Boggy Creek Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900
www.boggycreekid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Boggy Creek Improvement District ("District"), scheduled to be held at **3:00 p.m. on Tuesday, November 17, 2026, at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.** A quorum will be confirmed prior to the start of the meeting.

District Staff, please use the following information to join via computer or the conference line:

Phone:1-844-621-3956 **Computer:** pfmcdd.webex.com **Participant Code:** 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period

1. **Swearing in Newly Elected Board Members**
2. **Consideration of the Minutes of the October 20, 2026, Board of Supervisors' Meeting**
3. **Consideration of the Minutes of the November 3, 2026, Landowners' Election Meeting**
4. **Consideration of Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election**
5. **Consideration of Resolution 2027-02, Election of Officers**

Business Matters

6. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates** *(provided under separate cover)*
7. **Consideration of Resolution 2027-03, Adopting an Amended Budget for Fiscal Year 2026** *(provided under separate cover)*
8. **Review and Acceptance of Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report**
9. **Ratification of Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $122,022.88** *(provided under separate cover)*
10. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
11. **Review of District's Financial Position and Budget to Actual YTD** *(provided under separate cover)*

Other Business

A. Staff Reports
   1. District Counsel
   2. District Manager
   3. District Engineer
   4. Landscape Supervisor – Monthly Landscape Report
   5. Irrigation Supervisor

6. Construction Supervisor

B. Supervisor Requests

Adjournment

Boggy Creek Improvement District

Oath of Office

BOGGY CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BOGGY CREEK IMPROVEMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Boggy Creek Improvement District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Boggy Creek Improvement District

Minutes of the October 20, 2026, Board of Supervisors' Meeting

BOGGY CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS **Roll Call to Confirm Quorum**

The Board of Supervisors' Meeting for the Boggy Creek Improvement District was called to order on Tuesday, October 20, 2026, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Damon Ventura	Vice Chair
Thad Czapka	Assistant Secretary
Chad Tinetti	Assistant Secretary
Ron Domingue	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Carlos Negron	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	(via phone)
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Walden called for public comments. She noted there were no members of the public present.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the August 18, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes of the August 18, 2026, Board of Supervisors' Meeting.

> On motion by Mr. Tinetti, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the August 18, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates**

Ms. Walden noted that this item needs to be tabled until the next Board Meeting.

FIFTH ORDER OF BUSINESS **Ratification of Egis Insurance Package for FY 2027**

Ms. Walden explained that the Egis Insurance Package for FY 2027 was executed by the Chair outside of a meeting so that coverage would not lapse. She added that the total cost was $18,651.00, which was under the budgeted amount of $19,213.05.

> On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Egis Insurance Package for FY 2027.

SIXTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling $73,786.45**

The Board reviewed O&M Expenditures paid in August 2026. Ms. Walden noted these are for ratification.

> On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling $73,786.45.

SEVENTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $103,748.33**

The Board reviewed O&M Expenditures paid in September 2026. Ms. Walden noted these are for ratification.

> On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $103,748.33.

EIGHTH ORDER OF BUSINESS **Ratification of Series 2013 Requisition Nos. 522 – 523 Paid in September 2026 in an amount totaling $9,228.00**

The Board reviewed Series 2013 Requisition Nos. 522 – 523 paid in September 2026.

> On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Series 2013 Requisition Nos. 522 – 523 Paid in September 2026 in an amount totaling $9,228.00.

NINTH ORDER OF BUSINESS **Consideration of Work Authorization/Proposed Services**

Ms. Walden reviewed the Work Authorization from Berman for holiday decorations. She confirmed with Berman that the amount is $500.00, which is consistent with last year's cost, as there were no changes in scope.

> On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization from Berman in the amount of $500.00 for holiday decorations.

Ms. Walden explained the next Work Authorization is from Cepra to replace plants in pots in the amount of $875.00. Mr. Fussell clarified that the work is to replace plants in the pots that sustained freeze damage.

> On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization from Cepra to replace plants in pots, in an amount totaling $875.00.

Ms. Walden explained the next Work Authorization is from Cepra to install missing plant material in the Loop/Helios Road beds in the amount of $8,625.00. Mr. Fussell added that this is the last area in the District that should need attention.

> On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization from Cepra for Loop/Helios Beds, in an amount totaling $8,625.00.

Ms. Walden explained the next Work Authorization is from Cepra to replace two beds between the sidewalk and road near the intersection of Lake Nona Boulevard and Nemours Parkway in the amount of $6,059.00. Mr. Fussell added that the plant material in the beds declined due to freeze damage.

> On motion by Mr. Domingue, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization from Cepra for Beds at Intersection of Lake Nona Boulevard and Nemours Parkway, in an amount totaling $6,059.00.

Ms. Walden explained the next Work Authorization is from Cepra to replace damaged Asian Jasmine in the amount of $3,310.00. Mr. Fussell noted that some of the damage was caused by subcontractors, but there is no documentation to support seeking compensation. Brief discussion ensued.

> On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization from Cepra for Asian Jasmine, in an amount totaling $3,310.00.

TENTH ORDER OF BUSINESS **Review of the District's Financial Position and Budget to Actual YTD**

Ms. Walden noted the financials are updated through September 30, 2026, the end of Fiscal Year 2026. The District has spent approximately 54% of the adopted budget. No action was required.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

District Counsel –	No report.
District Manager –	Ms. Walden noted the next meeting is scheduled for November 17, 2026.
District Engineer –	Not present.
Landscape Supervisor –	Mr. Fussell noted the monthly landscape report was included in the agenda, the vendor is providing services as required, and there are no major issues to report.
Irrigation Supervisor –	No report.
Construction Supervisor –	No report.

TWELFTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor requests.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Czapka, with all in favor, the October 20, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

_____ _____

Secretary/Assistant Secretary **Chair/Vice Chair**

Boggy Creek Improvement District

Minutes of the November 3, 2026, Landowners' Election Meeting

BOGGY CREEK IMPROVEMENT DISTRICT
LANDOWNERS' ELECTION MEETING MINUTES

The Landowners' Election of the Boggy Creek Improvement District was held on Tuesday, November 3, 2026, at 10:00 a.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

Blake Firth	PFM	
Jennifer Walden	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Drew Dawson	Proxy Holder	

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Firth called the Landowners' Election to order at 10:00 a.m.

SECOND ORDER OF BUSINESS **Appointment of Meeting Chairman**

Mr. Firth, an employee of the District Management's office, served as Chairman of the meeting.

THIRD ORDER OF BUSINESS **Identification of Landowners and/or Landowners' Proxy Holder(s)**

Mr. Firth stated Kenneth Drew Dawson is the proxy holder for Lake Nona Land Co. LLC which owns 446.23 acres total and allows for 449 votes.

FOURTH ORDER OF BUSINESS **Call for Nominations and Casting of Votes**

Mr. Dawson cast his votes as per the Official Ballot:

- Seat 3 – Chad Tinetti – 449 votes
- Seat 4 – Damon Ventura – 449 votes
- Seat 5 – Thad Czapka – 448 votes

Mr. Firth stated Mr. Tinetti and Mr. Ventura will each serve a four-year term and Mr. Czapka will serve a two-year term.

FIFTH ORDER OF BUSINESS **Adjournment**

The Boggy Creek Improvement District Landowners' Election was adjourned.

_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair

Boggy Creek Improvement District

Resolution 2027-01,
Canvassing and Certifying the Results of the Landowners' Election

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Boggy Creek Improvement District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes,* being situated entirely within the City of Orlando, Orange County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes,* a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 3, 2026, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Chad Tinetti	Seat 3	Votes 449
Damon Ventura	Seat 4	Votes 449
Thad Czapka	Seat 5	Votes 448

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Chad Tinetti	(4) Year Term
Damon Ventura	(4) Year Term
Thad Czapka	(2) Year Term

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF NOVEMBER 2026.

BOGGY CREEK IMPROVEMENT DISTRICT

Attest:

Secretary/Assistant Secretary	Chair/Vice Chair

EXHIBIT A

Boggy Creek Improvement District

Resolution 2027-02,
Election of Officers

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the **BOGGY CREEK IMPROVEMENT DISTRICT** (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT:

Section 1. Richard Levey is elected Chair.

Section 2. Damon Ventura is elected Vice Chair.

Section 3. Jennifer Walden is elected Secretary.

Section 4. Lynne Mullins is elected Assistant Secretary.

Chad Tinetti is elected Assistant Secretary.

Thad Czapka is elected Assistant Secretary.

Ron Domingue is elected Assistant Secretary.

Section 5. Jennifer Glasgow is elected Treasurer.

Section 6. Amanda Lane is elected Assistant Treasurer.

Amy Champagne is elected Assistant Treasurer.

Rick Montejano is elected Assistant Treasurer.

Verona Griffith is elected Assistant Treasurer.

Section 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY of November 2026.

ATTEST: **BOGGY CREEK IMPROVEMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

Boggy Creek Improvement District

Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates

(provided under separate cover)

Boggy Creek Improvement District

Resolution 2027-03,
Adopting an Amended Budget for Fiscal Year 2026

(provided under separate cover)

Boggy Creek Improvement District

Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report

Boggy Creek Improvement District
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. Publish approved budget amendments on the CDD's website within five days of Board approval.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☑ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

Boggy Creek Improvement District

Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $122,022.88

(provided under separate cover)

Boggy Creek Improvement District

Work Authorizations/Proposed Services

(if applicable)

Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD

(provided under separate cover)

Boggy Creek Improvement District

Monthly Landscape Report

BERMAN

TASK SERVICE REPORT

Boggy Creek Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 95806

Service Date	10/20/2026
Service Time	8:00:00AM
Task Type	Site Walk
Technician	Pete Fussell
Actions Taken	

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Landscape management activities throughout the Boggy Creek Improvement District focused on routine maintenance oversight, irrigation system performance, landscape enhancement planning, and coordination of tree maintenance responsibilities along Lake Nona Boulevard. The district's primary landscape management priorities included maintaining roadway corridor aesthetics, addressing previously identified landscape deficiencies, and advancing proposed improvements within high-visibility areas. The district continued to coordinate with contractors, district management, and other stakeholders to address these matters and establish appropriate actions.

OBSERVATIONS / FINDINGS

Turfgrass and routine landscape maintenance - Routine landscape management continues to emphasize appropriate mowing practices for irrigated turf, seasonal adjustments for Bahia grass, edging along sidewalks and curbing, ornamental shrub maintenance, and control of weeds within planting beds. Particular attention is directed toward roadway medians, entrance features, roundabouts, and other highly visible landscape areas. Ornamental plant replacements and freeze recovery - The district continued addressing ornamental landscape damage associated with previous winter freezing temperatures. October correspondence identified landscape containers and ornamental plant material requiring replacement. These deficiencies were included in proposals submitted for district consideration and approved.

AREAS OF CONCERN

Tree maintenance - On October 21, 2026, unauthorized oak tree pruning by Davey Tree was reported along Lake Nona Boulevard, east of Target. The district had not authorized this work and requested that the activity stop pending clarification of maintenance jurisdiction and authorization. Additional correspondence was initiated with the City of Orlando, including Parks and Recreation representatives. On October 22, Parks and Recreation Division Manager Tyrone Walker acknowledged the concern and indicated that his team would work toward resolving the matter. This issue warrants continued monitoring to ensure that future tree maintenance is coordinated with the appropriate district representatives before work begins. Irrigation management - Irrigation management remained an important component of district oversight during October. Correspondence referenced previously identified irrigation controllers requiring additional evaluation, including controllers BCID 8, 12, 17, 19, and 23. Repairs associated with controllers 12 and 23 had been identified for further consideration. A September irrigation water consumption breakdown was circulated on October 14, providing additional information for evaluating district water usage and system performance. Landscape Enhancements and Board Approvals At the October 20, 2026 Board meeting, four Cepra Landscape proposals were approved. District management subsequently requested scheduling information so implementation could proceed. The proposal correspondence identifies replacement of freeze-damaged landscape pots as one of the improvement items. The complete scopes of the remaining proposals will be verified against their attachments before being assigned to specific locations or work categories.

RECOMMENDED ACTIONS

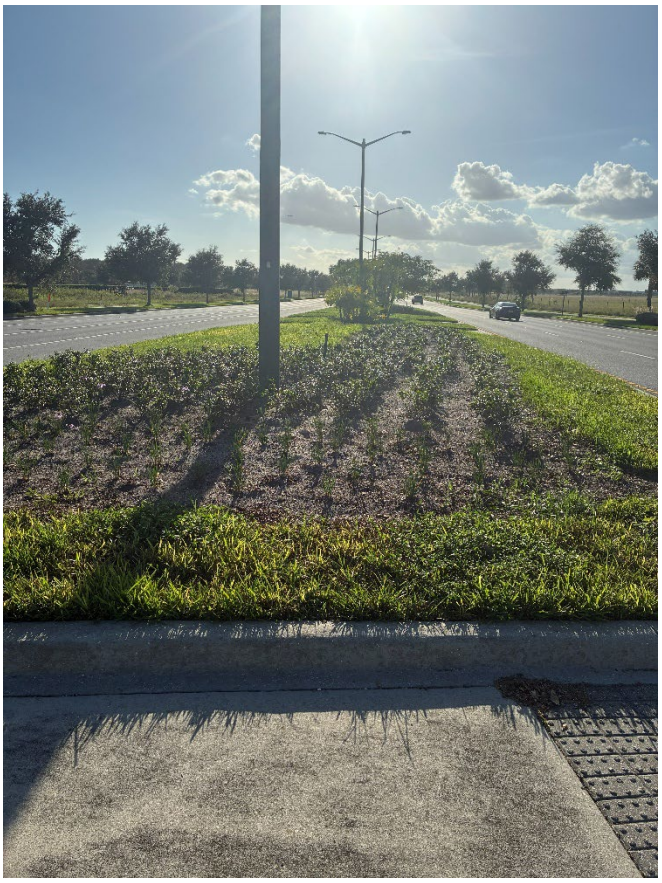
Unauthorized tree pruning: Continue communication with the City of Orlando to clarify maintenance jurisdiction and establish authorization requirements for future oak tree pruning. Evaluate affected trees for excessive canopy reduction, structural damage, and improper pruning cuts. Irrigation deficiencies: Review the previously identified controller issues, confirm repair status, and evaluate water consumption trends. Prioritize irrigation deficiencies that may affect turf and ornamental plant establishment. Schedule approved replacements and verify that proposed plant material is appropriate for the locations, available irrigation, soil conditions, and anticipated maintenance requirements. Enhancement scheduling: Establish anticipated start dates, completion milestones, and final inspection requirements. Roadway appearance: Continue monitoring turf coverage, planting-bed conditions, shrub uniformity, and ornamental tree clearance along Lake Nona Boulevard and district-maintained corridors.

ADDITIONAL NOTES

Regular landscape maintenance activities should continue in accordance with district specifications and seasonal growth conditions. As Central Florida transitions into cooler and typically drier weather, mowing frequency and irrigation schedules should be evaluated based on actual turf growth, soil moisture, and plant requirements. Management priorities for November include implementing the approved landscape enhancement proposals, monitoring corrective actions associated with irrigation deficiencies, and confirming the resolution of unauthorized tree maintenance activities. Special attention should be directed toward completing outstanding landscape replacements, improving visual consistency throughout roadway corridors, and documenting contractor performance through routine inspections.

Boggy Creek ID Monthly Landscape Report – October 2026









CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Boggy Creek - Interchange (10)	Oct 7, 2026 3:31:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

SYSTEM STATUS

CLOCK STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Screen is Bad
- ☐ Turn Dials Not Operational
- ☐ Buttons Not Operational
- ☐ Bug Infestation
- ☐ Door Does Not Lock
- ☐ Missing or Damaged Door

CLOCK COMMENTS

WEATHER SENSOR

- ■ Operational
- ☐ Not Operational
- ☐ Weather Station Controlled
- ☐ Installation is in an Incorrect Location
- ☐ Needs Wireless Rain Sensor Device
- ☐ Rain Sensor is ON
- ☐ Rain Sensor is OFF

POC INFORMATION

MAINLINE BREAK?

MAINLINE BREAK PHOTO

N/A

PUMP TYPE

- ■ Pressurized
- ☐ Pump Start
- ☐ Centrifugal
- ☐ Submersible
- ☐ VFD Drive

PUMP STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Pressure Gauge Not Operational
- ☐ Bug Infestation of Control Box
- ☐ Bug Infestation of Pressure Switch
- ☐ Leaks or Drips in System
- ☐ Control Box is in Poor Condition
- ☐ Exposed Electrical Parts
- ☐ Pressure Tank Will Not Maintain Correct Pressure
- ☐ Bladder is Waterlogged
- ☐ Ohms are Not in Proper Range
- ☐ Amperage of Motor is Not in Range
- ☐ Pressure Relief Valve is Not Operational
- ☐ Pressure Switch is Not Operational

PROGRAM INFORMATION

	Program A	Program B	Program C	Program D	Program E	
Start Time	9:00 PM					
Seasonal Adjust						
Run Days	Monday, Wednesday, Saturday					

ADDITIONAL COMMENTS

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION — ZONES 1–27 AND 28

Item / Zone →	1	2	3	4	5	6	8 to 9	11 to 14	16 and 17	19 to 24	27 and 28	NaN
Zone Type	Rotors	Sprays	Sprays	Sprays	Rotors	Sprays	Sprays	Sprays	Sprays	Rotors	Sprays	
Prog A Run Time	15 min	15 min	20 min	15 min	30 nin	15 min	15 min	15 min	15 min	15 min	15 min	
Prog B Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog C Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog D Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog E Run Time	–	–	–	–	–	–	–	–	–	–	–	
Primary Plant Material	–	–	–	–	Trees	–	–	–	–	–	–	
Secondary Plant Material	–	–	–	–	–	–	–	–	–	–	–	
Third Plant Material	–	–	–	–	–	–	–	–	–	–	–	
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–	–	–	–	–	–	–	–	
Unclog Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Straighten Head	–	–	–	–	–	–	–	–	–	–	–	
Misc Repair	–	–	–	–	–	–	–	–	–	–	–	
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–	–	–	–	–	–	–	–	
Rain Sensor	–	–	–	–	–	–	–	–	–	–	–	
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	
Microjet Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Broken Nozzle	–	1 | 0	–	–	–	2 | 0	–	–	–	–	–	
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	
Broken 6" Spray Head	–	1 | 0	–	–	–	1 | 0	–	–	–	–	–	
Broken 12" Spray Head	–	–	–	1 | 0	–	–	–	–	–	–	–	
Broken 6" Rotor	1 | 0	–	–	–	–	–	–	–	–	–	–	
Broken 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Leaking 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Leaking 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Leaking 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Leaking 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Broken Drip Line	–	–	–	–	–	–	–	–	–	–	–	
Broken Lateral Line	–	–	–	1 | 0	–	–	–	–	–	–	–	
• Lateral Line Size	–	–	–	1/2"	–	–	–	–	–	–	–	
Solenoid	–	–	–	–	–	–	–	–	–	–	–	
Broken Valve	–	–	–	–	–	–	–	–	–	–	–	
Broken Valve Box	–	–	–	–	–	–	–	–	–	–	–	
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 12" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 6" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 12" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	
Add Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	
Relocate Head	–	–	–	–	–	–	–	–	–	–	–	
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	
Other	–	–	–	–	–	–	–	–	–	–	–	
ZONE COMMENTS												
Comments	–	–	–	–	–	–	–	–	–	–	–	

Left = repaired on-site **Right** = not repaired – = none in that zone ● = comment, see Zone Comments below

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Boggy Creek - Interchange (10)	Oct 7, 2026 3:31:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

INSPECTION SUMMARY — ALL ZONES

38
TOTAL BROKEN ITEMS

38
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	18	18	
Broken Riser	1	1	
Broken 6" Spray Head	7	7	
Broken 12" Spray Head	8	8	
Broken 6" Rotor	2	2	
Leaking 6" Rotor	1	1	
Broken Lateral Line	1	1	

MAINTENANCE PERFORMED

No maintenance items recorded.

UPGRADES RECOMMENDED

No upgrades recommended.

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Boggy Creek Improvement District (30)	Oct 16, 2026 6:27:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

SYSTEM STATUS

CLOCK STATUS

■ Operational
☐ Not Operational
☐ Screen is Bad
☐ Turn Dials Not Operational
☐ Buttons Not Operational
☐ Bug Infestation
☐ Door Does Not Lock
☐ Missing or Damaged Door

CLOCK COMMENTS

WEATHER SENSOR

☐ Operational
☐ Not Operational
☐ Weather Station Controlled
☐ Installation is in an Incorrect Location
☐ Needs Wireless Rain Sensor Device
☐ Rain Sensor is ON
☐ Rain Sensor is OFF

POC INFORMATION

MAINLINE BREAK?

MAINLINE BREAK PHOTO

N/A

PUMP TYPE

■ Pressurized
☐ Pump Start
☐ Centrifugal
☐ Submersible
☐ VFD Drive

PUMP STATUS

■ Operational
☐ Not Operational
☐ Pressure Gauge Not Operational
☐ Bug Infestation of Control Box
☐ Bug Infestation of Pressure Switch
☐ Leaks or Drips in System
☐ Control Box is in Poor Condition
☐ Exposed Electrical Parts
☐ Pressure Tank Will Not Maintain Correct Pressure
☐ Bladder is Waterlogged
☐ Ohms are Not in Proper Range
☐ Amperage of Motor is Not in Range
☐ Pressure Relief Valve is Not Operational
☐ Pressure Switch is Not Operational

PROGRAM INFORMATION

	Program A	Program B	Program C	Program D	Program E	Program F
Start Time	10:00 PM					
Seasonal Adjust						
Run Days	Monday, Wednesday, Friday					

ADDITIONAL COMMENTS

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION — ZONES 1–11

Item / Zone →	1	2	3	4	5	6	7	8	9	10	11	12
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	
Prog A Run Time	30 m	10 m	30 m	30 m	25 m	30 m	30 m	30 m	30 m	30 m	30 m	
Prog B Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog C Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog D Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog E Run Time	–	–	–	–	–	–	–	–	–	–	–	
Primary Plant Material	–	–	–	–	–	–	–	–	–	–	–	
Secondary Plant Material	–	–	–	–	–	–	–	–	–	–	–	
Third Plant Material	–	–	–	–	–	–	–	–	–	–	–	
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–	–	–	–	–	–	–	–	
Unclog Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Straighten Head	–	–	–	–	–	–	–	–	–	–	–	
Misc Repair	–	–	–	–	–	–	–	–	–	–	–	
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–	–	–	–	–	–	–	–	
Rain Sensor	–	–	–	–	–	–	–	–	–	–	–	
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	
Microjet Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Broken Nozzle	7 | 0	–	1 | 0	4 | 0	2 | 0	3 | 0	5 | 0	3 | 0	8 | 0	6 | 0	–	
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	
Broken 6" Spray Head	1 | 0	1 | 0	1 | 0	–	–	–	–	–	–	–	–	
Broken 12" Spray Head	–	–	–	–	–	1 | 0	–	–	–	–	–	
Broken 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Broken 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Leaking 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Leaking 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Leaking 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Leaking 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Broken Drip Line	–	–	–	–	–	–	–	–	–	–	–	
Broken Lateral Line	1 | 0	1 | 0	–	–	–	–	–	–	–	–	–	
• Lateral Line Size	1/2"	1/2"	–	–	–	–	–	–	–	–	–	
Solenoid	–	–	–	–	–	–	–	–	–	–	–	
Broken Valve	–	–	–	–	–	–	–	–	–	–	–	
Broken Valve Box	–	–	–	–	–	–	–	–	–	–	–	
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 12" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 6" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 12" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	
Add Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	
Relocate Head	–	–	–	–	–	–	–	–	–	–	–	
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	
Other	–	–	–	–	–	–	–	–	–	–	–	
ZONE COMMENTS												
Comments	–	–	–	–	–	–	–	–	–	–	–	

Left = repaired on-site **Right** = not repaired – = none in that zone ● = comment, see Zone Comments below

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Boggy Creek Improvement District (30)	Oct 16, 2026 6:27:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

INSPECTION SUMMARY — ALL ZONES

45
TOTAL BROKEN ITEMS

45
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	39	39	
Broken 6" Spray Head	3	3	
Broken 12" Spray Head	1	1	
Broken Lateral Line	2	2	

MAINTENANCE PERFORMED

No maintenance items recorded.

UPGRADES RECOMMENDED

No upgrades recommended.

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature