



NATURE COAST

LANDSCAPE SERVICES

MAINTENANCE • INSTALLATION • ARBOR CARE

“Live, Play and Maintain Tampa Bay”

KEY VISTA VILLAS LANDSCAPE MAINTENANCE PROPOSAL

PROPERTY INFORMATION		CONTACT INFORMATION	
Property Name:	Key Vista Villas	Company:	Resource Property Management
Address:	Holiday, Florida	Address:	
Contact Person:		Contact Person:	Beth King
Address:		Phone:	
Phone:		Cell Phone:	
Email Address:		Email Address:	jjcareccia@gmail.com wcubellis@tampabay.rr.com

Landscape Maintenance Proposal Contents



- Contractor Summary
- Capabilities and Methodology
- References
- Insurance
- Landscape Maintenance Proposal
- Cost Breakdown
- Landscape Maintenance Agreement



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Contractor Summary

Our Company

Founded in Tampa Bay in 2014, NatureCoast is a commercial landscape service provider specializing in homeowner’s association, condominium association, and commercial maintenance. With more than 30 years of combined commercial landscape management experience, NatureCoast can assist your community with arbor care, irrigation services, lawn pest control, fertilization, landscape design, and installation.

Our Team Leaders



Nestor Nazario

President & Founder

Nestor started his career in the landscape maintenance industry by joining a small Pasco County landscape firm over 20 years ago. Throughout the years, Nestor helped grow the company to include 7 branches throughout the state to its peak and eventually ended his tenure as Vice President to start NatureCoast Landscape Services. Over the last 8 years, Nestor has grown NatureCoast by developing strong relationships with local association management firms in the Tri-

County area. Nestor is a State of Florida Certified Horticultural Professional and holds a Best Management Practices Certification. In his free time, Nestor enjoys fishing, working on his motorcycles and automobiles, and spending time with his wife and children.



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Matt Mondelli *Operations Manager*

With nearly 20 years of experience, Matt specializes in grounds maintenance and arbor care. Matt ended his tenure at his original firm as Regional Manager to join Nestor in growing NatureCoast Landscape Services as Operations Manager. Matt is Best Management Practices certified and is also Florida MOT certified. In his free time, Matt enjoys fishing, boating, and spending time with his wife and children.



Jason Wade *Production Manager*

Jason has more than 25 years of experience in the green industry in the Tampa Bay Area, 16 of those in landscape management. He began his career as a laborer, moved up to be a foreman, and was ultimately promoted to an Account Manager. He is an FNGLA Certified Landscape Professional (FCHP) and is also certified in Best Management Practices. As a Production Manager, Jason focuses on customer service, employee safety, and training in the field. In his free time, Jason enjoys spending

time with his wife and two young children and attending sporting events.



Marcia Rodriguez *Office Manager*

With more than 3 years in Green Industry Office Management Experience, Marcia is responsible for the day-to-day administration of the office. Marcia focuses on, client work orders, communications, accounts payables, accounts receivables, assisting Management staff with procurement, proposals, and hiring needs for the company. Marcia is proficient with QuickBooks and Microsoft Software. In her free time, Marcia a Colombia Native enjoys traveling,

attending sporting events, and furthering her education.



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Wayne Hendricks *Landscape Project Manager*

Wayne started his landscape industry career in 1999. Thru the years and hard work Wayne was promoted from a grounds crew member to crew supervisor. Wayne has worked in some of the Tampa Bay area largest nurseries thru out his 20 year career. Wayne has a vast knowledge of Florida Landscape ideal materials. As a Certified Best Management Practice Landscape Project Manager, Wayne is responsible for designs, procurement, installations, drainage, and any related Landscape related projects. Wayne is married with three

children. Wayne enjoys fishing, boating, and spending time with family and friends.



Halli Matas *Arbor Care Manager*

Halli is an Arbor Care industry Professional with more than 20 years of Arbor Care related operations. As the Account Manager for the Arbor Care Division at Nature Coast, Halli is responsible for Arbor Care Operations that include, removals, pruning, sales, assessments for our clients and project management for the Arbor Care Division. In her personal time Halli enjoys travel and spending time family and friends.



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/3/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Fessler Agency, Inc. 3165 N McMullen Booth Road G-2 Clearwater FL 33761		CONTACT NAME: Christina Hermann PHONE (A/C, No, Ext): 727-451-6213 FAX (A/C, No): 727-725-4698 E-MAIL ADDRESS: chermann@fessleragency.com	
INSURED Nature Coast Landscape Services LLC 5359 State Road 54 New Port Richey FL 34652		INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Southern-Owners Insurance 10190 INSURER B: Auto Owners Insurance Company 18988 INSURER C: RetailFirst Insurance Company 10700 INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 1901378313 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD	WVP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y		20355884	5/13/2022	5/13/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 1,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			5335588401	5/13/2022	5/13/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			5335588400	5/13/2022	5/13/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	520-61186	5/13/2022	5/13/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Main Street Renewal required by written contract.

CERTIFICATE HOLDER XXXX FOR INFORMATION ONLY XXXX	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

2023

Expires September 30th



ACCOUNT #:: 94622

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE
STATE LICENSE #

NATURE COAST LANDSCAPE SERVICES LLC

5359 STATE ROAD 54
NEW PORT RICHEY, FL 34652

OWNER/QUALIFYING AGENT
NAZARIO NESTOR

LOCATION ADDRESS:
5359 STATE ROAD 54
NEW PORT RICHEY, FL 34652

DATE	RECEIPT	AMOUNT
07/08/2022	22-0-113187	33.75

Dear Business Owner:

Your **2023** Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

Thank you for allowing us to serve you!

MIKE FASANO
PASCO COUNTY TAX COLLECTOR

EAST PASCO GOVERNMENT CENTER
DADE CITY

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY

TAX COLLECTOR BUILDING
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076

Page



5359 SR 54, New Port Richey, FL 34652 | nestor@naturecoast.biz | (813) 749-0246



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State of



Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

PEST CONTROL LICENSE

Number: JB313708

NATURE COAST LANDSCAPE SERVICES LLC

13124 SR 54, ODESSA, FL 33556

This is to Certify that the Pest Control Firm named above is licensed by the State of Florida, Department of Agriculture and Consumer Services for the Year Ending September 30, 2022 as prescribed by Law.

Nicole Fried

NICOLE "NIKKI" FRIED
Commissioner of Agriculture

Issue Date: September 14, 2021

FDACS 13618, 06/01



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Client Reference List

Management & Associates

Jaime Soderland

Executive Vice President, *East Lake Woodlands Master, Foxwood at Trinity.*

Phone: (727) 967-5779

Email: JSoderland@mgmt-assoc.com

McNeil Management Services, Inc.

Jennifer Conti

Community Association Manager, *Tuscany @ Tampa Palms, Panther Trace Villas.*

Phone: (813) 571-7100

Email: jennifer@mcneilmsi.com

Qualified Property Management

Dianne Bargaen

Community Association Manager, *Highgate/Juniper of Lansbrook, Palms at Citrus Park, Carrollton at Lake Heather.*

Phone: (727) 869-9700

Email: dianne@qualifiedproperty.com

Sentry Management

Lindsey Patterson

Community Association Manager, *Redington Shores Yacht and Tennis Club Homeowners Association, The Woods at Anderson Park, Chattam Landing.*

Phone: 727-799-8982

Email: lpatterson@sentrymgt.com

Resource Property Management

Kim Morris

Community Association Manager, *River Ridge Country Club Homeowners' Association, Inc.*

Phone: (727) 796-5900

Email: Kmorris@resourcepropertymgt.com



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Capabilities and Methodology

Our Equipment

NatureCoast Landscape Services holds an impressive fleet of trucks, trailers, mowers, sod cutters, arbor care equipment, front loaders, wide range of Stihl two Cycle handheld power equipment, and other various machinery capable of meeting the needs of the industry it serves.



Our Methodology

A major priority that gives us an edge over our competition is management presence. A manager will be present on service days in order to provide guidance and instruction to teams and to make sure that the specific requests of our clients are being met in an efficient and effective manner. We also hold communications between team members and with clients as a key to our success. Team members and Management Team are in constant communication, and our clients are kept up to speed on the details of their properties. Each team member is cross trained to be able to efficiently service each property and to assist their fellow team members when needed.



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Landscape Maintenance Proposal

Service Descriptions :

-  **Mowing:** Weekly services from May thru September, bi-weekly October thru April. All turf will be mowed with mulching blades and mulching mowers. All debris in turf areas will be removed prior to mowing.
-  **Line Trimming:** All turf areas and adjacent bed lines will be kept line trimmed each time of service to provide a neat and clean appearance. All trees, light poles, and pond areas not reachable by lawn mowers will be string trimmed.
-  **Edging:** All hard and soft surfaces on community property will be edged with gas power edger in alternated rotation- Hard surfaces 1 event, soft beds 1 event.
-  **Power Blowing:** Entire property and master common areas will be completely blown off to give the community a neat and clean look at each time of service.
-  **Trimming & Bed Maintenance:** Shrub Trimming will be done once a month (12) events in accordance with FNGLA trimming standards and property specifications. Mechanical and chemical method will be used for bed maintenance weed control. Crape Myrtles will be lightly pruned once per year to remove dead seeds and promote blooming. Ornamental trees and hardwood trees will be trimmed or lifted to 10ft as needed to prevent human liability.
-  **General Clean up:** All trimming from bushes, trees or debris generated from raking and bed cleanup will be hauled away at each property visit.
-  **Palm Tree Pruning:** Pruning of (7) palms in master area twice per year.



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Landscape Maintenance Proposal

Service Descriptions :

-  **Irrigation Maintenance:** Monthly inspections of all irrigation zones. All adjustments are included in monthly inspection fee. Repairs or replacements such as rotors, pop ups, main lines, valves, controllers, and damages from acts of nature will be at an additional cost of parts plus \$65.00 a tech hour.

-  **Pest Control and Fertilization Services:** Monthly Integrated Pest Management included in scope to control disease, insects, fungus on turf or plant material.
 -  **Turf Applications:** (4) Fertilization applications to all St. Augustine sod. Includes preventative treatment for insect pests (Chinch Bugs, Grub, & Sod Webworm) Herbicide includes preventative treatment of weeds. (Broadleaf, Dollar weed, & Sedge Grasses) Pre-Emergent are included to help prevent Bermuda & Crab Grass.
 -  **Shrub/Ornamental Applications:** (2) Minimum 70% slow release granular fertilization applications to all shrubs, trees, and ground covers.
 -  **Fungus/Disease Control** – Includes treatment of all curable fungus/diseases.
 -  **Soil Testing** – As needed for PH, Nutrient levels, and moisture.
 -  **Bed Weeds** – Chemical and machinery methods will be used to keep beds clear of weeds. Spot treatments will be done if necessary.







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Landscape Maintenance Proposal Cost Breakdown:

Key Vista Villas Homeowners Association	
 Monthly Maintenance Program	\$
 Pest Control & Fertilization Program	\$
 Monthly Irrigation Inspection:	\$
 Total Monthly Program: \$	Total Yearly Cost: \$

Key Vista Villas Homeowners Association

Approval Signature: _____ Date: _____

A La Carte Pricing:

 4" Annual Installed	\$ / per plant
 4" Perennial Installed	\$ / per plant
 Floritam Sod Installed	/ per square ft (Rip Out Included)
 High Volume Storm Clean Up	TBD After Weather Event
 Mulch Installation (Cypress Blend or Pine Bark)	\$ per yard installed



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Landscape Maintenance Agreement

This agreement is made on October 6, 2022, and between Key Vista Villas (Hereafter referred to as CLIENT) and NatureCoast Landscape Services (hereafter referred to as CONTRACTOR) agree to the following:

1.0 Terms: This agreement shall be in effect for a period of 24 months (2 years) with an effective date of October 6, 2022 through September 5, 2024.

1.1 Renewal: This agreement will be automatically renewed for (1) year at the end of the 24-month agreement unless canceled by either party by providing a 30-day notice.

1.2 Cancellation: Client must allow contractor 30 days to rectify all concerns. This agreement may be canceled by either party by providing a 30-day written notice delivered to the other party by certified mail.

1.3 Services: Contractor agrees to perform all services outlined in the landscape maintenance proposal. (See Pages 10&11)

1.4 Additional Services: All additional services provided to client will be submitted in the form of a proposal and require a signature for approval.

2.0 Compensation Terms: Client shall pay Contractor the sum of 144,000.00 contracted amount for each year of this Agreement, prorated into a monthly cost of 12,000.00. Services outlined in the “Landscape Maintenance Proposal” It is agreed that payment shall be made as follows:

2.1 Regular monthly compensation shall be remitted to Contractor on the 30th day of each month. Client will receive a monthly invoice on the 1st of each month.

2.2 All additional services will be invoiced the day the work is completed. Client shall remit payment to Contractor within (30) thirty days.

2.3 Annual compensation increase- Client agrees to 4% increase for the 2nd year of this contract agreement.

2.4 Fuel Surcharge/Inflation- Within contract terms contractor holds the right to the implementation of a temporary fuel surcharge of 4% of the monthly contractual value based on fuel price increases and inflation costs associated with our business after year (1) of this contract.



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Landscape Maintenance Agreement

3.0 Insurance: Contractor is a preferred vendor for Resource Property Management. Contractor agrees to maintain proper licenses and insurances as required by the State of Florida.

4.0 Weather: Contractor shall reserve the right to reschedule work in the event of acts of God such as heavy rainstorms, hurricanes, tornados, etc.

5.0 Communications: All emails and/or phone calls will be answered within the same business day.

6.0 Operations: All work request and/or work orders will be performed within (5) Business Days.

7.0 Emergencies: All determined emergencies will be treated as such. Same day resolution or action plan created.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year set forth below each signature.

Contractor:

Client:

Signature: Nestor Nazario
Nestor Nazario, President

Signature: Gail McCoy
Print Name: Gail McCoy

Date: 8/23/2022

Date: 9/6/2022

Thank you for allowing my company the opportunity to bid the 2022 Landscape Maintenance Program at Key Vista Villas Homeowners Association. We look forward to working with you and being part of your community's success.

Thank you for your business.

Nestor Nazario

President/Owner

Florida Certified Horticulture Professional #H65 8931

BMP Certified

C: (727) 919-3922 E: nestor@naturecoast.biz