide, insecticide, herbicide)	4
Small/Medium Trees & Crepe Myrtle Fertilization	4
Shrub- Fertilization	4
IRRIGATION INSPECTIONS	
# of Checks	12 (once per month)
PALM PRUNING	

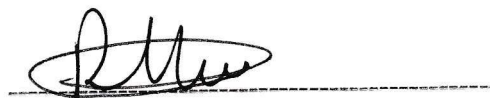
Standard Palms	N/A
Topical Palms	N/A
Specialty Palms	N/A
TREE CANOPE TRIMING	N/A
MULCH	
Mulch Application	N/A
ANNUAL FLOWERS	
Standard Annual Flower Installation	Additional
Annual Bed Soil Replenishment	Additional
Annual Flower Bed Maintenance	Weekly
Total	

A signature below for both parties actions this contract. Please return by mail at your earliest convenience.

Thank you for your business. We look forward to working with you.



Camelot by the lake, REP



Rob Allis President
O & A Services Inc, REPS