Pablo LANDSCAPE & PROPERTY MAINTENANCE

Licensed & Insured

P.O. Box 366907 Bonita Springs, FL 34135 * Phone: 239-498-4550 * Office@Pablolawncare.com
Lawn Maintenance – Irrigation – Pest Control – Trimming

Landscape Maintenance Proposal

Darla Mini

MAY Management Services, Inc.

Bramble Pointe at Twin Eagles HOA

Office #: (239)262-1396 / Email: Dmini@maymgt.com /

- Full Service monthly maintenance $4,620.00*
  (Mowing, Edging, pruning, blowing, fertilizer, insect control and trimming up to 8ft and under)
  - 40 Homes & Common area

Extra Service

- ☐ Trimming (above 8 feet)
- ☐ Annual Flowers/Any Additional New Plants
- ☐ Sprinkler Checks - $75/per check
- ☐ Sprinkler Repairs/parts
- ☐ Mulch/Pine Straw

***Please note the extra services are not included in the monthly maintenance and will be billed additionally.**

If this proposal meets with your approval please sign, date, and e-mail back to us at Office@pablolawncare.com

Thank you, we look forward to working with you!

Sign:_____ Date:_____Start Date: _____

The above prices, specifications and conditions are satisfactory and hereby accepted.
Payments are due the 10th of each month. Any payments received after thirty days will be assessed a $15.00 late fee. There will also be a $30.00 charge for bounced checks.
This agreement may be cancelled by either party with a 30-day written notification.

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CONTRACT TERMS
Landscape Maintenance Program
Scope of Work and Specifications

A. MOWING

1. All irrigated turf grass areas shall be maintained at a height of 3 ½ or 4". If Turf grass species is other than St. Augustine, recommendations will be followed.

2. Frequency shall be as follows.

   a. Winter Season – generally October 1 through and including March 31; at least once during each 14-day period.

   b. Summer or Peak Growing Season – generally April 1 through and including September 30; once per week.

3. Clippings or other mowing related debris shall be hand swept or machine blown from streets, curbing, parking areas, sidewalks, or the hard caped areas.

4. All mower blades shall be freshly sharpened daily to ensure minimum damage and injury to turf grass. Mulching blades are always used to cut the grass and bring it into the deck where it is cut several more times before falling back onto the lawn in much smaller pieces. Mulching is also an environmentally friendly way to deal with grass clippings. Mulched grass clipping and leaves act as a natural fertilizer. Plants like grass and trees take up nutrients from the soil and store them in their leaves. Mulching this organic material will return the valuable nutrients back to the soil that the plants can use again.

B. EDGING

1. Mechanical edging shall be done along curbing, parking area, sidewalks, and bike paths.

2. All debris resulting from edging shall be swept and/or raked and removed.

3. Chemical or herbicide use for edging is forbidden.

4. Edging and /or trimming will be required around isolated trees, shrubs, signs, posts, etc. located at the work site at the time of each mowing.

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C. FERTILIZATION

The contractor will follow fertilizer requirements and cultural practices set forth for Bramble Pointe at Twin Eagles HOA guidelines.

1. Turf Grasses – The following fertilization schedules shall be followed:

St Augustine Floratam – Not less than four applications per year. Throughout the year 5-7 lbs. of fertilizer per 1,000 square feet of a balanced fertilizer with a sulfur-coated nitrogen source.

a. At times, environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to see that turf areas are kept uniformly green, healthy and in top condition. It shall be the responsibility of the Contractor to determine specific needs and requirements and notify the Owner's Authorized Representative when these additional applications are needed and being executed. All additional applications scheduled per year will be at the owner's expense.

b. Fertilizers containing Iron shall be removed from curbs, roads or walks to avoid staining before the sprinklers are activated after application of the fertilizer.

c. The complete fertilizers specified shall contain a combination of soluble nitrogen and W.I.N. nitrogen.

d. The method of application of fertilizer shall be the responsibility of the Contractor. If any turf is badly damaged or killed by excessive fertilizer, it shall be replaced by the contractor at his expense.

Yearly Fertilization and Pest Control Schedule

March- Plants 8-2-10, Lawn 8-2-16, Palms- 13-3-13 & Insect Control
May: Insect Control
June: Plants 8-2-10, Lawn 8-2-16, Palms- 13-3-13 & Insect Control
August: Insect Control
October: Plants 8-2-10, Lawn 8-2-16, Palms- 13-3-13 & Insect Control
December: Plants 8-2-10, Lawn 8-2-16, Palms- 13-3-13 & Insect Control

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2. Landscape Planting

a. The Contractor shall fertilize all trees, palms, shrubs, ground covers and bedding plants to maintain them in healthy growing condition free of symptoms of nutritional deficiency or undesirable appearance.

b. The number of fertilizer applications the first year will be four, but some plant species, bedding plants and first year plantings of Royal Palms, shall require additional applications.

c. A complete acid fertilizer such as an 8 - 2 -10 organic with micronutrients shall be applied in December, March, June, and October.

d. Landscape Plantings shall be fertilized with a complete fertilizer with a good minor nutrient package, as follows:

(1) Annuals and Bedding Plants – apply 1 pound per 25 sq. ft. before planting with Nutra-cote 13-13-13, 120-day formula.
(2) Small Shrubs and Ground Covers –apply Yz – 1 pound per plant.
(3) Medium Shrubs – apply Yz – 1 pound per plant.
(4) Large Shrubs – apply 1 Yz – 2 pound per plant.

Distribution – The fertilizer shall be well scattered in an area from halfway between the stem and the drip line of the circumference and an equal distance beyond the circumference. The fertilizer shall be distributed as evenly as possible by hand or a special mechanical applicator.

The Contractor shall apply fertilizers to plants which are turgid and shall water in the fertilizer promptly and thoroughly after application, if required.

Fertilizer which land on leaves shall be shaken or hosed off leaves.

(5) Trees – Measure the tree four feet above the ground and apply one to two pounds of fertilizer per inch of diameter per year for trees six inches or less, and two to four pounds per inch of diameter for trees over six inches. Do not apply fertilizer within two feet of the trunk of a small tree or within four feet of the trunk of a large tree.

(6) Palms – Apply a 13-3- 13 analysis fertilizer with an organic nitrogen content and trace elements (Mn, Mg)- at the rate of one pound per foot of clear trunk (5 to 10 pounds, maximum). Additionally, all newly planted Royal Palms are to receive a monthly application of one pound of 10-5 5 broadcast evenly in a circular area three feet out from the base of the palm. The monthly applications should start in April and continue through November.

D. MULCHING

Mulch should be top dressed or replenished at the request of the Owner's Authorized Representative as it deteriorates, is blown, washed away, or becomes unsightly. Mulch type shall be at the discretion of the owner. Pine Straw is the most cost effective and

environmentally sensitive product as an alternative. Mulch shall be kept one foot away from the bases of all tree and palm trunks and six inches away from the base of all shrub stems. The depth of mulch in no case shall be greater than a two-inch depth.

E. PRUNING

1. All pruning shall be performed as required to maintain the natural shape and characteristics of the palm species.

2. Pruning shall also include removal of trees, palms, shrubs, or ground covers which are dead, broken, or diseased. When diseased plant material is removed, the cut should be made well into healthy plant tissue, or the plant totally removed.

3. Pruning shall include the removal of inward growing branches, water, suckers and crossing or rubbing branches. The crossing branch facing inward will generally be selected for removal.

4. Major pruning shall be done by the Contractor to shape individual plant species and/or to renew the vigor of the plant species in the following schedule:

a. Tree pruning is limited to 8 feet or less in height. Trees 8 feet or higher will be maintained at an additional cost to the owner.

b. Fakahatachee, Pennisetum and other ornamental grasses will be cut as needed. This usually occurs 2-3 times per year and shall be performed in the last week of June and first week of October.

c. As soon as the major flowering of the Oleander and other flowering tree species has been completed in late spring, any necessary required pruning should occur.

d. Trees need only to be thinned from the interior to allow the air to circulate through the canopy, shaped for proportion and any dead wood removed.
e. Palms and related plants shall be pruned annually to maintain a neat appearance. Pruning shall require the removal of fronds as close to the trunk as possible when they are brown on the tips or when the fronds are infested with the leaf scanner. Dead and live inflorescences shall be removed at the same time. Po does not remove all green healthy fronds (just to make it easier to reach dead fruiting stalks or emerging florescence's) and avoid nicking the petioles of adjacent healthy fronds: Unsightly dead fronds that occur at other times of the year shall be removed immediately.

f. When major pruning begins on a particular species of plant, it shall continue until all plants of that species have been pruned within the jurisdiction of this contract.
g. Minor pruning shall occur throughout the year- to keep individual plants within desired limits on an as needed basis.
h. The Contractor is required to remove all pruned materials and debris from site each day.
i. Plant material shall be trimmed on a regular basis from around landscape lighting accent fixtures and signage.

F. WEEDING

Weed control other than in turf: The Contractor shall always keep all planted areas free of weeds. This includes the bases of trees and shrubs, beds, and borders. In general, weeds shall be removed by hand from these areas. Weed-free beds will not be guaranteed in areas where mulch or straw is absent.

Granular and flow able pre-emergent herbicides will be applied to bed areas by the contractor as necessary.

G. IRRIGATION SYSTEM MAINTENANCE & OPERATION

1. Each system shall be inspected not less than monthly. This inspection shall include the operation of the system, zone by zone, to determine proper controller operation, cleaning, and adjustment of heads to assure proper coverage and to determine necessary repairs.

2. Damage to any elements of the irrigation system caused by the maintenance contractor shall be repaired by the Contractor (within 24 hrs. of time damage noted under any circumstance) at no cost to Owner.

3. The damage noted that is not the fault of the maintenance contractor, will be repaired at additional cost to the contract after the approval of the Owner's Authorized Representative. If repairs are minor and are necessary to maintain the system ~ the contractor will complete without authorization.

4. Irrigation system operation and scheduling shall be closely monitored on a continuing basis and adjusted as environmental conditions warrant. Maximum efficient operation of all irrigation systems is the responsibility of the Contractor.

H. SPRAYING AND CHEMICAL USE

All plant material will be checked weekly for indications of insects and possible disease. Follow-through with the appropriate prompt treatment, when necessary, will be performed.

1. Herbicides.

a. All herbicides shall be applied in a manner for the purpose, and at the rate specified by the manufacturer, in accordance with accepted industry standards and practices and in accordance with all applicable local, state, and/or federal laws and regulations.

b. Any plant loss or damage resulting from the application of herbicides shall be the responsibly of the Contractor and that plant material shall be replaced, in like kind and size, at no cost to the owner.

c. Extreme weather situations, such as excessive rainfall, that affect the residual nature of pre-emergent herbicides, shall be re-applied at the owner's expense.

d. No tracing dyes of any kind shall be used.

2. Insecticides & Pesticides.

a. All insecticides and/or pesticides shall be applied in a manner, for the purpose, and at a rate specified by the manufacturer, in accordance with Supervisors will properly oversee his work force and act a liaison between himself and the Owner's Authorized Representative. Further, the Contractor shall provide a phone number where the Contractor may be contacted after normal working hours for emergency situations.

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I. CONTRACT PERIOD

1. The Period of this Contract shall be for 1 years, commencing from the date of Notice to Proceed.

2. This Contract may be renewed for an additional twelve (12) month, period at the option of the Owner. The Contractor shall be notified, in writing, 30 days prior to the end date of the initial 12-month contract period of the Owner's intent to renew or non-renew.

J. CONTRACT CANCELLATION/TERMINATION

1. The owner shall provide the Contractor with 30 days written notice sent by certified mail, of intent to cancel this contract. At any time for any reason.

K. BILLING

Bills for the current month's work (i.e., 1/12 of Contract amount plus separate itemized bill for any Owner authorized extra work) shall be submitted to Owner's Authorized Representative before the end of each month. Approved bills shall be paid by the 10th day of the month following the month for which bills are submitted.

L. OTHER

The following items would be an "extra" to this Contract but can be performed under a rate contract with Owner's prior authorization:

1. Deep feeding of trees requiring supplemental fertilization for growth and development.

2. Pruning of trees over 8 feet tall.

3. Turf fertilizer applications that are over and above the time per year as specified.

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4. Treatment of nematodes.
5. Mulch or Pine Straw replenishment.
6. Annual flower and soil installation.
7. Sod replacement
8. Plant installation

Client Signature KEB Date 1.2.2025

Printed Name Kenneth G. Bken Title Regional Manager

Contractor _____ Date _____

Addendum to Landscape Maintenance Agreement

Notwithstanding anything to the contrary in the Landscape Maintenance Agreement or in the Contract Terms Landscape Maintenance Program Scope of Work and Specifications relating thereto (individually and collectively herein referred to as "Agreement"), the parties hereby agree that the following covenants and provisions shall control the Agreement:

A. Either Client (Bramble Pointe at Twin Eagles HOA) or Pablo Esteban Lawn Care Inc. (Pablo) may terminate the Agreement at any time during the 12-month term of the Agreement for any reason or cause or for no reason or cause whatsoever upon a 30-day prior notice sent by certified mail or by email to the following addresses or emails:

Pablos' email: office@pablolawncare.com

Pablos' address: Pablo Estevan Lawn Care Inc., P.O. Box 366907, Bonita Springs, FL 34136

Bramble Pointe's email: kbloom@maymgt.com

Bramble Pointe's address: MAY Management Services, Inc., 11100 Bonita Beach Road #101, Bonita Springs, FL 34135

B. Pablo shall comply with the following subject matters to the satisfaction of Bramble Pointe Board of Directors:

1) Each month, Pablo shall be proactive and monitor and inspect all the resident sprinkler systems, irrigation clocks, irrigation times, irrigations heads, irrigation zones, and to perform wet checks to avoid hot spots or brown spots in the yards and in the landscape beds.

2) Pablo shall properly and routinely perform the IPM treatments to the landscape beds and yards.

3) Pablo shall ensure that its employees shall not stomp or flatten resident water drain gutters.

4) Pablo shall pick up and remove palm fronds each time when Pablo's crew is on site at Bramble Pointe.

5) Pablo shall ensure that Pablo employees shall not leave drink bottles or lunch trash in the common areas of Bramble Pointe or on resident property.

6) Upon request from time to time, Pablo shall promptly address with the Bramble Pointe Board of Directors the issue of replacement of plants that have died or are not growing appropriately.

7) Pablo shall aesthetically trim the Clusia plantings around the utility boxes to a height three inches just above the height of the utility boxes.

8) Pablo shall "hand weed" close to all plantings (*i.e.* within 12 inches of plantings) and otherwise apply weed killer (Roundup) outside of the 12-inch perimeter of plantings (to

avoid killing plantings) and prune the landscaping before any mulch is procured and installed by Pablo on the resident properties.

9) Pablo shall widen the podocarpus shrubs lining the resident lanais; and prune them lightly so the wood branches are not showing.

10) Pablo shall provide and maintain a contact person who shall be reasonably available by phone, email, or in person to or with any member or members of Bramble Pointe's Board of Directors and to be available for a "walk through" the Bramble Pointe community on at least a quarterly basis with a member or members of the Bramble Pointe's Board of Directors to discuss and evaluate Pablo's landscaping services and to address any concerns of the residents of the Bramble Pointe community.

Dated: ~~December~~ JAN 14/ 2025, 2024 01/17/25

Pablo Estevan Lawn Care Inc.

By: Pablo Esteban Simon
Pablo Esteban, its President

Bramble Pointe at Twin Eagles HOA

By: _____
Joe Kosek, its President