



PORT MALABAR HOLIDAY PARK  
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE  
Palm Bay, Florida 32907-2196

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July 24, 2020

Holiday Park Board of Trustees:

- 1.) All street, stop, speed, ped xing, and misc signage in the park have been replaced. Drainage grates have been cleared.
- 2.) The gazebo floor has been painted, Sandy Lindsay chose the color!! We will be purchasing plants, flowers and mulch when the floor is completely dry.
- 3.) The bulk of the grounds equipment has been sold, the park still owns
  - a.) Cadet mower, hasn't run for several years
  - b.) Kabota mower, there may be a short somewhere, possibly the starter. This is a commercial diesel machine. Joe has contacted the distributor and will be making arrangements to have it diagnosed, they may purchase it or we may have it repaired and sell it ourselves.
  - c.) Peco leaf vacuum, we will again post it for sale on craigs list and ebay.



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- d.) We kept a blower, edger, weed whacker all chainsaws and tools.
- e.) Two gators, both are in perfect working order. The one gator was repaired for \$400.00. We had been told by at least two mechanics the engine was blown, cost to replace the motor approximately \$2,000.00. The fix it shop guy who purchased some of the equipment repaired it!!
- f.) 2008 Ford pick up truck. I have three trade in estimates (see attachment) Kelly Blue Book, NADA (National Automobile Dealers Association), and Boniface Hiers car dealership. The trade in guides range from \$3,630.00 to \$4,400.00. In the past year the Pickup has been driven twice.  
The interior is badly stained with oil, grease, beverages etc. Back rear light is broken out, body dings here and there and some break work is needed. I would like to purchase the truck, I am offering the park \$4,000.00 (AS IS)!!



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- g.) Yamaha golf cart, not sure of the year, new batteries and it has a charger. Right now it is used as a back up golf cart/mode of transportation for all departments.

U.S. Lawns has submitted their new contract for the remainder of 2020 and 2021. Please discard the one I gave you, they have included:

(Scraping all concrete ditches free of major soil build up and accumulation. Remove tall weeds and debris. This will be done when the rainy season is over or close to it. I'm hoping for the end of August, we will see what mother nature has in store for us) This is included in their contract!

We are fully staffed, Derrick Presley, former grounds crew staff has joined our maintenance/janitorial crew. He will work 3 shifts per week. He works full time at BJ's. Welcome back Derrick.



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I have indefinitely postponed my vacation in August to visit family and attend my cousins wedding in CT. I will be taking off July 29<sup>th</sup> , 30<sup>th</sup> , and 31<sup>st</sup> . I will be taking a week off the end of October or beginning of November. I will give everyone plenty of notice.

Very Truly Yours,  
Sheree Morris  
Special District Manager  
Port Malabar Holiday Park

District Manager can be reached at all times through this pandemic at 321-216-5555.

Please be safe and continue with social distancing!!!



Advertisement

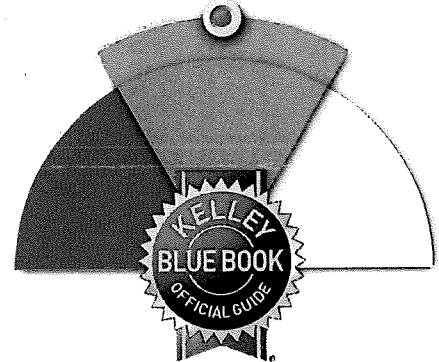
# 2008 Ford F150 Regular Cab Pricing Report

## Trade In To a Dealer

**Style:** XL Pickup 2D 8 ft



|                          |
|--------------------------|
| Trade-in Range           |
| <b>\$3,232 - \$4,027</b> |
| Trade-in Value           |
| <b>\$3,630</b>           |



## Vehicle Highlights

**Fuel Economy:**  
City 14/Hwy 19/Comb 16 MPG

**Max Seating:** 3

**Doors:** 2

**Engine:** V8, 4.6 Liter

**Drivetrain:** 2WD

**Transmission:** Automatic, 4-Spd w/Overdrive

**EPA Class:** Standard Pickup Trucks

**Body Style:** Styleside Pickup

**Country of Origin:** United States

**Country of Assembly:** United States

Valid for ZIP Code 32907 through 07/13/2020

## Your Configured Options

Our pre-selected options, based on typical equipment for this car.

✓ Options that you added while configuring this car.

### Engine

V8, 4.6 Liter

### Transmission

Automatic, 4-Spd w/Overdrive

### Drivetrain

2WD

### Braking and Traction

ABS (4-Wheel)

### Comfort and Convenience

- Air Conditioning
- Power Windows
- Power Door Locks
- Cruise Control

### Steering

- Power Steering
- Tilt Wheel

### Entertainment and Instrumentation

AM/FM Stereo

### Safety and Security

Dual Air Bags

### Wheels and Tires

Premium Wheels

### Exterior Color

✓ White

## Glossary of Terms

Tip:

It's crucial to know your car's true

**J.D. POWER**



NADAguides Value Report 7/24/2020

**2008 Ford F-150  
Regular Cab FX2 2WD**

[↔ CHANGE CAR](#) [⊕ COMPARE](#)

**Values**

|                  | <b>Rough Trade-In</b> | <b>Average Trade-In</b> | <b>Clean Trade-In</b> | <b>Clean Retail</b> |
|------------------|-----------------------|-------------------------|-----------------------|---------------------|
| Base Price       | \$3,375               | \$4,400                 | \$5,250               | \$7,675             |
| Mileage (0)      | N/A                   | N/A                     | N/A                   | N/A                 |
| Total Base Price | \$3,375               | \$4,400                 | \$5,250               | \$7,675             |

**Options**

|                        |                |                |                |                |
|------------------------|----------------|----------------|----------------|----------------|
| <b>Price + Options</b> | <b>\$3,375</b> | <b>\$4,400</b> | <b>\$5,250</b> | <b>\$7,675</b> |
|------------------------|----------------|----------------|----------------|----------------|

# 2008 FORD F-150 XL

Boniface Hiers KIA  
880 S APOLLO BLVD  
Melbourne, Florida 32901

VIN: 1FTPX12V58FA50748  
Odometer: 50,000 Miles  
Color:

Disposition: Retail  
Purchase: Yes  
Appraiser: J. Dill

## CUSTOMER INFORMATION

### APPRAISAL VALUES

Reconditioning: \$750  
Profit Objective: \$2,000

### RECONDITIONING ITEMS

# \$2,900

7/21/2020

### BOOK VALUES

#### RBOOK

Unit Cost: \$3,650  
Asking Price: \$5,650

#### Market Average

Not enough data

#### Market Days Supply

Overall: 29  
Like Mine:

#### Ranking

Price Rank: 1 of 2  
vRank: 1 of 2  
Adj % Cost To Market: N/A

#### NADA

Publication: 07/2020

|                | Trade In       |                |                | Loan           |                |                | Retail         |                |                 |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
|                | Price          | Adj            | Total          | Price          | Adj            | Total          | Price          | Adj            | Total           |
| Clean          | \$5,125        | \$2,563        | \$7,688        | \$4,625        | \$2,563        | \$7,188        | \$7,525        | \$2,563        | \$10,088        |
| <b>Average</b> | <b>\$4,275</b> | <b>\$2,563</b> | <b>\$6,838</b> | <b>\$4,625</b> | <b>\$2,563</b> | <b>\$7,188</b> | <b>\$7,525</b> | <b>\$2,563</b> | <b>\$10,088</b> |
| Rough          | \$3,250        | \$2,563        | \$5,813        | \$4,625        | \$2,563        | \$7,188        | \$7,525        | \$2,563        | \$10,088        |

#### MMR

7/21/2020

|                | Wholesale      |                |                | Retail         |                |                 |
|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
|                | Price          | Adj            | Total          | Price          | Adj            | Total           |
| Above          | \$5,100        | \$0            | \$5,100        | \$9,825        | \$0            | \$9,825         |
| <b>Average</b> | <b>\$3,450</b> | <b>\$2,740</b> | <b>\$6,200</b> | <b>\$8,325</b> | <b>\$2,960</b> | <b>\$11,300</b> |
| Below          | \$1,800        | \$0            | \$1,800        | \$6,825        | \$0            | \$6,825         |

#### NAAA

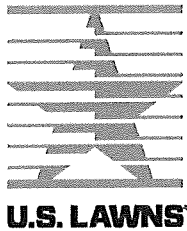
Avg. Auction Price:

#### National

\$5,597

#### Regional

\$5,029



July 24, 2020

Dear Members of the Board,

On behalf of US Lawns of Brevard, we appreciate the opportunity to present an annual *comprehensive landscape maintenance program*.

We have measured and evaluated your property and determined that this enclosed annual maintenance proposal will provide your property with the quality care it needs.

U.S. Lawns of Brevard is a locally owned professional service. We strive to give quality care to our clients by providing:

- \* **THOROUGH** and **METICULOUS** property maintenance
- \* **A Drug-free TRAINED AND UNIFORMED** service staff
- \* **FULL INSURANCE** coverage on our employees while on your property
- \* **REGULAR SITE INSPECTIONS** with property representatives
- \* **PROMPT RESPONSE** to your needs and concerns
- \* An agreement **TAILORED** to your specifications, outlining our service and pricing
- \* Compliance with all **STATE AND FEDERAL** laws
- \* Compliance with all **OSHA** standards
- \* **FLORIDA GREEN INDUSTRIES** certified

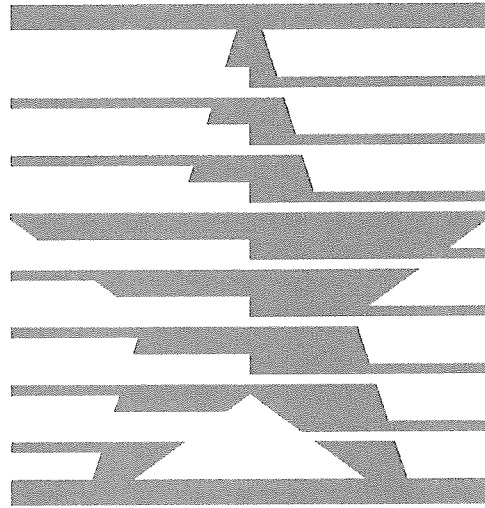
We feel confident that, given the opportunity, we will meet your expectations. If you have any questions regarding the following proposal, please do not hesitate to call.

Sincerely,

Brandon Silverstein  
US Lawns of Brevard  
321-636-0655 Office  
321-806-3957 Fax  
321-863-7697 Mobile

Initials \_\_\_\_\_





**U.S. LAWNS®**

*at*

**Holiday Park**

*Prepared by*

**Brandon Silverstein  
US Lawns of Brevard  
321-636-0655 Office  
321-806-3957 Fax  
321-863-7697 Mobile**

The U.S. Lawns comprehensive landscape maintenance program consists of the following services.

1. The mowing of all turf areas throughout the property once every seven days in the heavy growing season and every fourteen days in the dormant season. A total of 38 services.
  - a. Litter removal in the turf and bed areas shall be performed during each maintenance visit. This excludes leaf fall pickup, insect damage, and excess leaves from drought conditions from parking areas, sidewalks, pools, etc. Any excess litter or debris will be brought to the attention of the Client and may result in an additional charge for removal.
2. The edging of all walk and curb areas in concurrence with each mowing.
3. The edging of all plant beds in concurrence with every other mowing or as inspection requires.
4. The weeding of all plant beds as often as plant health and the highest level of order requires.
5. The trimming of tree canopies in common areas to maintain a clearance height of eight (8) feet. Excludes limbs larger than two (2) inches in diameter.
6. The shearing of qualifying shrubs and hedges once per month to maintain desired shape and appearance.
7. The power clipping of grass areas inaccessible to our mowing machinery.
8. The air blowing of all walks and paved areas littered in the maintenance process.
9. U.S. Lawns assumes responsibility for any and all damage, including irrigation components, which occur as a result of the maintenance process.
10. If mulch and palms are included in the contract we will not schedule until you are at least 6 months into the contract terms and at our earliest convenience.
11. If mulch and palms are included in the contract we ask that they are not scheduled until you are at least 6 months into the contract.
12. Weed Whackers will stay a safe distance away from skirting and other delicate plastics of homes.
13. Scrape concrete ditches free of major soil build up and accumulation. Remove tall weeds and debris. To be completed once per year during the dry season winter months.

**ADDITIONAL SERVICES WILL BE INCLUDED IN MONTHLY SERVICE IF MARKED BELOW**

|  |                                    |                            |
|--|------------------------------------|----------------------------|
| Fertilization and Insect Control of Turf:<br>Cost per application:<br># applications per year:<br>Total cost per year:                                     | \$00.00<br>#6<br>\$2,640.00        | <b><u>NOT INCLUDED</u></b> |
| Fertilization and Insect Control of Trees/Shrubs:<br>Cost per application:<br># applications per year:<br>Total cost per year:                             | \$00.00<br>#3<br>\$.00             | <b><u>NOT INCLUDED</u></b> |
| Installation of Mulch:<br>Cost per yard:<br># yards per installation:<br>Total cost per installation:<br># installations per year:<br>Total cost per year: | \$.00<br>#<br>\$.00<br>#1<br>\$.00 | <b><u>NOT INCLUDED</u></b> |
| Installation of Annuals:<br>Cost per annual:<br># annuals per installation:<br>Cost per installation:<br># installations per year:<br>Total cost per year: | \$.00<br>#<br>\$<br>#<br>\$        | <b><u>NOT INCLUDED</u></b> |
| Trimming of Palms:<br>Cost per tree:<br># palms per trimming:<br>Cost per trimming:<br># trimmings per year:<br>Total cost per year:                       | \$.00<br>#<br>\$.00<br>#1<br>\$.00 | <b><u>NOT INCLUDED</u></b> |
| Canal Cleaning:<br><br>Once time per year  |                                    | <b><u>INCLUDED</u></b>     |

**Payment Terms**

**U.S. Lawns of Brevard** agrees to maintain **Holiday Park** in the manner prescribed, for a total annual amount of **(\$180,960.00)**, payable in monthly installments of **(\$15,080.00)** due on the first day of the month following the month of service. A service charge of 1 1/2% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%.

This annual agreement shall commence on \_\_\_\_\_ and renew annually on the anniversary date. The parties agree that either party may terminate this agreement with cause upon 30 days written notice to the other party. Upon termination of this contract, all prorated monies for services and hours that have already been rendered shall become immediately due and payable. Should it become necessary for U.S. Lawns to pursue collections of outstanding amounts due, Client agrees to pay attorney fees, court costs, interest, and all expenses incurred in said collection efforts.

For the convenience of the Client only, the monthly charge under this Agreement is the sum of the total charge for all work performed under the Agreement divided by the number of calendar months included in the payment period of the Agreement. In the event this Agreement is terminated early by either party, U.S. Lawns is entitled to recover their unrecovered costs incurred through termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of the termination. Substantial portions of the work for the year may be performed in the heavy growing months of each year of the Agreement including potentially significant mobilization costs in start-up.

**TERMINATION**

This agreement may be terminated by the Client for non-performance of U.S. Lawns upon thirty (30) days written notice. U.S. Lawns shall be entitled to cure any deficiencies of performance within ten (10) business days of being notified of deficiencies. If U.S. Lawns corrects the deficiency identified in the written notice within ten (10) business days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within ten (10) business days and U.S. Lawns commences a good faith effort to correct the deficiency within ten (10) business days of receipt of notice, the grounds for termination shall be deemed cured. If U.S. Lawns fails to correct any deficiencies or remedy good faith effort for the items listed in the termination notice, the Agreement shall be terminated thirty (30) days from the date U.S. Lawns receives the original termination notice. In the event the Client fails to make payments as set forth in this Agreement, U.S. Lawns is entitled to discontinue services.

**LIABILITY** - U.S. Lawns is not responsible for the condition of the landscape due to drought, freeze, irrigation deficiencies, storm damage, other acts of God, or regulations imposed by governing authorities. U.S. Lawns assumes no liability for damages or consequential damages caused by conditions beyond our control. It is understood and agreed that U.S. Lawns is not liable for any damage that is not caused by the negligence of U.S. Lawns, its agents or employees. U.S. Lawns shall be notified and have the option to inspect any damage assumed to have been caused by them to any persons or property prior to any repairs being completed. If any repairs occur prior to such notification and/or inspection, U.S. Lawns will not be responsible to reimburse Client for any costs associated.

Respectfully submitted by:  
U.S. Lawns of Brevard

Approved and accepted for:  
**Holiday Park**

\_\_\_\_\_  
Brandon Silverstein

By: \_\_\_\_\_  
Board Representative/ Property Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Contract Irrigation Specifications**

If your maintenance agreement includes irrigation maintenance, the following services shall be performed:

1. A complete audit of the irrigation system will be performed 12 times per year to check system efficiency, coverage, operational limitations and/or operational status.
  - A report, along with a proposal for correction of any deficiencies, will be submitted.
2. During each contract irrigation check, a technician will activate the system and observe for proper coverage and system operation, included in contract
  - Any needed adjustments to coverage, and any damage caused by U.S. Lawns personnel will be performed at that time.
3. If US Lawns is called to the property to repair damage caused by U.S. Lawns service personnel between inspections, this will be performed at no additional cost to the customer.
  - All technicians will report to your management representative when available or a report will be sent for each visit.
4. If US Lawns is called to your property for inspections or repairs of items not caused by U.S. Lawns service personnel (i.e. underground leaks, traffic damage, vandalism, power outages or component or control failures) or, if these items are found during an inspection, property management will be responsible for the cost of materials and labor provided by U.S. Lawns for repairs at a billable rate of **\$70.00** per hr.
  - There will be a service charge for service calls when no problem is found to exist.
5. Please note that most irrigation systems were designed and built to maintain the original landscape. Alterations to landscape frequently require modifications to the irrigation system.
  - Property management will be responsible for the cost of materials and labor for such modifications.
6. Sufficient water must be available on a timely basis to prevent drought damage to turf grass, shrubs, trees, and flowers. Deficiencies arising from any of the following conditions are grounds to terminate the expressed or implied warranty on plants:
  - Water bans issued by governing bodies
  - Failure of irrigation systems beyond U.S. Lawns' control
  - Failure of Client to maintain irrigation system in effective working condition
  - Refusal to irrigate for needs of plants
  - Power failures beyond U.S. Lawns control
  - Unavailability of sufficient and suitable water for irrigation of any reason

**ACCEPTANCE OF IRRIGATION ADDENDUM**

Condition of acceptance. The amount of **\$100.00** has been entered as the said "Dollar Amount" not to be exceeded for monthly Irrigation repairs without written permission. The above prices, specifications, and conditions are hereby accepted. Payment will be made as outlined above.

Respectfully submitted by:  
U.S. LAWNS OF Brevard

Approved and accepted for:  
PROPERTY Representative

\_\_\_\_\_  
Brandon Silverstein

By: \_\_\_\_\_  
Board Representative/ Property Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Initials \_\_\_\_\_

## **FERTILIZATION**

The fertilization of all accessible turf areas, trees, shrubs and ornamentals with the proper blend of commercial fertilizer. Fertilization shall be applied as follows:

Turf areas – **zero (0)** times per year

Shrubs and Ornamentals – **zero (0)** times per year

## **PEST MANAGEMENT AND WEED CONTROL**

1. The application of insect control products to the turf areas. This excludes fire ant infestation treatment and if necessary a proposal shall be submitted separately.

2. This Agreement does not include the application of any pesticide for the treatment to an ornamental planting taller than ten (10) feet. A proposal for any treatment for control required above this height shall be submitted separately to Management for authorization. In addition, the scope of our service does not include the treatment and application of pesticides for exotic or imported pest such as, Spiraling White Fly, Ficus White Fly, Royal Palm Bug and any other new or exotic species and/or disease which may present themselves, but we will monitor and advise Management of any potential problems.

3. The application of pre-emergent and post-emergent weed control products to the turf areas. U.S. Lawns shall be responsible for selecting control materials from a list of products approved for specific use by the U.S. Environmental Protection Agency, or other agencies with regulatory responsibility over the specific use, and affirmed for that use by the appropriate State Government. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval has been cancelled by regulatory authorities, U.S. Lawns shall not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, U.S. Lawns will not be responsible for control or repair of damage caused by such uncontrollable pests.

4. Changes in Federal regulations have resulted in our loss of ability to selectively control various weeds, including crabgrass, when they are present in certain turf. The only control of these weeds is to treat infested turf areas with non-selective products which may result in the necessity to replace the turf. This Agreement does not include turf replacement and if necessary a proposal shall be submitted separately.

5. As a result of the continuing drought conditions along with ongoing changes in insect species and control products that are available for treatment, guaranteed insect control has become more dependent on timely and regular irrigation. Sufficient water must be available at the time of treatment for insect and diseases, as well at the time of fertilizer and control applications, to comply with the instructions for use of the products. In the event sufficient water is not available, U.S. Lawns cannot guarantee the effectiveness of such treatments.

6. U.S. Lawns is not responsible for the loss or decline of turf, shrubs, and/or trees as a result of Sedges or grassy weeds (including Torpedo grasses), Fungus, Grubs, and imported insects. Please note chinch bugs cannot be controlled with contracts fewer than Six (6) services. Additional services cost may be required.