Midtown
Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900
https://midtownid.com

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Midtown Improvement District ("District"), scheduled to be held at **3:30 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 the 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 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 $23,001.41** *(provided under separate cover)*
10. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
11. **Review of District Financials** *(provided under separate cover)*

Other Business

a) Staff Reports
    a) District Counsel
    b) District Manager
    c) District Engineer
    d) Construction Supervisor
    e) Landscape Supervisor – Monthly Landscape Report

pfm

f) Irrigation Supervisor

b) Supervisor Requests

Adjournment

Midtown
Improvement District

Oath of Office

MIDTOWN 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 MIDTOWN 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 Midtown 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: _____

Midtown
Improvement District

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

MIDTOWN IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES

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

The Board of Supervisors' Meeting for the Midtown Improvement District was called to order on Tuesday, October 20, 2026, at 3:30 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

Brent Schademan	Assistant Secretary
Ron Domingue	Assistant Secretary
Damon Ventura	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)
Dan Young	Tavistock	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Walden called for public comments and 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. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown 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 this item is 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 Fiscal Year 2027 was executed by the Chair prior to the meeting so that coverage would not lapse, and that the Board is requested to ratify that action. She added that the total cost was $8,788.00 and the budgeted amount was $8,154.65. The overage of $633.35 is attributable to an additional hardscape item being added to the scheduled coverage, and the District has sufficient funds available to cover the overage.

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown 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 $57,664.95**

The Board reviewed O&M Expenditures paid in August 2026.

On motion by Mr. Schademan, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling $57,664.95.

SEVENTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $22,455.84**

The Board reviewed O&M Expenditures paid in September 2026.

On motion by Mr. Schademan, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $22,455.84.

EIGHTH ORDER OF BUSINESS **Recommendation of Work Authorizations/Proposed Services**

Ms. Walden reviewed the Work Authorization from Berman for holiday decorations. She confirmed with Berman that the amount is $750.00, which is consistent with last year's cost, as there were no changes in scope.

On motion by Mr. Schademan, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Work Authorization with Berman in the amount of $750.00 for holiday decorations.

NINTH ORDER OF BUSINESS **Review of District Financials**

Ms. Walden noted the financials are updated through September 30, 2026, the end of Fiscal Year 2026. The District has spent approximately 70% of the adopted Fiscal Year 2026 budget. No action was required.

TENTH ORDER OF BUSINESS **Staff Reports**

District Counsel – No report.

District Manager – Ms. Walden noted the next Board Meeting is scheduled for November 17, 2026.

District Engineer – Not present.

Construction Supervisor – No report.

Landscape Supervisor – Mr. Fussell noted the Landscape Supervisor report was included in the agenda package. He explained that the vendor is completing the work as required and there are no major issues to report.

Irrigation Supervisor – No report.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS **Adjournment**

Ms. Walden called for a motion to adjourn.

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

_____ _____

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

Midtown
Improvement District

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

MIDTOWN IMPROVEMENT DISTRICT
LANDOWNERS' ELECTION MEETING MINUTES

The Landowners' Election of the Midtown 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 10:03 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 314.47 acres total and allows for 320 votes.

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

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

- Seat 1 – Richard Levey – 320 votes
- Seat 2 – Damon Ventura – 320 votes
- Seat 5 – Brent Schademan – 319 votes

Mr. Firth stated Dr. Levey and Mr. Ventura will each serve a four-year term and Mr. Schademan will serve a two-year term.

FIFTH ORDER OF BUSINESS **Adjournment**

The Midtown Improvement District Landowners' Election was adjourned.

_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair

Midtown
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 MIDTOWN 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 Midtown 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, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two 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 MIDTOWN IMPROVEMENT DISTRICT:

Section 1. The following person is 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:

Richard Levey	Votes	320
Damon Ventura	Votes	320
Brent Schademan	Votes	319

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:

Richard Levey	4 Year Term	Seat 1
Damon Ventura	4 Year Term	Seat 2
Brent Schademan	2 Year Term	Seat 5

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

PASSED AND ADOPTED THIS 17th DAY OF NOVEMBER, 2026.

Attest:

MIDTOWN IMPROVEMENT DISTRICT

_____

Secretary/Assistant Secretary

_____

Chairman

Midtown
Improvement District

Resolution 2027-02,
Election of Officers

RESOLUTION 2027-02

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

WHEREAS, the **MIDTOWN 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 MIDTOWN IMPROVEMENT DISTRICT:

Section 1. Richard Levey is appointed Chair.

Section 2. Rob Adams is appointed Vice Chair.

Section 3. Jennifer Walden is appointed Secretary.

Section 4. Lynne Mullins is appointed Assistant Secretary.

Ron Domingue is appointed Assistant Secretary.

Damon Ventura is appointed Assistant Secretary.

Brent Schademan is appointed Assistant Secretary.

Section 5. Jennifer Glasgow is appointed Treasurer.

Section 6. Amanda Lane is appointed Assistant Treasurer.

Amy Champagne is appointed Assistant Treasurer.

Rick Montejano is appointed Assistant Treasurer.

Verona Griffith is appointed 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: **MIDTOWN IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

Midtown
Improvement District

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

(provided under separate cover)

Midtown
Improvement District

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

(provided under separate cover)

Midtown
Improvement District

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

Midtown 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 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 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:_____

Midtown
Improvement District

Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $23,001.41

(provided under separate cover)

Midtown
Improvement District

Work Authorization/Proposed Services

(If applicable)

Midtown
Improvement District

District Financials

(provided under separate cover)

Midtown
Improvement District

Monthly Landscape Report

BERMAN

TASK SERVICE REPORT

Midtown Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 95807

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 maintenance activities throughout the Midtown Improvement District focused on maintaining established landscape conditions, improving seasonal color, supporting turf health, and addressing landscape and irrigation infrastructure needs. Significant seasonal improvements included the preparation of planting beds for fall and holiday annuals, installation of seasonal color, and application of granular fertilizer to turf areas. These activities support the district's appearance and help maintain landscape quality entering the cooler months. Additional attention was directed toward palm maintenance, irrigation controller improvements, and replacement planning for a palm located near the water park along Centerline. These items remain important components of the district's ongoing landscape management program.

OBSERVATIONS / FINDINGS

Turfgrass Management - Fall granular fertilizer applications were reported as completed throughout the district's turf areas. This seasonal application supports turf nutrient availability and helps maintain turfgrass vigor as growth rates begin to moderate with changing temperatures. Routine mowing, edging, and detail maintenance should continue to be adjusted according to actual turf growth, soil moisture conditions, and established contract specifications. Landscape Beds and Seasonal Annuals - Planting bed soil was refreshed in preparation for the installation of fall and holiday annuals. Seasonal plantings were subsequently installed, improving color and visual interest within the maintained landscape. Continued monitoring of annual beds is recommended to evaluate establishment, irrigation coverage, soil moisture, and plant performance. Palms and Ornamental Plantings - Palm maintenance was included in October's reported landscape activities. A palm near the water park on Centerline was also identified for replacement consideration. Irrigation System Management - October correspondence referenced two Midtown irrigation controllers with proposals that were reported as approved. Coordination is needed to verify the completion status of the associated improvements and ensure proper irrigation coverage throughout the affected areas. Irrigation monitoring remains especially important following seasonal annual installations and turf fertilization.

AREAS OF CONCERN

Palm Replacement – Centerline Water Park - A palm located near the water park along Centerline was identified as requiring replacement consideration. The condition and replacement requirements should be reviewed to determine appropriate corrective action, including species selection, installation specifications, and establishment irrigation. Irrigation Controller Improvements - Correspondence during October indicated that proposals associated with two Midtown irrigation controllers had been approved. Completion and operational verification remain necessary to confirm that the proposed improvements have been implemented. Seasonal Landscape Establishment - Newly installed annuals require continued monitoring to maintain uniform growth, color, and overall appearance. Particular attention should be given to irrigation scheduling, planting bed moisture, and early identification of

plant stress. Landscape Replacement and Enhancement Needs - Continued inspections are recommended to identify declining shrubs, ornamental plantings, and palms that may require selective replacement or renovation. Priority should be given to highly visible landscape areas, pedestrian corridors, and district amenities.

RECOMMENDED ACTIONS

The following recommendations are intended to maintain the district's landscape standards and address outstanding maintenance and improvement opportunities. Palm Replacement: Finalize the assessment and replacement recommendations for the palm near the Centerline water park. Coordinate approval, procurement, and installation scheduling as appropriate. Irrigation System Improvements: Confirm the status of the two approved irrigation controller proposals and coordinate completion and system testing. Continue routine irrigation inspections to identify deficiencies in coverage, pressure, and controller programming. Seasonal Annual Maintenance: Monitor newly installed annual beds for proper establishment, plant health, irrigation requirements, and uniform presentation. Replace unsuccessful plant material as needed. Landscape Enhancements: Identify opportunities for selective landscape renovations, shrub replacements, and improvements to high-visibility areas. Prepare enhancement proposals for district review where additional work falls outside the existing maintenance agreement.

ADDITIONAL NOTES

As the Midtown Improvement District transitions into November, landscape management activities will focus on preserving established landscape conditions, supporting seasonal plantings, and completing outstanding improvement initiatives. Routine landscape maintenance will continue in accordance with contractual requirements, with adjustments made for reduced seasonal growth and changing environmental conditions. Particular attention will be directed toward monitoring newly installed annuals, evaluating turfgrass performance following fall fertilization, and maintaining appropriate irrigation schedules. The primary objective remains to provide a consistent, attractive, and professionally maintained landscape throughout the Midtown Improvement District while proactively addressing deficiencies and supporting the long-term sustainability of the district's landscape assets.

Midtown 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
Midtown Improvement District Sec 1 - 3 (18)	Oct 1, 2026 1:39:00 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	Wednesday, Saturday					

ADDITIONAL COMMENTS

the clock 18 need new rain sensor

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

ZONE INFORMATION — ZONES 1–14

Item / Zone →	1	2	3	4	5	8	9	10	11	12	13	14
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays
Prog A Run Time	20 min	20 min	–	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min
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	–	–	–	0 | 1	–	–	–	–	–	–	–	–
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Microjet Nozzle	–	–	–	–	–	–	–	–	23 | 0	–	–	–
Broken Nozzle	5 | 0	–	7 | 0	6 | 0	7 | 0	7 | 0	–	10 | 0	–	18 | 0	–	–
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	–
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	–
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Broken 6" Spray Head	–	–	–	–	–	–	–	2 | 0	–	1 | 0	–	–
Broken 12" Spray Head	–	–	–	2 | 0	–	–	–	–	–	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	–	–	–	–	–	–	–	–	–	–	–	–
• Lateral Line Size	–	–	–	–	–	–	–	–	–	–	–	–
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	justo change the solenoide .	–	–	rain sensor	–	–	–	–	–	–	–	–
ZONE COMMENTS												
Comments	–	–	–	•	–	–	–	–	–	–	–	–

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

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

ZONE INFORMATION	ZONES 15–28											
Item / Zone →	**15**	**16**	**17**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**28**
Zone Type	Sprays	Sprays	Rotors	Sprays	Sprays	Sprays	Sprays	Sprays	Rotors	Sprays	Sprays	Sprays
Prog A Run Time	20 min	20 min	40 min	20 min	–	20 min	20 min	–	20 min	20 min	20 min	20 min
Prog B Run Time	–	–	–	–	–	–	–	15 min	–	–	–	–
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	17 | 0	17 | 0	–	8 | 0	–	–	–	3 | 0	1 | 0	–	–	–
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	–
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	–
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Broken 6" Spray Head	–	–	–	1 | 0	–	–	–	–	–	–	–	–
Broken 12" Spray Head	–	–	–	–	–	–	–	2 | 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	–	–	–	–	–	–	–	–	–	–	–	–
• Lateral Line Size	–	–	–	–	–	–	–	–	–	–	–	–
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

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

ZONE INFORMATION	ZONES 29–35											
Item / Zone →	**29**	**33**	**34**	**35**	**36**	**37**	**38**	**39**	**40**	**41**	**42**	**43**
Zone Type	Sprays	Sprays	Sprays	Sprays								
Prog A Run Time	20 min	–	–	–								
Prog B Run Time	–	15 min	20 min	20 min								
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	–	17 | 0	–	–								
Broken MP Rotator	–	–	–	–								
Broken Riser	–	2 | 0	–	–								
Broken Tree Bubbler	–	–	–	–								
Broken 6" Spray Head	–	1 | 0	–	–								
Broken 12" Spray Head	–	–	–	–								
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	–	–	–	–								
• Lateral Line Size	–	–	–	–								
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	–	raiser spray 12 inch	–	–								
ZONE COMMENTS												
Comments	–	–	–	–								

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

ZONE COMMENTS

Zone 4 — the clock 18 need new rain sensor

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Midtown Improvement District Sec 1 - 3 (18)	Oct 1, 2026 1:39:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

INSPECTION SUMMARY — ALL ZONES

136
TOTAL BROKEN ITEMS

136
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	123	123	
Broken Riser	2	2	
Broken 6" Spray Head	5	5	
Broken 12" Spray Head	5	5	
Broken 6" Rotor	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