

**Lee County Board Of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20040896

**1. REQUESTED MOTION:** Approve funding and execute agreement for a matching grant funds request submitted by Tanglewood Residents Association, pursuant to the terms and conditions of the Landscaping Funds Program (AC11-08) and the agreement.

**WHY ACTION IS NECESSARY:** The Landscape Funds Program requires BOCC approval of the project and execution of the agreement prior to project implementation.

**WHAT ACTION ACCOMPLISHES:** The grant provides county funds to match donated funds for landscaping of the entrances of the Tanglewood Subdivision.

**2. DEPARTMENTAL CATEGORY:**  
COMMISSION DISTRICT # 2

*C9C*

**3. MEETING DATE:**

*07-27-2004*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**  
(Specify)

- STATUTE
- ORDINANCE
- ADMIN.
- CODE 11-08
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER \_\_\_\_\_
- B. DEPARTMENT Transportation
- C. DIVISION \_\_\_\_\_

BY: Scott M. Gilbertson

**7. BACKGROUND:** Tanglewood Residents Association has submitted an application for a grant from the Roadway Landscaping Funds Program for improvement of the landscaping of the entrances of the Tanglewood Subdivision. The project involves a Florida-friendly redesign and replanting of the landscaping at both the Tanglewood and Brentwood entrances along McGregor Boulevard, and a reworking of the irrigation system in place. The project was presented to the Roadway Landscape Advisory Committee and they have recommended approval of funding. The application was reviewed by the Lee County Landscape Coordinator, which also recommends approval of the funding subject to the terms and conditions of AC 11-08 and the attached application. Funding would be on a matching basis. Tanglewood Residents Associations will be funding \$10,000 of the project and the Lee County Landscaping Funds Program will match that amount.

Funds will be available in the following account:

- 20- Capital Improvement Project
- 6024 – Roadway Beautification
- 30100 – Capital Improvements Fund
- 508210 – Aids to Private Organizations

**8. MANAGEMENT RECOMMENDATIONS:** Approve the agreement.

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>7/13/04</i> <i>[Signature]</i>	<i>[Signature]</i>		<i>640</i> <i>7/13/04</i> <i>[Signature]</i>	<i>[Signature]</i>	OA	OM	Risk	GC	<i>[Signature]</i> <i>7/14/04</i>
					<i>[Signature]</i> <i>7/14/04</i>	<i>[Signature]</i> <i>7/14/04</i>	<i>[Signature]</i> <i>7/14/04</i>	<i>[Signature]</i> <i>7/14/04</i>	

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
 Date: *7/13/04*  
 Time: *10:31M*  
 Forwarded To: *Budget*  
*7/14/04 9:10AM*

RECEIVED BY  
 COUNTY ADMIN: *[Signature]*  
*7/14/04*  
*9:40am 8/7*  
 COUNTY ADMIN  
 FORWARDED TO: *[Signature]*  
*7/14/04*  
*[Signature]*

# Lee County Landscaping Funds Program

## Grant Application 2003-2004

Presented by the Tanglewood Residents Association  
5031 Northampton Drive Fort Myers, Florida 33919

### Index

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- 6) By-laws of the Tanglewood Residents Association, page 1
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- 8) Page 3 of by-laws
- 9) Members of the Tanglewood Improvement Unit and terms of office
- 10) 2003 -2004 budget of the Tanglewood Improvement Unit (aka MSTU)
- 11) A letter of support from Commissioner St. Cerny
- 12) Affidavit of authorized representative
- 12a) page 5 of 6 – signatures on request for reimbursement
- 12b) Authorized signature for all financial reports and requests for reimbursement of funds
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- 18) page 2 of 6 Application, Scope of Work, history, description, goals
- 19) a continuation of page 2 of 6, items # 3 - #7
- 20) page 3 of 6 Application, # 8, Consultants and estimates
- 21) Item # 8 continued - details about irrigation
- 22) Irrigation continued - Estimated cost of project
- 23) Estimate for landscape; plants, mulch and labor, All Native Garden
- 24 - 29) R. S. Walsh estimates
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- 31) Tincher Concrete estimate
- 32 - 36) Youngquist Irrigation estimate
- 37) Breakdown of areas to be landscaped

*T. rough 39*

GRANT APPLICATION

Mail an original and two copies to:

Landscape Coordinator  
Lee County Department of Transportation  
P. O. Box 398  
Fort Myers, Florida 33902-0398

COMPLETELY REVIEW THIS ADMINISTRATIVE CODE PRIOR TO COMPLETING THE ATTACHED APPLICATION.

1) Name of Applicant/Organization: Tanglewood Residents Association \_\_\_\_\_

2) Street/P.O. Box: 1617 Covington Cr. East \_\_\_\_\_

3) City: Fort Myers State: Florida Zip: 33919 \_\_\_\_\_

4) Grant Manager: Mary M. Richey, TRA member, MSTU Committee chairperson \_\_\_\_\_

Phone: 239/939-7738 \_\_\_\_\_

5) Organization's Chief Official: David Chandler \_\_\_\_\_

Title: President Tanglewood Residents Association \_\_\_\_\_

6) Check one of the following:

Category "A" - Matching Grant

Category "B" - Financial Assistance Grant

7) Brief Project Description: \_\_\_\_\_

This project involves a Florida-friendly redesign and replanting of the landscaping at both the Tanglewood and Brentwood entrances along McGregor Boulevard, and a reworking of the irrigation system in place.

8) Area of Project Impact: The beautification of the Tanglewood public land along McGregor Boulevard will be a positive addition to this historic roadway. \_\_\_\_\_

9) Estimate Project Start Date: October 1, 2003 \_\_\_\_\_

Estimate Project End Date: September 30, 2004 \_\_\_\_\_

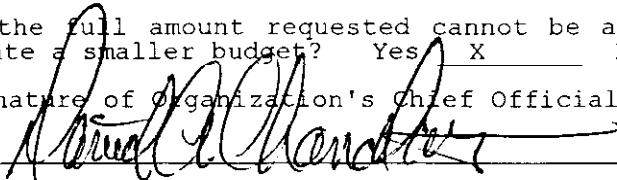
10) Total Dollars Requested from DOT: \$10,000.00 \_\_\_\_\_

11) Total Dollars Available from Other Sources: \$10,000.00 \_\_\_\_\_

Total Cost of Project: \$20,000.00 \_\_\_\_\_

12) If the full amount requested cannot be awarded, can the project be revised to accommodate a smaller budget? Yes  No \_\_\_\_\_

13) Signature of Organization's Chief Official: \_\_\_\_\_



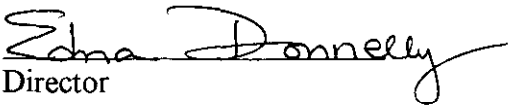
To the Lee County Department of Transportation:

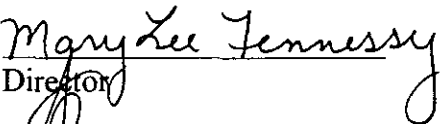
The Tanglewood MSTU Advisory Committee has drafted an application for a grant from the Lee County Department of Transportation (DOT) for the improvement of the landscaping of the entrances of the Tanglewood Subdivision. The committee has been informed by the DOT that since the MSTU is not a non-profit organization they cannot be given such a grant.

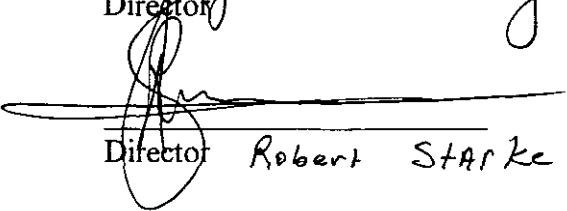
The DOT has suggested that the Tanglewood Residents Association Inc., being a non-profit organization, can submit this grant application.

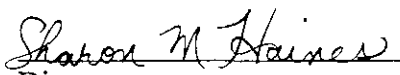
The undersigned Directors of the Tanglewood Residents Association Inc. request to be grantee of this Grant Application.


Signed:

  
Director

  
Director

  
Director Robert Starke

  
Director SHARON M. HAINES

  
Director JOAN E. RYAN SWAIN

**LEE COUNTY LANDSCAPING FUNDS PROGRAM**

**Please attach one copy of each of the following items to your application:**

- 1) Charter, Articles of Incorporation, By-laws, Proof of Current Status i.e. Annual Report on file with the Secretary of State of Florida:

The Tanglewood Residents Association was incorporated June, 3, 1974. (See enclosed copy p 4)

The Tanglewood MSTU was organized by Lee County Ordinances Numbers 84 -9, 85-31, and 00-12 (Code Number AC-2-1) by the Public Resources department of the Lee County Board of County Commissioners. Those Ordinances were amended by Lee County Ordinance Number 01-23 (Originating Department MSTBU Services). (See enclosed copy pages 13 - 16.)

- 2) I.R.S. Determination Letter of 501 (C) (3) Status: See 2003 not-for-profit document #729826 for Tanglewood Residents Association, enclosed. ( page 5)
- 3) List Officers and Board Members indicating terms:

**Officers and members of the Board of Directors of the Tanglewood Residents Association  
All residents of Tanglewood Subdivision, Fort Myers, FL 33919**

President: David Chandler 239/936-9164 term 2001 - 2004  
1617 Covington Cir. East

Vice President: Sharon Haines term 2002 - 2005  
1469 Covington Circle West – 239/278-1184

Treasurer: Edna Donnelly - 239/275-5951 term 2003 - 2006  
5151 Tanglewood Pkwy

Secretary: Aimee Walcott - 239/415-0219 term 2003 - 2006  
5031 Northampton Drive

Laurie Champion - 239/936-7967 term 2003 - 2006  
1486 Covington Cr. W

Joan Swain - 239/433-2137 term 2002 – 2005  
5035 Greenbrier Dr.

Gail Howard - 239/939-2474 term 2001 – 2004  
5081 Greenbriar Dr.

Keri Miller – 239/267-5607 term 2002 -2005  
1350 Tanglewood Pkwy.

Allen Duncan – 239/415-9714 term 2001 - 2004  
5115 Westminster Dr.

# State of Florida



## Department of State

I certify from the records of this office that TANGLEWOOD RESIDENTS ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on June 3, 1974.

The document number of this corporation is 729826.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1996, that its most recent annual report was filed on February 13, 1996, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Thirteenth day of February, 1996



*Sandra B. Northam*

Sandra B. Northam  
Secretary of State

# 2003 NOT-FOR-PROFIT CORPORATION UNIFORM BUSINESS REPORT (UBR)

DOCUMENT # 729826

1. Entity Name  
**TANGLEWOOD RESIDENTS ASSOCIATION, INC.**



*Pd. # 1028  
61.25*

Principal Place of Business  
**1551 COVINGTON CIR E  
FORT MYERS FL 33919**

Mailing Address  
**5151 TANGLEWOOD PKWY  
FORT MYERS FL 33919**

2. Principal Place of Business  
**1593 Woodwind Ct**

3. Mailing Address  
Suite, Apt. #, etc.

City & State  
**Ft. Myers, FL**

City & State  
City & State

Zip  
**33919**

Country  
**USA**

Zip  
Country

CHECK HERE IF MAKING CHANGES

4. FEI Number **NOT APPLICABLE**

5. Certificate of Status Desired  **\$8.75 Additional Fee Required**

5. Name and Address of Current Registered Agent

**DONNELLY, EDNA  
5151 TANGLEWOOD PKWY  
FT. MYERS FL 33919**

7. Name and Address of New Registered Agent

Name

Street Address (P.O. Box Number is Not Acceptable)

City **FL** Zip Code

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with and accept the obligations of registered agent.

SIGNATURE *Edna Donnelly* DATE *1-9-03*

Signature typed or printed name of registered agent and title if applicable (NOTE: Registered Agent signature required after reinstating)

FILE NOW: FEE IS \$61.25

9. Election Campaign Financing Trust Fund Contribution  **\$5.00 May Be Added to Fees**

Make Check Payable to Florida Department of State

10. OFFICERS AND DIRECTORS	
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<b>SD WOLCOTT, AMEE 5031 NORTHAMPTON DR FORT MYERS FL 33919</b> <input type="checkbox"/> Delete
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<b>D RICHEY, GILBERT 1551 COVINGTON CIR E FORT MYERS FL 33919</b> <input checked="" type="checkbox"/> Delete
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<b>VD GOLT, WENDY 1534 CUMBERLAND CT FORT MYERS FL 33919</b> <input checked="" type="checkbox"/> Delete
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<b>TD DONNELLY, EDNA 5151 TANGLEWOOD PKWY FORT MYERS FL 33919</b> <input type="checkbox"/> Delete
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Delete
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Delete

11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10	
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Add
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<b>Mary Lee Tennessy Pres. <input checked="" type="checkbox"/> Change <input type="checkbox"/> Add 1593 Woodwind Ct. Fort Myers, FL 33919</b>
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<b>David A. Chandler VPE <input checked="" type="checkbox"/> Change <input type="checkbox"/> Add 1617 Covington Cir E. Fort Myers, FL 33919</b>
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Add
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Add
TITLE NAME STREET ADDRESS CITY-ST-ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Add

12. I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Section 119.07(3)(c), Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made in my own hand as an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes, and that my name appears in Block 10 or Block 11 changed, or on an attachment with an address, with all other like empowered.

SIGNATURE: *Edna Donnelly TR* DATE *1-9-03* *239-275-595*

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

## BYLAWS OF THE TANGLEWOOD RESIDENTS ASSOCIATION, INC.

PREAMBLE. The previous Constitutions and Bylaws of The Tanglewood Residents Association, Inc. last amended on April 16, 1996 are hereby rescinded and these Bylaws adopted on April 17, 2001.

### ARTICLE I. NAME, LOCATION, AND ADDRESS

The name of the organization shall be the TANGLEWOOD RESIDENTS ASSOCIATION Inc. (hereafter called the Association); a non-profit Florida Corporation whose principal office is located in Fort Myers, Lee County, Florida and whose mailing address is Fort Myers, Florida.

### ARTICLE II. OBJECT

Section 1. The Association has been formed to provide an opportunity, using democratic processes, for the residents of the Tanglewood Subdivision (hereafter called Tanglewood) to:

- a. Promote better community understanding of our Bylaws and Deed Restrictions for the households located in the subdivision,
- b. Provide improvements of the public areas in the subdivision,
- c. Jointly promote the continual improvement of the neighborhood,
- d. Take such joint actions as may seem appropriate to protect the health, safety, and well being of the residents,
- e. Support the enforcement of the Subdivision's deed of restrictions and their amendments in order to maintain property values in Tanglewood.
- f. Cooperate with other civic groups and various agencies of government (when permitted by a non-profit corporation) as they consider plans and programs for the area.

### ARTICLE III. MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership in the Association shall be open to all residents and property owners of Tanglewood.

Section 2. Membership shall be on a household basis, one membership per household. A household shall consist of one or more individuals residing permanently in the same household.

Section 3. There shall be no age requirements pertaining to membership, and there shall be no minimum period of residence for a resident to become a member.

Section 4. Each household shall have only one vote.

Section 5. Membership in the Association shall be entirely voluntary and the Association shall have no powers to levy assessments against any member. Annual dues shall be recommended by the Board of Directors and approved by a majority of the membership present at the Annual Meeting. Payment of dues is a qualification for membership in the Association.

### ARTICLE IV. THE GOVERNANCE OF THE ASSOCIATION



Section 1. The governance of the Association shall consist of a Board of Directors of nine (9) members, which include four (4) officers. The term of office of the Board of Directors shall be three (3) years, that of the officers one (1) year. Directors and officers may be re-elected. The President may succeed himself for a maximum of three (3) consecutive one (1) year terms. Terms of office for the Board of Directors shall be on a staggered basis with three (3) Directors' offices being open for election each year.

Section 2. The Board of Directors shall elect the President, the Vice President, the Secretary and the Treasurer. Election of the new officers shall take place at a Special Meeting of the Board of Directors held immediately following the Annual Meeting. The new Board Members and the officers shall assume office immediately upon their election.

Section 3. The President, or in his or her absence or disability, the Vice President, or a Director of the Association shall preside at all Directors', Special and Membership Meetings. The President shall have general supervision over the affairs of the Association and over the other officers, shall appoint committees and shall perform all such other duties as are incident to this office.

Section 4. The Secretary shall issue notices of all Directors', Special and Membership Meetings, and shall attend and keep the minutes of the same; shall have charge of all Association minutes, correspondence and membership rosters and shall perform all such duties as are incident to this office. In case of absence or disability of the Secretary, a Secretary Pro-tem appointed by the President or substitute shall perform his or her duties.

Section 5. The Treasurer shall have custody of all money and securities of the Association; shall keep regular books of account; shall submit them, together with all his or her vouchers, receipts, records, and other papers to the Directors for their examination and approval as often as they may require; shall submit and distribute an annual written report at the Annual Meeting; and shall perform all other duties as are incident to the office. In case of the absence or disability of the Treasurer, a Treasurer Pro-tem appointed by the President or his substitute shall perform the duties. The Treasurer shall be bonded in such sum as the Directors may require and the fee paid by the Association. The funds of the Association shall be deposited intact in such banks or trust companies as the Directors shall from time to time designate and such funds so deposited shall be withdrawn only upon check or order signed by the Treasurer and one (1) other Officer designated by the Board of Directors. Any member shall have access to the books and records for examination at any reasonable time.

Section 6. The Association fiscal year will coincide with the calendar year.

## ARTICLE V. MEETINGS

### Section 1. Board of Directors

- a. The Board of Directors shall hold their regular meetings on a quarterly basis and in the months of January, April, July and October, or otherwise as determined by the Board of Directors.
- b. Either a majority of the Directors or the President may call Special Meetings of the Board of Directors.
- c. Except for Special Meetings called on short notice, the Secretary shall notify the Directors seven (7) days before a meeting.
- d. Notification of a Special Meeting shall include the business to be transacted at the

Special Meeting. Only business mentioned in the notification of the Special Meeting shall be conducted.

e. Five Directors shall constitute a quorum.

Section 2. Association

a. The Annual Meeting of the Association shall be held in November.

b. A Spring Meeting of the Association may be held in April.

c. Either a majority of the Directors or the President or one tenth of the membership may call a Special Meeting of the Association.

ARTICLE VI. BOARD OF DIRECTORS - ELECTION - REMOVAL FROM OFFICE

Section 1. At the Annual Meeting the Chairman of the Nominating Committee shall read the names of the nominees and introduce those present to the membership. Other nominations of members, who have agreed to serve if elected, can be made from the floor following which the nominations will be closed.

Section 2. The President shall then appoint one judge of elections and three (3) clerks to tally the vote. Immediately thereafter, the election for the three-year positions on the Board of Directors shall take place, voting to be by secret ballot if there is more than a minimum slate; otherwise, the slate may be elected by acclamation. The nominees having the highest vote shall be elected. The Directors shall elect the officers for the coming year at a Special Meeting held immediately after the Annual Meeting.

Section 3. The membership shall have the power to remove any Director from office. A petition for a vote of removal can be made to the President by twenty (20) members and shall be voted on by secret ballot at the next membership meeting. Removal requires the consent of a majority of the members present.

Section 4. The absence, without justifiable reason, of a Director from three (3) consecutive meetings shall be interpreted to mean that the Director is no longer interested in fulfilling his or her responsibilities and his or her service shall be terminated.

Section 5. Any vacancy that occurs in the Board of Directors shall be filled by temporary appointment by the President and approved by the Board of Directors. At the next Annual Membership Meeting the unexpired term shall be filled by a regular election.

Section 6. The duties of the Board of Directors shall be to:

a. Elect the officers of the Association.

b. Manage the business and property of the Association.

c. Approve all expenditures.

d. Appoint the person or persons to officially represent the Association in all dealings with outside sources. If any expenses are involved in such a mission, such person or persons shall be reimbursed upon presentation of an itemized bill.

e. Transact any other business that comes before the Board.

ARTICLE VII. COMMITTEES

Section 1. The President each year at the April Membership Meeting shall appoint an Audit Committee consisting of three (3) members who shall report to the membership at the Annual Meeting. The Treasurer may not be a member of the Audit Committee. The function of this committee is to audit the corporation's financial records.

Section 2. The President at the July Board Meeting shall appoint a Nominating Committee consisting of three (3) members at the July Board Meeting who shall report to the membership at the Annual Meeting. The President shall not be a member of this committee. All the nominees must have agreed to serve if elected. The function of this committee is to procure candidates to fill the seats of directors whose terms are expiring.

Section 3. The President at the July Board Meeting shall appoint a Budget Committee consisting of three (3) members who shall report to the membership at the Annual Meeting. The Treasurer shall be the Chairperson of this committee. The function of this committee is to develop a viable budget for the following fiscal year.

Section 4. The President at the January Board Meeting shall appoint a Restrictions Committee consisting of three (3) members. The function of this committee is to see that published policies and procedures are followed when suspected deed restrictions are reported.

Section 5. The President at the January Board Meeting shall appoint a Membership Committee consisting of three (3) members. The function of this committee is to see that new residents are welcomed and receive a copy of the Association Bylaws, a copy of the Deed Restrictions that apply to their Addition, and an invitation to join the Association.

Section 6. Committee Chairpersons shall be members of the Board. Committee members must be members of the Association.

ARTICLE VIII. AMENDMENT OF BYLAWS

Section 1. Bylaws of the Association may be adopted, amended or rescinded by a majority vote of the members present at any regular Membership Meeting, or at any Special Meeting of the membership called for that purpose, provided that the proposed change or changes have been distributed to the membership at least ten (10) days in advance of the meeting.

ARTICLE IX. PARLIAMENTARY AUTHORITY

Section 1. The latest edition of Roberts Rules of Order shall be recognized as the parliamentary authority at all Membership, Directors', and Special Meetings of the Association.

## TANGLEWOOD SPECIAL IMPROVEMENT UNIT

<i>Date Created</i> 5/2/1984	<i>Composition</i>	<i>Length of Term</i> 2 Years	<i>Expiration Month</i> May	<i>Financial Disclosure/Form</i> NO
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<i>Created By</i> Ordinance	Ordinance #84-009, amended by Ordinance #85-031, amended by Ordinance #00-012, amended by Ordinance #01-023
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*Appointment District/Members Note* District Sensitive #2 District Sensitive. Must own property or business within the specific lighting district/special imp

*Sunset Date Notes*

*Purpose* To perform special services including the maintenance of the entrance to and the median strips in the subdivision of Tanglewood, including mowing, trimming, maintenance and consider requests for placement and maintenance of lights.

<i>Status/</i>	<i>Position</i>	<i>Name</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>
<i>Phone</i>	<i>Number</i>	<i>Add, City, St, Zip</i>			
Vacant	1	<b>Mr. Ted Randell</b> 1338 Tanglewood Parkway Fort Myers FL 33919-1948 334-0054	1/26/99 Commissioner St. Cerny #2	02/18/2003 Commissioner St. Cerny #2	Two District #2
Active	2	<b>Ms. Mary Richey</b> 1551 Covington Circle East Fort Myers FL 33919 939-7738	2/17/99 Commissioner St. Cerny #2	04-13-04 Commissioner St. Cerny #2	Two District #2
Active	3	<b>Mr. Robert Todd</b> 1576 Manchester Boulevard Fort Myers FL 33919 936-8759	01-13-04 Commissioner St. Cerny #2		Two District #2
Active	4	<b>Ms. Anne P. Flaughner</b> 5049 Westminster Drive Fort Myers FL 33919 936-0735	9/7/99 Commissioner St. Cerny #2	04-20-04 Commissioner St. Cerny #2	Two District #2
Active	5	<b>Mr. John Kiseda</b> 1529 Covington Circle East Fort Myers FL 33919 277-5742	12/4/01 Commissioner St. Cerny #2	02/04/2003 Commissioner St. Cerny #2	Two District #2

As of Monday, May 10, 2004

TANGLEWOOD SPECIAL IMPROVEMENT UNIT

BUDGET WORKSHEET

FISCAL YEAR  
2003-2004

FUND NO.: 10208

MILLAGE CAP: 1.000

TANGLEWOOD SPECIAL IMPROVEMENT UNIT

FISCAL YEAR	TAXABLE VALUE	
	@ 100%	@ 95%
1992	26,838,240	25,496,328
1993	25,014,880	23,764,136
1994	25,627,720	24,346,334
1995	25,121,200	23,865,140
1996	25,849,390	24,566,921
1997	26,174,750	24,866,013
1998	25,936,740	24,639,903
1999	26,435,910	25,114,115
2000	27,251,700	25,889,115
2001	27,869,470	26,475,997
2002	28,503,960	27,078,762
2003	30,547,460	29,020,087
2004	30,547,460	29,020,087

1ST PROP. MILLAGE	FINAL MILLAGE	DATE ENTERED
	0.6520	07-91
0.2212	0.6520	07-92
0.1978	0.6520	09-93
0.4535	0.6520	07-94
0.1961	0.6520	05-95
0.6284	0.6520	05-96
1.1726	0.6482	05-97
0.6520	0.6397	05-98
0.6506	0.6520	07-99
0.7942	0.7942	07-00
1.0000	1.0000	07-01
0.6125	0.9110	06-02
0.9956	0.9956	

ESTIMATED REVENUES:

ACCOUNT DESCRIPTION	ACCOUNT	1	2	3	4	5
		FY 2002 BUDGET	FY 2002 YTD REV	FY 2002 TO REV	1ST PROPOSED FY 2003	FINAL FY 2003
1. CASH CARRY OVER	GC50000421000.421000.9000	\$685	\$3,945	\$3,945	\$5,713	\$5,713
2. TAXES 0.9956 MILLS	GD5411810208.311100.9000	\$26,436	\$25,457	\$26,436	\$28,892	28,892
3. OTHER REVENUE						
INTEREST INCOME	GC5000010208.361100.9000	\$3	\$259	\$400	\$3	\$3
INTEREST EARNINGS BY TC	GD5411810208.361320.9003	\$2	\$18	\$25	\$2	\$2
<b>TOTAL ESTIMATED REVENUE</b>		<b>\$27,127</b>	<b>\$29,679</b>	<b>\$30,806</b>	<b>\$34,610</b>	<b>\$34,610</b>

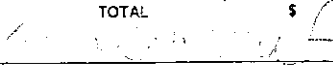
ESTIMATED APPROPRIATIONS:

ACCOUNT DESCRIPTION	ACCOUNT	FY 2002	FY 2002	FY 2002	1ST PROPOSED	FINAL
		BUDGET	YTD EXP	TTL ANT EXP	FY 2003	FY 2003
1. FEE - TAX COLLECTOR	CB5131510208.503130	\$793	\$491	\$793	\$867	\$867
2. FEE - PROPERTY APPRAISER	CE5131410208.503150	\$179	\$192	\$260	\$268	\$268
3. FREIGHT & POSTAGE	GD5411810208.504210	\$55	\$0	\$55	\$55	\$55
4. STREETLIGHTS / ELECTRICITY	GD5411810208.504310	\$1,200	\$385	\$1,000	\$1,200	\$1,200
4A Fuel Surcharge		\$60	\$0	\$60	\$120	\$120
5. ADMINISTRATIVE CHARGE	GD5411810208.504963	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
6. RESERVE - CONTINGENCY	GC5890110208.509910	\$640	\$0	\$0	\$800	\$800
7. RESERVE - FUTURE CAP. OUTLAY	GC5890110208.509930	\$0	\$0	\$0	\$0	\$0
8. RESERVE - CASH FLOW	GC5890110208.509940	\$700	\$0	\$0	\$1,000	\$1,000
9. OTHER CONTRACTED SERVICES	GD5411810208.503490	\$12,000	\$5,925	\$12,000	\$12,000	\$12,000
	Wall	\$4,500	\$2,225	\$2,225	\$0	\$0
	Light	\$5,000	\$6,700	\$6,700	\$0	\$0
	***Other Planned Projects	\$0	\$0	\$0	\$16,000.00	\$16,000.00
10. MAINTENANCE MATERIALS	GD5411810208.504680	\$0	\$0	\$0	\$0	\$0
11. OTHER REPAIR & MAINTENANCE	GD5411810208.504690	\$100	\$0	\$100	\$100	\$100
12. FERTILIZER	GD5411810208.505240	\$100	\$0	\$100	\$400	\$400
13. OTHER SUPPLIES	GD5411810208.505290	\$200	\$0	\$200	\$200	\$200
<b>TOTAL ESTIMATED APPROPRIATIONS:</b>		<b>\$27,127</b>	<b>\$17,518</b>	<b>\$25,093</b>	<b>\$34,610</b>	<b>\$34,610</b>

4/22/2003

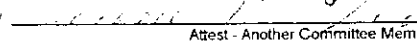
\*\*\*Other Planned Projects: New Landscaping \$ 5,500.00  
Irrigation \$ 5,500.00  
Future Wall Repairs \$ 5,000.00  
TOTAL \$ 16,000.00

OCS: Hahn \$5,775  
Plant Plans \$150.00  
TOTAL \$5,925.00

By:  Signature/Chairman

Date: \_\_\_\_\_  
 Attest - Another Committee Member

By:  Attest - Another Committee Member

By:  Attest - Another Committee Member

Attest - Another Committee Member



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: (941) 335-2227

Bob Janes  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Andrew W. Coy  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

James G. Yaeger  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

May 22, 2003

Mrs. Mary M. Richey  
1551 Covington Circle East  
Fort Myers, Florida 33919

Re: Landscaping Grant Application for Tanglewood

Dear Mrs. Richey:

I wholeheartedly support all the efforts you and your Committee are undertaking to maintain the neighborhood, especially the entrances, at Tanglewood. You are doing a very thorough and professional job of applying for the grants necessary to accomplish the goals.

I appreciate and approve of the MPO landscaping grant proposal for your Tanglewood neighborhood MSTU.

Please let me know if there is anything else I can do to help.

Sincerely,

Douglas R. St. Cerny  
Commissioner District 2

Affidavit

I MARY M. RICHEY, being first duly sworn or affirm, depose and say that I am the authorized representative of the organization and project described herein and which is the subject matter of this application for funds; that all answers to the application questions, all drawings, data, and other supplementary items made part of this application; are true and accurate to the best of my knowledge. I understand that this application must be completed, accurate, and approved before any funding will be issued.

Mary M. Richey  
Signature of organization's Chief Official or Grant Manager

MARY M. RICHEY  
Print Name

Grant Manager  
Title

1551 Covington Cr. East  
Address

Fort Myers, FL

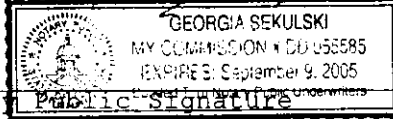
239-939-7738  
Telephone

September 15, 2003  
Date

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of SEPTEMBER 2003, By MARY Richey, who is personally known to me or has produced DRIVERS License as identification and who did/did not take an oath.

Georgia Sekulski



My Commission Expires On:

Notary

Print Name

OFFICIAL SIGNATURES ON REQUEST FOR REIMBURSEMENT OF FUNDS FORM

The grantee organization's Grant Manager will normally be expected to sign the request for funds and other financial forms to be submitted. In the event someone other than the Grant Manager will be signing these forms, we ask that you notify DOT.

INSTRUCTIONS FOR AUTHORIZED SIGNATURE

FOR ALL FINANCIAL REPORTS AND REQUESTS FOR REIMBURSEMENT OF FUNDS

1. Enter the name and address of the organization. This will be the official name and address of the organization where checks will be mailed.
2. Enter contract/agreement number.
3. Enter signature of the official within the grantee organization authorized to execute requests for payment.
4. Enter typed name and title of official within the grantee organization authorized to execute requests for reimbursement of funds.
5. Enter the date, typed name, title and signature of the grantee organization's chief official who is authorizing and certifying the authenticity of individual signatures authorized to sign requests for reimbursement of funds.

1.) The name of the organization is The Tanglewood Residents Association  
 Address where checks will be sent 5151 Tanglewood Parkway, Fort Myers, FL 33919  
 in care of, Edna Donnelly, treasurer of the Tanglewood Residents Assoc

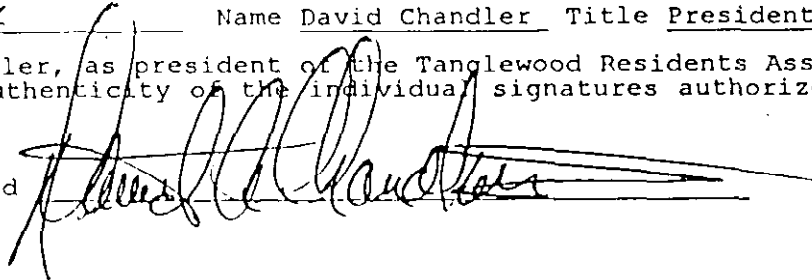
2.) Contract Agreement number \_\_\_\_\_

3.) Official within grantee organization authorized to execute requests for payment;  
Mary Richey, Grant Manager, or Edna Donnelly, treasurer TRA

4.) Name and title of official within the grantee organization authorized to execute requests for reimbursement of funds;  
Edna Donnelly, treasurer of the Tanglewood Residents Association

5.) Date 5/14/04 Name David Chandler Title President

I, David Chandler, as president of the Tanglewood Residents Association, authorize and certify the authenticity of the individual signatures authorized to sign requests for reimbursement.

Signed 



AUTHORIZED SIGNATURE FOR ALL  
FINANCIAL REPORTS AND REQUESTS FOR REIMBURSEMENT OF FUNDS

Name: Tanglewood Residents Association Inc.

1. Name & Address of Organization  
for payment:  
Name: Tanglewood Residents Association #  
Address 1617 Covington Cr. East #  
Fort Myers, FL 33919 #

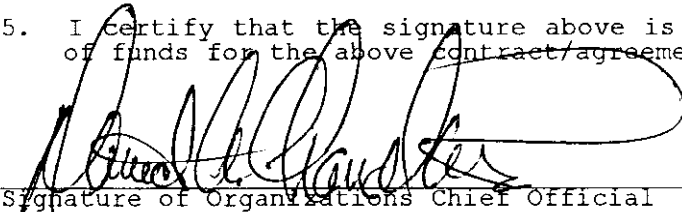
2. Contract/Agreement Nos.  
authorized by Organizations  
Chief Official:

SIGNATURE OF INDIVIDUAL AUTHORIZED FOR REIMBURSEMENT

3. Signature: Edna Donnelly, Treasurer TRA

4. Typed Name and Title: Edna Donnelly, Treasurer Tanglewood Residents Association \_\_\_\_\_

5. I certify that the signature above is of the individual authorized for reimbursement  
of funds for the above contract/agreements.

  
Signature of Organizations Chief Official

David Chandler, President \_\_\_\_\_  
Typed Name and Title

5-10-04  
Date

NOTE: It is understood that the above authorized individual is notifying the  
Organization's Chief Official of all requests for funds and the status of the  
project.



Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
001 - Service Area 1 - Fort Myers Beach Area	R - Residential Category		1	196.9

Land Tracts/Land Use		
Description	Use Code	Units
Single Family Residential	100	80.00 Frontage Fe

Storm Surge Category	Flood Insurance (FIRM)				
	Rate Code	Community	Panel	Version	Date
Category 3	B	125124	0325	C	110492

LEFT CLICK & HOLD WHILE MOVING THE MOUSE WILL PAN THE AERIAL IN ALL DIRECTIONS  
 LEFT CLICK & HOLD + RIGHT CLICK & HOLD WHILE MOVING THE MOUSE FORWARD AND BACKWARD WILL  
 ZOOM THE AERIAL OUT AND IN.

**AERIALS TAKEN ON OR ABOUT FEBRUARY 1998**



*Brentwood  
further  
north*

*Tanglewood*

*McGregor*

**View Parcel Info**

*Intersection of  
Tanglewood &  
McGregor*

TRIM (proposed tax) Notices are available for the following tax years:  
 [ 1997 | 1998 | 1999 | 2000 | 2001 | 2002 ]

[ Show Building Details ]  
 [ Hide Aerial View ]  
 [ Next Lower Parcel Number | Next Higher Parcel Number ]

[ New Query | Parcel Queries Page | Lee PA Home ]

LEE COUNTY ORDINANCE NO. 84-9

AN ORDINANCE CREATING THE TANGLEWOOD IMPROVEMENT UNIT; DEFINING THE TERRITORY TO BE INCLUDED; ESTABLISHING THE BOARD OF COUNTY COMMISSIONERS AS THE GOVERNING BODY OF THE UNIT; PROVIDING FOR THE TYPE OF SERVICES WHICH MAY BE RENDERED; PROVIDING FOR THE POWER TO LEVY SERVICE CHARGES, SPECIAL ASSESSMENTS OR TAXES WITHIN THE UNIT; PROVIDING FOR RECISSION OF RESOLUTION 75-5-18; PROVIDING FOR A FUND; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a notice of intent to enact an ordinance has been kept by the Clerk of the Board of County Commissioners in a separate book which was open for public inspection during regular business hours and has been published in a newspaper of general circulation within Lee County at least fifteen (15) days prior to this meeting; and

WHEREAS, the Board of County Commissioners held a public hearing on the proposed ordinance to establish this municipal service taxing or benefit unit; and

WHEREAS, all persons having an interest in the municipal service taxing or benefit unit and the public at large were given an opportunity to be heard,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that:

SECTION 1

CREATION OF THE M.S.T.U., PURPOSE AND BOUNDARIES

Pursuant to the powers granted to the Board of County Commissioners of Lee County, Florida, hereinafter referred to as the "Board", by the Constitution of the State of Florida and the Florida Statutes, in particular, Section 125.01, Fla. Stat., the Board hereby creates a municipal service taxing or benefit unit to be known as the Tanglewood Improvement Unit. Unless expressly mandated by State statute or otherwise, any and all procedures, administrative or otherwise, which were required to be followed prior to the enactment of this ordinance shall be waived or considered directory in nature and non-compliance with the procedure shall have no effect upon the validity of this ordinance, constitutional or otherwise.

The purpose of the Tanglewood Improvement Unit is to provide the following municipal services within the boundaries of the M.S.T.U.:

1. The maintenance of the entrance to and the median strips including mowing, trimming, weeding, planting, fertilizing and watering; and,

2. To install or maintain an approved street lighting system.

The boundaries of the M.S.T.U. shall be as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. (EXHIBIT A)

SECTION 2

THE GOVERNING BODY

The Board shall be the governing body of the Tanglewood Improvement M.S.T.U.

SECTION 3

THE GENERAL POWERS

The governing body shall have all the powers necessary or convenient to carry out the purpose of this ordinance and such additional rights and powers as are provided by the Constitution of the State of Florida and the laws of the State of Florida as granted to counties. The governing body shall also have all the powers not otherwise prohibited by law and these powers shall include but are not limited to the power to:

1. Sue, or be sued, complain or defend in the name of the County, in any and all courts or administrative agencies;
2. Acquire by grant, purchase, gift, devise, exchange or in any other lawful manner, any property, real or personal, or any estate of interest therein upon such terms and conditions as the governing body shall determine;
3. Enter into contracts with any public, private or municipal firm, person or corporation for the furnishing of the improvements within the boundaries of the M.S.T.U.;
4. Borrow and expend money and issue bonds, revenue certificates, and other obligations of indebtedness in such manner and subject to such limitations as may be provided by law;
5. Levy and collect without referendum ad valorem taxes for the providing of municipal services within the M.S.T.U.; and
6. Adopt rules and regulations governing the M.S.T.U.

SECTION

THE ADVISORY COMMITTEE

The governing body may appoint an advisory committee composed of no more than five (5) persons who reside within the boundaries of the Unit. The advisory committee shall prepare an annual budgetary estimate in accordance with the appropriate rules and regulations of the Board.

SECTION 5

LEVYING AD VALOREM TAXES

Ad Valorem taxes levied pursuant to this ordinance shall be levied and a budget prepared and adopted by this Board after public hearings in the same manner as the Board prepares and adopts its annual County budget and levies taxes as provided by law. The levy of ad valorem taxes shall not exceed 0.5 mills per year.

SECTION

TANGLEWOOD IMPROVEMENT FUND

There is hereby created a fund to be known as the "Tanglewood Improvement Unit Fund" from which the costs of any municipal service may be paid, either in whole or in part. This fund shall contain all special charges, special assessments, taxes, interest, and other monies collected or otherwise obtained pursuant to this ordinance or any subsequent resolution thereto.

SECTION 7

RESCISSION OF RESOLUTION 75-5-18

Resolution 75-5-18 adopted May 28, 1975, creating the Tanglewood Improvement District shall be rescinded effective May 28, 1984. All surplus monies of the Tanglewood Improvement District shall be transferred to the Tanglewood Improvement Unit Fund.

SECTION 8

SEVERABILITY

It is declared to be the legislative intent that if any section, subsection, sentence, clause or provisions of this ordinance was held invalid, the remainder of the ordinance shall not be affected.

SECTION 9

EFFECTIVE DATE

This ordinance shall become effective upon receipt of acknowledgement from the Secretary of State that the ordinance has been duly filed,

DONE AND ADOPTED this 2nd day of May 1984.

ATTEST:  
SAL GERACI, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: Shirley Kewitz  
Deputy Clerk

By: R. T. Casler  
Chairman

APPROVED AS TO FORM  
& LEGAL SUFFICIENCY

By: John Renner  
OFFICE OF COUNTY ATTORNEY

EXHIBIT A

3  
3984

Tanglewood Subdivision as recorded in Plat Book 16, page 14, Public Records of Lee County, Florida; Tanglewood Subdivision First Addition as recorded in Plat Book 17, page 80, Public Records of Lee County, Florida; Tanglewood Subdivision Second Addition as recorded in Plat Book 19, page 138, Public Records of Lee County, Florida; Tanglewood Subdivision Third Addition as recorded in Plat Book 19, page 139, Public Records of Lee County, Florida; Tanglewood Subdivision Fourth Addition as recorded in Plat Book 23, page 60, Public Records of Lee County, Florida; A tract or parcel of land lying in Sections 3 and 10, Township 45 South, Range 24 East, Lee County, Florida. Said tract or parcel being part of the right-of-way for McGregor Boulevard (SR 867) and is more particularly described as follows: That part of McGregor Boulevard right-of-way lying Easterly of the pavement and lying Westerly of Tanglewood Subdivision as recorded in Plat Book 16, at page 14, Plat Book 17, at page 80, Plat Book 19, at page 138, and Plat Book 30, at page 46, as recorded in the Public Records of Lee County, Florida.

**ADMINISTRATIVE CODE  
BOARD OF COUNTY COMMISSIONERS**

**CATEGORY:**

**CODE NUMBER:**

Committees/Boards/Commissions/Examiners

AC-2-1

**TITLE:**

Guidelines Regarding Responsibilities  
of the Municipal Services Taxing and  
Benefit Unit Advisory Committees

**ADOPTED:**

9/28/83

**AMENDED:**

8/31/94

**ORIGINATING DEPARTMENT:**

MSTBU Services

**PURPOSE/SCOPE:**

To set forth the responsibilities of the Municipal Services Taxing and Benefit Unit Advisory Committees.

**POLICY/PROCEDURE:**

**I. RESPONSIBILITIES OF THE LEE COUNTY COMMISSION:**

- A. To appoint five members to the Advisory Committee, selected from property owners residing in the Unit.
- B. To provide staff to assist the Committee in carrying out its responsibilities.
- C. To receive and consider recommendations from the Committee. For example, any proposed budgeted expenditures.
- D. To adopt a budget for the Unit Fund.
- E. To collect sufficient funds via property taxes or special assessments to fund the budget.

**II. RESPONSIBILITIES OF THE ADVISORY COMMITTEE:**

- A. To elect a Chairman and Vice Chairman from the members of the Committee. The Chairman shall appoint, from the membership, one person to act as Secretary. The Secretary shall sign all minutes along with the Chairman and submit to the County within ten working days after each meeting.
- B. To establish rules and conduct orderly meetings.
- C. To review and monitor the annual budget and related expenditures.
- D. To make recommendations to the County for expenditure of the funds within their budget in accordance with the Board of County Commissioners' proved purchasing guidelines.
- E. To make recommendations to the Lee county Commission regarding the annual proposed budgets.



III. GENERAL INFORMATION:

- A. Meetings will be called by the Chairman of the Committee, or by the Board of County Commissioners. All meetings will be open to the public. Notice of meetings must be made seven days prior to the meeting through a notice in a newspaper of general circulation.
- B. All meetings will be conducted in a professional manner.
- C. The Secretary will record the proceedings of each meeting. These records will become the Official Records of the Committee. The original will be retained by the secretary and one copy will be submitted to the office designated by the county to administer the Unit.
- D. A member of any Board, Committee or Commission may not participate in the consideration of any matter in which the member has a private, financial or personal interest, if that interest would conflict with the member's impartial performance of public duties.
- E. On each Committee, one-half of the Committee will be appointed for a term of one year and the remainder of the Committee for two years. All subsequent appointments after the Committee has been functioning for one full year will be for a two-year term.
- F. The County Administrator, or designee, will be responsible for maintaining an accurate and up-to-date roster of all Committees and their respective members and will advise the Board of County Commissioners of the expiration of the term of a Committee Member prior to such expiration.
- G. The County Commission will fill any vacancies by appointment.
- H. The Board of County Commissioners is authorized to dissolve Committees or rescind an appointment to a Committee by a vote of the majority of the Board of County Commission members.

**Lee County Landscaping Funds Program**

**Scope of Work**

**History of the Tanglewood Residents Association and the Tanglewood MSTU**

The Tanglewood Residents Association (aka TRA) was incorporated on June 3, 1974, as a non-profit corporation for the purpose of maintaining the quality and atmosphere of the Tanglewood subdivision.

On May 2, 1984, at the request of the TRA, the Tanglewood Municipal Service Taxing Unit (MSTU) Advisory Committee, consisting of 5 Tanglewood Subdivision residents appointed by the Lee County Board of Commissioners, was formed. This Tanglewood MSTU was granted the responsibility of overseeing the care and maintenance of the public lands east and west of the Tanglewood wall, located along McGregor Boulevard, and also of the medians located along the centers of both Tanglewood and Brentwood Parkways.

MSTU committee members serve a three year term. Since its inception, in 1984, the Committee has participated in the drawing up of a yearly budget estimate, and has overseen the maintenance of the public grounds. In 2002 the committee accomplished a major repair to the brick and solar block wall that defines the Tanglewood border along McGregor Boulevard.

This Committee works under the guidance of, and funds are monitored by the Municipal Service Taxing and Benefits Unit Coordinator, Denise Sabatini.

**Description of roadways and landscaped areas**

There are two entrances that lead from McGregor into the Tanglewood Neighborhood, the Brentwood Parkway Entrance and the Tanglewood Parkway Entrance. Brentwood, the more northerly of the two, is smaller, closer to the highway, and therefore has a smaller area devoted to landscaping. Both of these Parkways have center medians separating the roadway into two lanes. These roadways are Lee County rights of way.

The landscaped public land along the walls at the Tanglewood Parkway entrance is the property of the TRA and not on the Lee County right of way. Also, the land along the north Brentwood entrance wall is owned by the TRA.

**Our goal in seeking this Grant**

The goal of the MSTU Committee is to maintain these public lands in a condition that is attractive and in harmony with Florida's natural beauty using native plants and as little water for irrigation as possible.

**Achieving our goal**

In order to achieve the above stated goal of maintaining an attractive appearance we wish to begin work this next year, 2003 - 2004, at both entrances. It is necessary to replace much of the old, overgrown, unattractive and water hungry landscaping that exists along the wall at the entrances, and in the medians adjacent to the two entrances. These medians are in the Lee County highway right-of-way. We would replace old ornamentals with native Florida plants. We would save existing palm, oak, and crape myrtle trees. We would add another oak at the south side of the Tanglewood Entrance to balance the present design.

We have been cautioned by the DOT that the plantings on the median at the Tanglewood Entrance present a visibility problem to both incoming and outgoing traffic. Those plantings have been trimmed to the point of extinction over and over again. The height of the shrubs has prevented "drive throughs", so, in order to maintain the new Florida-friendly plants, we have decided to install traffic type curbing around that median. We will then replant with low growing vegetation which will allow unobstructed visibility.

**Lee County Landscaping Funds Program**

**Irrigation concerns**

We retained Youngquist Irrigation to estimate the repair and renovations to the existing irrigation system. The system is old, wasteful of water, and parts of it are non-functioning.

We plan to change from the existing spray system to an irrigation method less wasteful of water. The native plants will require water to establish healthy growth, but after that only low levels of irrigation would be required. This thrifty use of precious water resources will help Southwest Florida preserve its fragile ecosystem.

Youngquist discovered in April of 2004 that the submersible pump at the Brentwood entrance is frozen; it must be pulled and replaced.

**3. Public benefits of this proposal**

By maintaining their public lands using native plants and an environmentally sound watering system, the Tanglewood MSTU Committee will beautify their community and their part of McGregor Boulevard, minimize the depletion of Florida's precious water, and set an example that we hope others might emulate.

**4 & 5. Operation and maintenance covenants, and maintenance budgets**

Lee county Ordinance No. 01-23, amending ordinances Nos. 84-9, 85-31, and 00-12; Ordinance 84-9, as drafted by the Lee County Board of Commissioners and adopted in August 31, 1983, created the Tanglewood Improvement Unit, defined the territory to be included, and established the Board of County Commissioners as the governing body of the unit. The Ordinance provided for the following municipal services within the boundaries of the unit;

1. The maintenance of the entrance to and the median strips including mowing, trimming, weeding, planting, fertilizing, and watering; and
2. To install or maintain an approved street lighting system.

The Ordinance provides for the appointment, by the Board, of an advisory committee of no more than five persons who reside within the boundaries of the Unit. (The Municipal Service Taxing Unit, or MSTU)

MSTU Members serve for a two year term. Terms are staggered. Vacancies will be filled by an appointment by the Board of Lee County Commissioners.

1. A representative of the County Board of Commissioners maintains a roster of the Committee, assists and advises the Committee, and monitors the MSTU's financial resources. The present MSTU Coordinator is Denise Sabatini
2. The Committee shall prepare an annual budgetary estimate in accordance with the appropriate rules and regulations of the Board.
3. The Tanglewood Improvement Fund is created from a yearly Ad Valorem tax.
4. The Committee meets at least two times a year. All meetings are open to the public and are advertised.

**6. Documentation** - See the attached copy of the Tanglewood MSTU 2003 – 2004 budget for documentation of financial support from Ad Valorem taxes.

**7. Completed Projects** - For a brief account of other completed projects see page 2, History of the Tanglewood MSTU.

**8. Professional Consultants used in preparation of Landscape Design, cost estimates, etc.**

We have hired an expert in Native Florida Plants to design our project. We consulted four other landscape companies before selecting All Native Garden Center and Plant Nursery. They have the necessary knowledge about, and are a source of many of the wide varieties of plants that meet our needs. This company also has the aesthetic sensibility to create an attractive display that will be a credit to not only the Tanglewood Community, but also to Lee County. In addition to the Landscape Plan for work to be completed in 2003 - 2004, All Native Garden Center is providing a long range maintenance schedule which will help ensure that the design will be well maintained over a long period of time.

At the request of the Roadway Landscape Advisory Committee, we sought a registered landscape architect to prepare plans for our project based on our original design. After reviewing bids for the job, we hired Greg Diserio, LA, an employee of David M. Jones, Jr. and Associates, Inc., to prepare, sign and seal a landscape project based on the landscape design of John Sibley, owner of All Native Garden Center. Mr. Diserio has also worked with Youngquist Brothers Irrigation, Inc. to prepare our irrigation plans.

**8. Consultants and Estimates :**

**For design, plants and labor for removing old material and for planting and mulching new material and for the mulch needed for the newly planted beds.**

John S. Sibley, All Native Garden Center  
300 Center Road  
Fort Myers, FL 33907  
Design plans, \$150 – plants, \$3240 – labor and mulch \$2890  
**Total estimate \$6280**

R.S. Walsh Landscaping – design plans, \$500. Plants and labor, \$18,874. Rejected

Weeks Landscaping of Fort Myers – design plans \$1200 Rejected

David M. Jones and Assoc. Inc., Greg Desirio, LA – design plans - \$700  
**Total including design plans by Desirio - \$6980**

**Curbing for median at Tanglewood entrance**

Tincher Concrete Construction Inc - 206 lineal feet of D curb - \$1900 (Larry)  
16900 Gator Road  
Fort Myers, FL  
**Total estimate \$1900.00**

Mark Prevatt Construction Inc. - \$3090 - Rejected

Gulf Paving Company Inc. - \$4500. - Rejected

**Irrigation System for Tanglewood and Brentwood entrances**

Irrigation companies contacted are:

H2O Systems Inc.  
 313 NE Third  
 Cape Coral, FL 33909  
 574-6611

H2O has done a lot of work in the past for us. However, they did not seem interested in this job. They did not show up to meet appointments to look over the plan and make a bid.

Rohaley Sons  
 437-0123 Rohaley was also contacted. They stated that they were too busy to come to look over the project and bid.

Youngquist Brothers Wells Pumps and Sprinklers, Inc.  
 15465 Pineridge Road, Fort Myers  
 489-4444

**Proposal for sprinkler system by Youngquist Brothers, Inc.**

Cost of sprinkler system on TRA public lands –	
cost of sprinkler system on Lee County ROW lands –	
estimate of total sprinkler system	\$4500.00
<b>Locating existing sleeves (This was done 4/10/04)</b>	<u>\$750.00</u>
<b>Bore new 2” sleeves under one roadway at each of two entries(@ \$17.00 per foot</b>	
<b>+ - <u>1445.00</u></b>	
<b>Replacement of irrigation timers at both entrances -</b>	<b>\$400.00</b>
<b>Replacing and installing new pump at Brentwood -</b>	<b>\$3425.00</b>
<b>Pressure tanks and installation at both pump sites -</b>	<b>\$450.00</b>
<b>Splitting 2<sup>nd</sup> island into two zones, installing two new valves -</b>	<b>\$550</b>
	<b>Total irrigation cost - \$11,520.00</b>

**Details about irrigation:**

In July, 2003, Manny Harris, Youngquist’s representative, came to Tanglewood promptly in response to a phone call, and examined the irrigated areas of both entrances and the adjacent medians. He recommended low-to-the-ground mist head sprinklers to replace the old existing 3 to 4 foot tall 360 degree sprinklers. His estimate of July, 2003, states that low mist head sprinklers would be designed to water both planting beds on each side of the Tanglewood and Brentwood entrances plus one island at both entrances, and around the lift station. (However, we do not intend to extend the irrigation out to the lift station.) Hunter mist heads would be used to water these areas. Youngquist will install all new valves, heads, and pipe. The new zones “will be tied into the owner’s existing wells.” New timers are needed at both entrances. The Youngquist Irrigation Inc. proposal for the sprinkler system stated that the \$4500.00 bid was contingent on the owner being able “to show location of existing sleeves” which carry irrigation lines beneath the roads. The estimate states, “if the sleeves are found and can not be used for the new system then new sleeves will have to be jack and bored” at additional expense.

The Proposal for Directional Drilling stated in their August, 2003, bid is Youngquist's estimate of \$17.00 per foot to cover that eventuality and the possibility that the sleeves might be hard to find.

Youngquist discovered in testing the existing system in mid-April of 2004, that the pump that irrigates the plantings at the Brentwood Parkway entrance is frozen, and should be replaced. To help prevent further problems with the two pumps, one pump at each entrance, installation of a pressure tank at each pump site is recommended.

In April, 2003, Youngquist dug and located the sleeves and pipes that carry the irrigation water under the roadways to the various plantings. In two places there are no sleeves under the roadways. Damage to the road could occur if one of those water-bearing pipes should break.

1. There is a one 1" pipe, with no sleeve, carrying water from the south side of the Tanglewood entrance to the first median. They found an adequate four inch sleeve with a 2" water pipe between the median and the north side of Tanglewood Parkway.

2. A ¾" pipe with no sleeve carries irrigation water from the south side of the Brentwood Parkway entrance to the north side.

The solution: Youngquist proposes to bore new 2" sleeves in these locations.

Youngquist reports that the timers at both pumps are malfunctioning and should be replaced. They also recommend adding a second valve creating two zones instead of one on the second island at the Tanglewood entrance ( not part of the landscape plan) to adequately water the existing planted area. They also need to cap a broken valve on the third median at that entrance.

**9. Estimate of Total cost of project**

<b>Design for landscape, plants and planting, and removing dead plants and old landscape timbers;</b>	<b>\$6280.00</b>
<b>Curbing for median at Tanglewood Boulevard entrance;</b>	<b>\$1900.00</b>
<b>Total Irrigation estimate;</b>	<b><u>\$11,520.00</u></b>
<b>Total project estimate</b>	<b>\$19,700.00</b>

**All Native Garden Center**

300 Center Road  
Fort Myers, FL 33907-1513

Phone # 239.939.9663

Fax # 239.936.8504

E-mail nolawn@iline.com

Web Site www.nolawn.com

**Estimate**

Date	Estimate #
9/18/2003	5

**Name / Address**

Tanglewood MSTBU  
c/o Mary Richey  
1551 Covington Cir E  
Fort Myers FL 33919

Description	Qty	Rep	Project
		Rate	Total
PLEASE FIND APPROXIMATE COST ESTIMATE FOR LANDSCAPE INSTALLATION AT TANGLEWOOD / BRENTWOOD SUBDIVISION BELOW: (ACCORDING TO DESIGN OF 5-15-03, SUBJECT TO CHANGE)			
Lift Station		280.00	280.00
Brentwood Entry (south)		150.00	150.00
Brentwood Entry (north)		150.00	150.00
Brentwood Median		500.00	500.00
Tanglewood (north wall)		400.00	400.00
Tanglewood (south wall)		560.00	560.00
Tanglewood Main Entry Median		1,200.00	1,200.00
Landscape Consulting, Installation and Maintenance		2,190.00	2,190.00
		<b>Subtotal</b>	<b>\$5,430.00</b>
		<b>Sales Tax</b>	<b>\$0.00</b>
		<b>Total</b>	<b>\$5,430.00</b>

# All Native Garden Center

300 Center Road Fort Myers FL 33907-1513

February 16, 2004

Tanglewood MSTBU  
c/o Mary Richey  
1551 Covington Circle East  
Fort Myers FL 33919

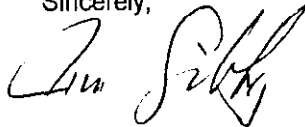
To Whom It May Concern:

Following is a cost estimate for removal and disposal of landscape plants and timbers for the existing plant beds that will be replanted:

Lift Station	\$200.00
Brentwood Entry (South)	\$200.00
Brentwood Entry (North)	\$200.00
Brentwood Median	\$300.00
Tanglewood (North Wall)	\$500.00
Tanglewood (South Wall)	\$700.00
Tanglewood (Main Entry Median)	\$700.00
Total removal and disposal	\$2,800.00

Please note that our labor rate is \$25.00/ hour and the above is an approximate estimate of costs related to the total labor hours anticipated for the project as discussed during our on site visit on February 10, 2004. The final cost may vary slightly depending on the final selection of plants and other landscape material selected for removal. I am enclosing 4 copies of this estimate for your use in advising anyone participating in the final decision process. It has been a pleasure working with you on this project over the past several months and look forward to hearing from you with any concerns.

Sincerely,



John Sibley  
Owner, All Native Garden Center  
Phone: 239.939.9663  
Fax: 239.936.8504  
Email: [nolawn@iline.com](mailto:nolawn@iline.com)





# R.S. WALSH LANDSCAPING, INC.

8050 Penzance Boulevard  
Fort Myers, Florida 33912  
(941) 768-5655 Fax (941) 768-2970

April 15, 2003

Mrs. Mary Richey  
1551 Covington Cir. E.  
Fort Myers, Fl.

Dear Mrs. Richey,

Let me take this opportunity to thank you and the members of the beautification committee for selecting R. S. Walsh Landscaping to re-design the Tanglewood/Brentwood entries and medians. After returning and making a thorough survey of the site I am convinced that much of the problem lies with too much rather than too little landscaping, especially in the medians. I am, therefore, basing our design upon a simplification of each area we discussed.

Much of the plant material I observed appeared to be suffering from lack of proper watering, fertilization and maintenance. There appeared to be ( with one or two exceptions ) little uniformity. Much of it was much more than necessary. My first recommendation, therefore, in dealing with the medians would be a complete revision of the existing plant material.

Which would include:

Removal of all existing shrubs and ground covers, dirt and rocks, to present a neater, cleaner appearance. Rather than the existing random clusters of sabal palms, I would recommend clustering them, uniformly spaced, with no more than four (4) to a grouping.

Beneath these palms a small grouping of native shrubs. Between the clusters of palms, equally spaced live oak trees, which over a period of years will give a shaded, park like sense when one drives along the street.

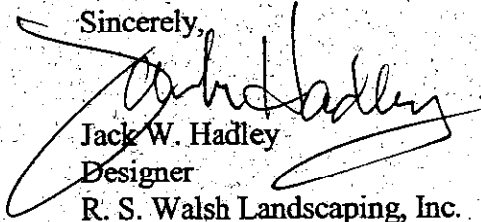
Due to the cost of renovation I have broken the work down into the following five phases, each of which will be considered as separate proposals, spaced out at whatever period is most suitable for you.

- Phase I - The Tanglewood entrance (not to include the median)
- Phase II - Brentwood entrance
- Phase III- Cleaning and striping of all medians followed closely by:
- Phase IV- Relocation of sabal palms as per plan
- Phase V- Installation of sod and oak trees and median shrubs \*

As per our discussion, I have used native plants wherever feasible. Also, per our discussion, there will be a charge of \$500.00 for the plans which will be waived in the event you accept the proposal.

We at R. S. Walsh are looking forward to serving you.

Sincerely,



Jack W. Hadley  
Designer  
R. S. Walsh Landscaping, Inc.

\*Any warranty of plant material will be based upon suitable irrigation and maintenance being provided by the owners or agent.

**R.S. WALSH LANDSCAPING, INC.**

**CONTRACT**

8050 Penzance Boulevard  
FORT MYERS, FLORIDA 33912  
(239) 768-5655  
Fax (239) 768-2970

PHONE

DATE  
4/15/03

TO: Tanglewood

JOB NAME/LOCATION  
Tanglewood Entry  
Phase #1

**JOB DESCRIPTION: Landscaping As Per Contract**

<u>Qty</u>	<u>Item</u>	
1	Live Oak	14-16'OA
2	Hong Kong Orchid	10-12'OA
2	Sabal Palm	16-18'OA
10	Zamia Furfurcea	10 g
24	Eugenia Myrtifoha	10 g
6	White Crinum Lily	7 g
44	Thryallis	3 g
16	Dwf. Indian Hawthorn	3 g
41	Coco Plum	3 g
49	Dwf. Fakahatchee Grass	3 g
64	Macho Fern	1 g
60	E. G. Liriope	1 g
40	Society Garlic	1 g
31	Gold Lantana	1 g

Cypress Mulch  
Fertilizer/Cow Manure  
Staking  
Potting Soil  
Bobcat/Tractor Grading  
Hand Grading/Hand Clearing  
Hauling Vegetation Debris  
Floritam Sod

**Total**

**\$15,502.00**

APPROVAL: \_\_\_\_\_

**R.S. WALSH LANDSCAPING, INC.**

**CONTRACT**

8050 Penzance Boulevard  
FORT MYERS, FLORIDA 33912  
(239) 768-5655  
Fax (239) 768-2970

PHONE

DATE  
4/15/03

TO: Tanglewood

JOB NAME/LOCATION  
Tanglewood Entry  
Phase #1

PRICE ON CONTRACT IS VALID FOR 45 DAYS.

THE PRICES LISTED BELOW ARE FOR COSTS NOT INCLUDED IN CONTRACT.

ALL PRICES IN THE CONTRACT ARE BASED UPON INSTALLATION ON OWNER/  
BUILDING CONTRACTOR PREPARED FINAL GRADE.

ALL SWALES & FINAL GRADE ELEVATIONS TO BE INSTALLED & APPROVED  
PER ENGINEER DRAWING BEFORE ANY LANDSCAPE INSTALLATION BEGINS.

ANY GRADING PROVIDED BY R.S. WALSH LANDSCAPING TO CORRECT OR  
CHANGE FINAL GRADES CAN BE PROVIDED AT A RATE OF:

A. HAND GRADE/LABOR	\$35.00 PER HOUR
B. TRACTOR GRADE OPERATOR	\$60.00 PER HOUR
C. BOBCAT/OPERATOR	\$75.00 PER HOUR

R.S. WALSH LANDSCAPING WILL CORRECT ANY GRADE CHANGES DUE TO  
LANDSCAPE INSTALLATION OR ASSOCIATED LANDSCAPE CONTRACTOR  
WORK IN ORDER TO RETURN ELEVATIONS TO APPROVED FINAL GRADE  
PROVIDED BY OWNER.

R.S. WALSH LANDSCAPE IS NOT RESPONSIBLE FOR ANY WASHOUTS OR  
GRADE CHANGES NECESSITATED BY ACTS OF GOD, I.E. RAIN, WATER, ETC.

ANY CONSTRUCTION TRASH IS HAULED ON A PER POUND BASIS. ANY  
VEGETATION HAULED IS ON A PER LOAD BASIS.

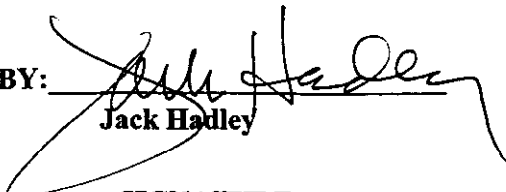
STANDARD GUARANTEE:

TREES	-	1 YEAR
SHRUBS	-	6 MONTHS
SOD	-	30 DAYS

R. S. WALSH LANDSCAPING CANNOT NOT BE HELD RESPONSIBLE FOR DAMAGE  
TO TREES, SHRUBS, OR IRRIGATION DUE TO ACTS OF GOD, I.E. HURRICANE,  
TROPICAL STORMS, FLOODS, LIGHTNING OR FREEZES

TERMS: ONE-THIRD DOWN TO START JOB – BALANCE DUE UPON COMPLETION  
FINANCE CHARGE WILL ACCRUE AT THE RATE OF 1.5% PER MONTH  
(18%) PER YEAR) ON ALL BALANCES OVER 30 DAYS FROM DATE OF INVOICE

ESTIMATED BY: \_\_\_\_\_

  
Jack Hadley

CONTRACT TOTAL \$15,502.00

DATE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**R.S. WALSH LANDSCAPING, INC.**

**CONTRACT**

21

8050 Penzance Boulevard  
FORT MYERS, FLORIDA 33912  
(239) 768-5655  
Fax (239) 768-2970

PHONE

DATE  
4/15/03

TO: Brentwood Entry

JOB NAME/LOCATION  
Brentwood Entry  
Phase #2

JOB DESCRIPTION: Landscaping As Per Contract

<u>Qty</u>	<u>Item</u>	
5	Zamia Furfurcea <i>Coontie</i>	10 g
10	Coco Plum	3 g
17	Thryallis	3 g
32	Society Garlic	1 g
	Cypress Mulch	
	Fertilizer/Cow Manure	
	Potting Soil	
	Hand Clearing	
	Bobcat/Tractor Grading	
	Hauling Vegetation Debris	

Total

\$3,372.00

APPROVAL: \_\_\_\_\_

**R.S. WALSH LANDSCAPING, INC.**

**CONTRACT**

8050 Penzance Boulevard  
FORT MYERS, FLORIDA 33912  
(239) 768-5655  
Fax (239) 768-2970

PHONE

DATE  
4/15/03

TO: Brentwood Entry

JOB NAME/LOCATION  
Brentwood Entry  
Phase #2

PRICE ON CONTRACT IS VALID FOR 45 DAYS.

THE PRICES LISTED BELOW ARE FOR COSTS NOT INCLUDED IN CONTRACT.

ALL PRICES IN THE CONTRACT ARE BASED UPON INSTALLATION ON OWNER/  
BUILDING CONTRACTOR PREPARED FINAL GRADE.

ALL SWALES & FINAL GRADE ELEVATIONS TO BE INSTALLED & APPROVED  
PER ENGINEER DRAWING BEFORE ANY LANDSCAPE INSTALLATION BEGINS.

ANY GRADING PROVIDED BY R.S. WALSH LANDSCAPING TO CORRECT OR  
CHANGE FINAL GRADES CAN BE PROVIDED AT A RATE OF:

- |                           |                  |
|---------------------------|------------------|
| A. HAND GRADE/LABOR       | \$35.00 PER HOUR |
| B. TRACTOR GRADE OPERATOR | \$60.00 PER HOUR |
| C. BOBCAT/OPERATOR        | \$75.00 PER HOUR |

R.S. WALSH LANDSCAPING WILL CORRECT ANY GRADE CHANGES DUE TO  
LANDSCAPE INSTALLATION OR ASSOCIATED LANDSCAPE CONTRACTOR  
WORK IN ORDER TO RETURN ELEVATIONS TO APPROVED FINAL GRADE  
PROVIDED BY OWNER.

R.S. WALSH LANDSCAPE IS NOT RESPONSIBLE FOR ANY WASHOUTS OR  
GRADE CHANGES NECESSITATED BY ACTS OF GOD, I.E. RAIN, WATER, ETC.

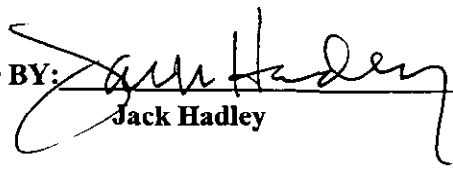
ANY CONSTRUCTION TRASH IS HAULED ON A PER POUND BASIS. ANY  
VEGETATION HAULED IS ON A PER LOAD BASIS.

STANDARD GUARANTEE:

- |        |   |          |
|--------|---|----------|
| TREES  | - | 1 YEAR   |
| SHRUBS | - | 6 MONTHS |
| SOD    | - | 30 DAYS  |

R. S. WALSH LANDSCAPING CANNOT NOT BE HELD RESPONSIBLE FOR DAMAGE  
TO TREES, SHRUBS, OR IRRIGATION DUE TO ACTS OF GOD, I.E. HURRICANE,  
TROPICAL STORMS, FLOODS, LIGHTNING OR FREEZES

TERMS: ONE-THIRD DOWN TO START JOB - BALANCE DUE UPON COMPLETION  
FINANCE CHARGE WILL ACCRUE AT THE RATE OF 1.5% PER MONTH  
(18% PER YEAR) ON ALL BALANCES OVER 30 DAYS FROM DATE OF INVOICE

ESTIMATED BY:   
Jack Hadley

CONTRACT TOTAL \$3,372.00

DATE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_



March 26, 2003

To Associate Board Members of Tanglewood,

Thank you for the opportunity to prepare a landscape plan for the main entry and adjoining medians per our meeting with Mary Richey. We indicated our price to prepare a complete landscape plan, specifications, species lists, and other related documents for bidding purposes at a cost of \$1,200.00.

In any event that we are not selected to design the landscaping of your entryway, we hope that we will be given an opportunity to bid whatever plans you may develop. Thank you again, I look forward to hearing from you soon. If you have any questions, please feel free to reach me on my cell phone at (239) 707-6303.

*J.D. Weeks*

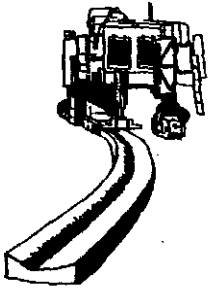
President  
dw

4309 McGregor Boulevard \* Fort Myers, Florida 33901 \* (941) 936-2456 \* Fax 936-7943

# Tincher Concrete Construction, Inc.

16900 Gator Road Fort Myers, FL 33912

(941) 267-7766 FAX (941) 267-3532



<b>Proposal #</b>	58364	<b>Submitted To</b>	Mary
<b>Phone</b>	239-939-7738	<b>Fax</b>	<b>Date</b> 5/14/2003
<b>Company</b>	Tanglewood MSTU	<b>Project</b>	Tanglewood Median
<b>Address</b>	1551 Covington Circle East	<b>Location</b>	Ft. Myers
<b>City</b>	Ft. Myers	<b>Engineer</b>	Drawing Date
<b>State</b>	FL <b>Zip</b> 33919	<b>Project #</b>	Revision Date

Subject to prompt acceptance within 30 days and to all conditions stipulated on the reverse side, we propose to furnish materials and labor at the price(s) set forth below:

Item	Quantity	Unit Price
Lump Sum for 206 LF 6" x 12" Trench-In Curb, includes permit, traffic control and disposal of excavated material	1 LS	1,900.00 LS

### Specific Notes

This is a proposal only. Contractual and scheduling details to be agreed upon before start of work. In order to guarantee pricing, TCC must be notified of proposal acceptance within 30 days of date of proposal. Does not include sealers, (concrete or joint), joints other than sawcut or 1/2" bituminous fiber or surface treatments. Price based on one crew per day during normal daylight hours, Monday through Friday.

*T.C.C. will choose its own concrete supplier*

*Note: All concrete is 3000 PSI with no reinforcement unless otherwise noted*

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for: Lump Sum dollars \$ 1,900<sup>00</sup>

**Tincher Concrete Construction, Inc.**

By: Rowan

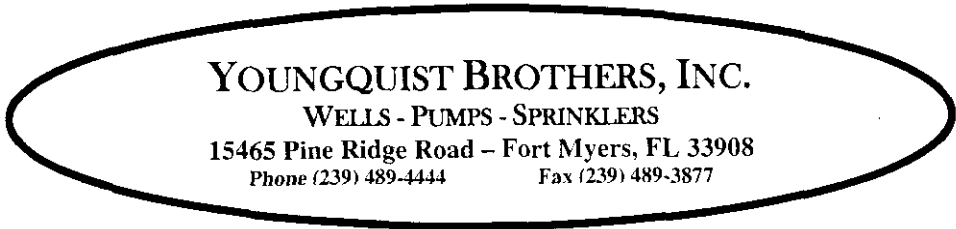
The undersigned has read and accepts this proposal and all its terms and conditions listed on the reverse as a binding contract.

Signature

Title

Date





**YOUNGQUIST BROTHERS, INC.**  
WELLS - PUMPS - SPRINKLERS  
15465 Pine Ridge Road - Fort Myers, FL 33908  
Phone (239) 489-4444 Fax (239) 489-3877

Proudly serving Southwest Florida since 1972

**Date:** July 22, 2003  
**To:** Tanglewood MSTBU  
**Ft. Myers, Fl.**

**From:** Mike Wilson  
Operations Manager  
Wells/Pumps/Sprinklers  
Installation Department

**Re: Mist system for the entrances**

**Proposal For Sprinkler System**

Install new mist sprinkler system designed to water both planting beds on each side of the Tangelwood and Brentwood entrances plus one island each and around the lift station in front of Tangelwood entrance. Hunter mist heads will be used to water these areas. We will install all new valves, heads, and pipe but will reuse owners own timers and rain sensor and the new zones will be tied into the owners existing wells.

**Price: \$ 4,500.00\***

\*If owner isn't able to show location of existing sleeves we will locate sleeves on a Time and Material basis above the price for the sprinkler system. If the sleeves are found and can not be use for the new system than new sleeves will have to be jack and bored or the road ways will be cut at an extra expense.

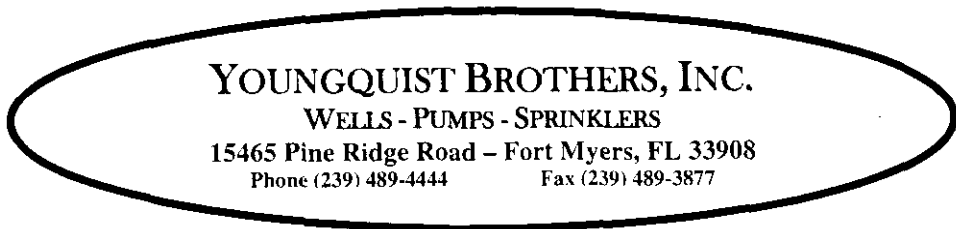
Total price will depend on the location of the sleeves and usability

- **Note:** Although the utmost care will be taken, **Y.B.I. will not be held responsible** for any damage to the existing sod, grade, landscaping, sidewalks, driveways, roadways, dwellings, wires, pipes, utilities, etc.
- **Note:** 1 yr. Warranty on workmanship and materials.

**Thank you for the opportunity to submit this proposal**

Authorized Signature: \_\_\_\_\_  
*Youngquist Brothers, Inc.*

<b>Acceptance of Proposal:</b> The above prices, conditions, and specifications are satisfactory and hereby accepted. You are authorized proceed with the work as specified. A full payment is due upon completion of the work. If payment is not made within 30 days I agree to interest charges at the rate of 1-1/2% per month, or 18% annual rate.	
Name: _____	Representing: _____
Signature: _____	Date: _____



**YOUNGQUIST BROTHERS, INC.**  
WELLS - PUMPS - SPRINKLERS  
15465 Pine Ridge Road - Fort Myers, FL 33908  
Phone (239) 489-4444 Fax (239) 489-3877

Proudly serving Southwest Florida since 1972

**Date:** August 26, 2003  
**To:** Tanglewood MSTBU  
**Ft. Myers, Fl.**

**From:** Mike Wilson  
Operations Manager  
Wells/Pumps/Sprinklers  
Installation Department

**Re:** Mist system for the entrances

**Proposal For Directional Drilling\***

\*If owner isn't able to show location of existing sleeves we will try to locate sleeves on a Time and Material basis. If the sleeves can not be use for the new system than new 2" sleeves will have to be jack and bored under the existing road ways for a price of **\$17.00 per foot.**

By our estimation there looks to be approximately 120' of sleeves needed to cross both entrances and islands.

- **Note:** Although the utmost care will be taken, **Y.B.I. will not be held responsible** for any damage to the existing sod, grade, landscaping, sidewalks, driveways, roadways, dwellings, wires, pipes, utilities, etc.
- **Note:** 1 yr. Warranty on workmanship and materials.

**Thank you for the opportunity to submit this proposal**

Authorized Signature:   
Youngquist Brothers, Inc.

**Acceptance of Proposal:** The above prices, conditions, and specifications are satisfactory and hereby accepted. You are authorized proceed with the work as specified. A full payment is due upon completion of the work. If payment is not made within 30 days I agree to interest charges at the rate of 1-1/2% per month, or 18% annual rate.

Name: \_\_\_\_\_

Representing: \_\_\_\_\_

Signature: \_\_\_\_\_

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

**Tanglewood MSTBU**  
PO Box 398  
Fort Myers, FL 33902  
Fax 335-2449  
**Re: Tanglewood Entry**

**Additional work we are proposing after evaluating the systems on 4/10/04 by digging up the sleeves and turning on the pumps.**

A. The pump at the Brentwood entry came on briefly and then tripped the breaker. The existing rainbird timer was also responding intermittently. The pump was drawing high amps indicating that the motor was locked up.  
We propose pulling the 3 H.P. sub pump and replacing with a new pump end and motor, 2" galvanized drop pipe, check valve and electrical drop cables.

**Price: \$ 3425.00**

B. Install with a pressure tank and pressure switch to further protect the pump against running if a valve fails to open and the pump blow off valve freezes up.

**Price: \$ 225.00**

B. Install a new timer to replace the existing one, which was working intermittently at the Brentwood entrance.

**Price: \$ 200.00**

Page two acceptance.

Authorized Signature: \_\_\_\_\_

*Mike Wilse*  
Youngquist Brothers,

**Acceptance Of Proposal:** The above prices, conditions, and specifications are satisfactory and hereby accepted. You are authorized proceed with the work as specified. A full payment is due upon completion of the work. If payment is not made within 30 days I agree to interest charges at the rate of 1-1/2% per month, or 18% annual rate.

Name: \_\_\_\_\_

Representing: \_\_\_\_\_

Signature: \_\_\_\_\_

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

**Tanglewood MSTBU**

PO Box 398  
Fort Myers, Fl 33902  
Fax 335-2449

**Re: Tanglewood Entry**

A. As requested we are relocating the full circle heads in the 2<sup>nd</sup> center island to the outside edges and spraying back to the center with 180-degree pattern heads. However the pressure is already low on this zone. Also to properly cover the island because of its width, larger oversized nozzles are needed which will further reduce the pressure. We therefore propose adding a 2<sup>nd</sup> valve and repiping to the heads splitting this island up into two zones. The existing valve will also be replaced with a new one.  
**Price: \$ 550.00**

\* (Relocating the existing heads to the outside edge of this island was all that was proposed in our original scope of work under the \$4500.00 bid).

B. Also as requested at our most recent site meeting with Mary Ritchie on 4/12/04 we will also relocate the existing full circle heads in the third island to the outside edge and spray back towards the middle as in the #2 Island. This too will have to be split into two zones to provide enough pressure to install the proper sized nozzles. The additional cost for this island, which is also, the largest will be.

**Price: \$ 1850.00**

\*This island was never discussed in our previous meetings or covered under our original scope of work.

A Install a pressure tank at the Tanglewood pump to further protect it against burning up should a valve fail to open and the blow off valve freezes up.

**Price: \$ 225.00**

Final acceptance.

Authorized Signature: Mike Wilson  
Youngquist Brothers, Inc.

**Acceptance Of Proposal:** The above prices, conditions, and specifications are satisfactory and hereby accepted. You are authorized proceed with the work as specified. A full payment is due upon completion of the work. If payment is not made within 30 days I agree to interest charges at the rate of 1-1/2% per month, or 18% annual rate.

Name: \_\_\_\_\_

Representing: \_\_\_\_\_

Signature: \_\_\_\_\_

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

**TRA-MSTU share of curbing, plants, mulch, planting and removal of old plants in area not in Lee County ROW:**

**Page L-5**

Tanglewood Pkwy 1<sup>st</sup> Median

**Curbing**

One sixth of median is on State ROW. That portion of cost will be paid by the TRA – MSTU. Cost of 35 feet of the 206 feet of curbing around this median will be paid for by TRA-MSTU.

To be paid by TRA – MSTU, (1/6 of the Tincher bid of \$1900.) - \$316.67

**Removal;**

Overgrown and landscape timbers; (1/6 of Sibley’s bid of \$700.) - \$116.67

Plants in this 1/6 of median:

1 coontie, 3 G

3 palmetto, 3 G

9 tropical sage, 1 G

10 dune sunflower, 1 G

To be paid by TRA – MSTU, \$200.

**Total to be paid by TRA –MSTU for the work done on 1/6 of this median, \$ 633.34.**

**Page L – 3**

Lift station, all plants listed:

**Removal** of existing plants, \$200.00

Plants in this lift station area;

4 silverbuttonwood, 3 G

4 fiddlewood, 3 G

4 firebush, 3 G

4 wax myrtle, 3G

Price of plants, mulch and planting, \$280.00

Along North wall Tanglewood Pkwy. entrance:

**Removal:**

Of unwanted plants, \$500.00;

Plants in this wall area;

7 corkystem passionvine, 3 G

6 coral honeysuckle, 3 G

5 wild coffee, 3 G

2 fiddlewood, 3 G

7 firebush, 3 G

2 wax myrtle, 3 G

7 Simpson’s stopper

Price of plants, mulch and planting, \$400.00

**Total to be paid by TRA – MSTU for work done on area covered on page L – 3, \$1380.00**

**Total this page: \$2013.34**

**TRA – MSTU not in Lee Cty. ROW; continued****Page L – 4**

Tanglewood Parkway, south entrance along the wall

**Removal;**

Of unwanted plants, \$700.00

Replacement plants listed along South wall Tanglewood Pkwy. entry, mulch and planting:

2 silver buttonwood, 7 G	4 fiddlewood, 3 G	3 firebush, 3 G
2 wax myrtle, 3 G	3 cocoplum, 3 G	3 necklace pod, 3 G
1 pineland privet, 3 G	6 tropical sage, 1 G	2 Bahama Cassia, 3 G
7 Simpson's stoppers, 3 G	9 dune sunflower, 1 G	7 gaillardia, 1 G
3 dwarf Fakahatchee grass, 1 G	4 porterweed, 1 G	

Price of plants, mulch and planting, \$560.00

**Total to be paid by TRA - MSTU for area covered on page L -4,**

\$1260.00.

**TRA – MSTU share of replanting the Brentwood entrance to the Tanglewood Subdivision:****Page L – 7, Area in State Highway ROW.**

North entrance wall of the Brentwood entrance;

**Removal;**

Of unwanted plants - \$200.00.

Plants for this side of entrance;

7 silver buttonwood, 3 G

Price of plants, planting and mulch for this area is \$150.00

Total cost of north Brentwood entrance removal and plants, etc. is \$350.00

**TRA – MSTU total share excluding irrigation is \$3973.34.**

**Lee County ROW of landscape territory as outlined in yellow on the landscape plan.****Pages L -2, L - 5**

Tanglewood Parkway first median

**Curbing;**

One sixth of the median is on State of Florida ROW. 5/6 of the median is on Lee County ROW  
 Tincher bid for the whole median is \$1900. 5/6 of \$1900 = \$1583.33.

**Landscaping;****Removal;**

Of unwanted plants and landscape timbers, (see page one): \$ 583.33

Plants for 5/6 of this median;

5 coontie, 3 G	3 palmettos, 3G	17 tropical sage, 1 G
36 dune sunflower, 1 G	20 gaillardia, 1 G	20 muhly grass, 1 G
24 dwarf Fakahatchee, 1 G	16 porterweed, 1 G	10 mistflowers, 1 G
4 silver ox-eye daisy, 1 G		

Price of plants, mulch, and planting, \$1000.

**Page L - 6**

This drawing shows the location of the first median at Brentwood Parkway entrance and the south Brentwood entrance wall, both of which are in the Lee County ROW.

**Page L – 7**

South wall Brentwood Entrance

**Removal;**

Of unwanted plants: \$200.

Plants needed for south entrance: 7 silverbuttonwood

Plants, planting, and mulch for the south entrance wall. \$150.

**Page L – 8**

First median at the Brentwood entrance

**Removal;**

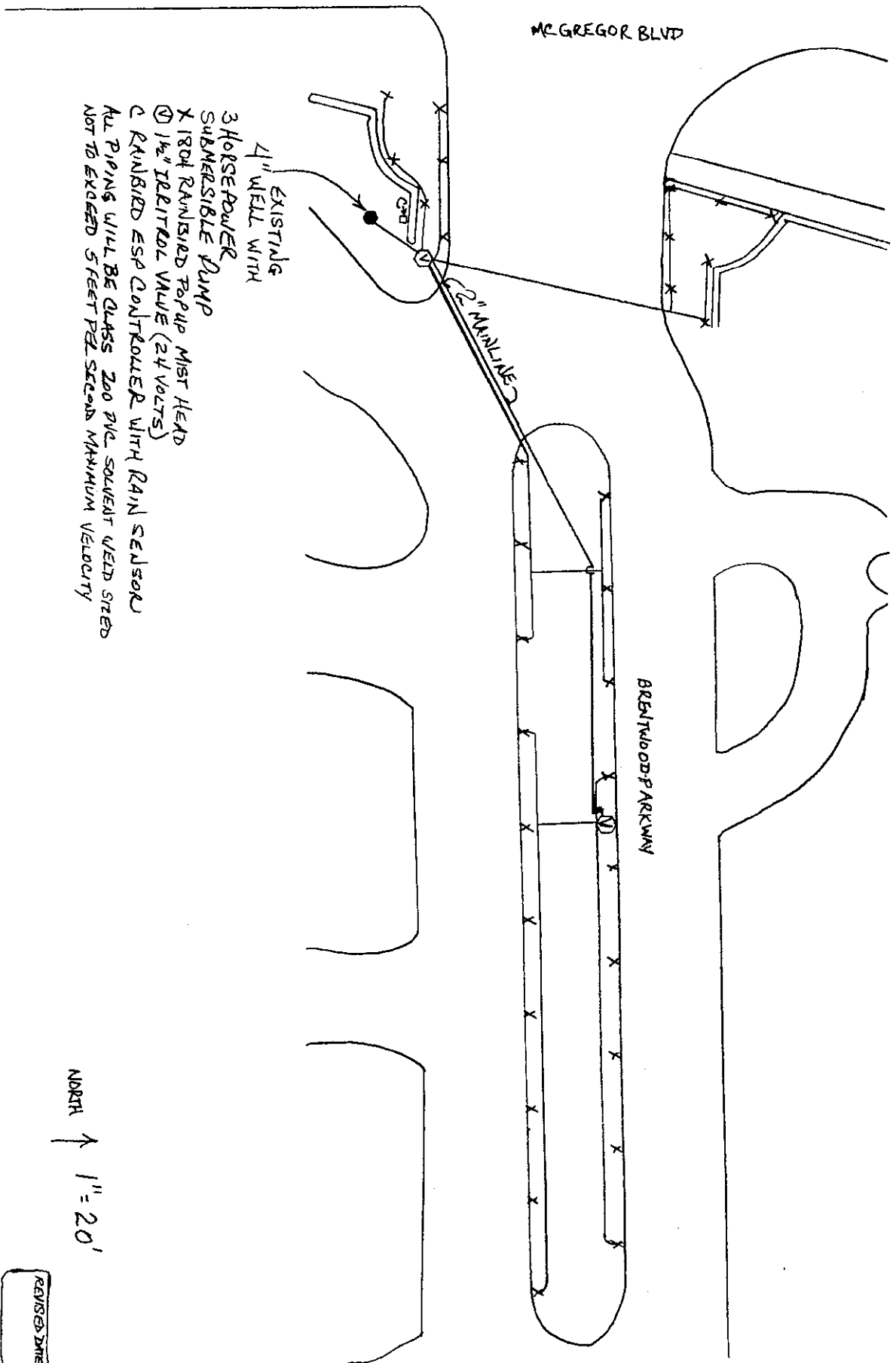
Of unwanted vegetation; \$300.

Replacement plants:

76 muhly grass, 3 G	109 saw palmetto, 3 G	162 Fakahatchee grass 3 G
---------------------	-----------------------	---------------------------

Plants, planting and mulch for this median: \$500.

**Total cost of the curbing, removal and planting of the Tanglewood landscape project is \$4316.66**



4" EXISTING WELL WITH  
 3 HORSEPOWER  
 SUBMERSIBLE PUMP  
 X 180° RAIBIRD TOPUP MIST HEAD  
 ① 1 1/2" IRRIGATOR VALVE (24 VOLTS)  
 C RAIBIRD ESP CONTROLLER WITH RAIN SENSOR  
 ALL PIPING WILL BE GLASS 200 PIG. SOLVENT WELD SIZED  
 NOT TO EXCEED SHEET PILE SECOND MAXIMUM VELOCITY

NORTH ↑ 1" = 20'

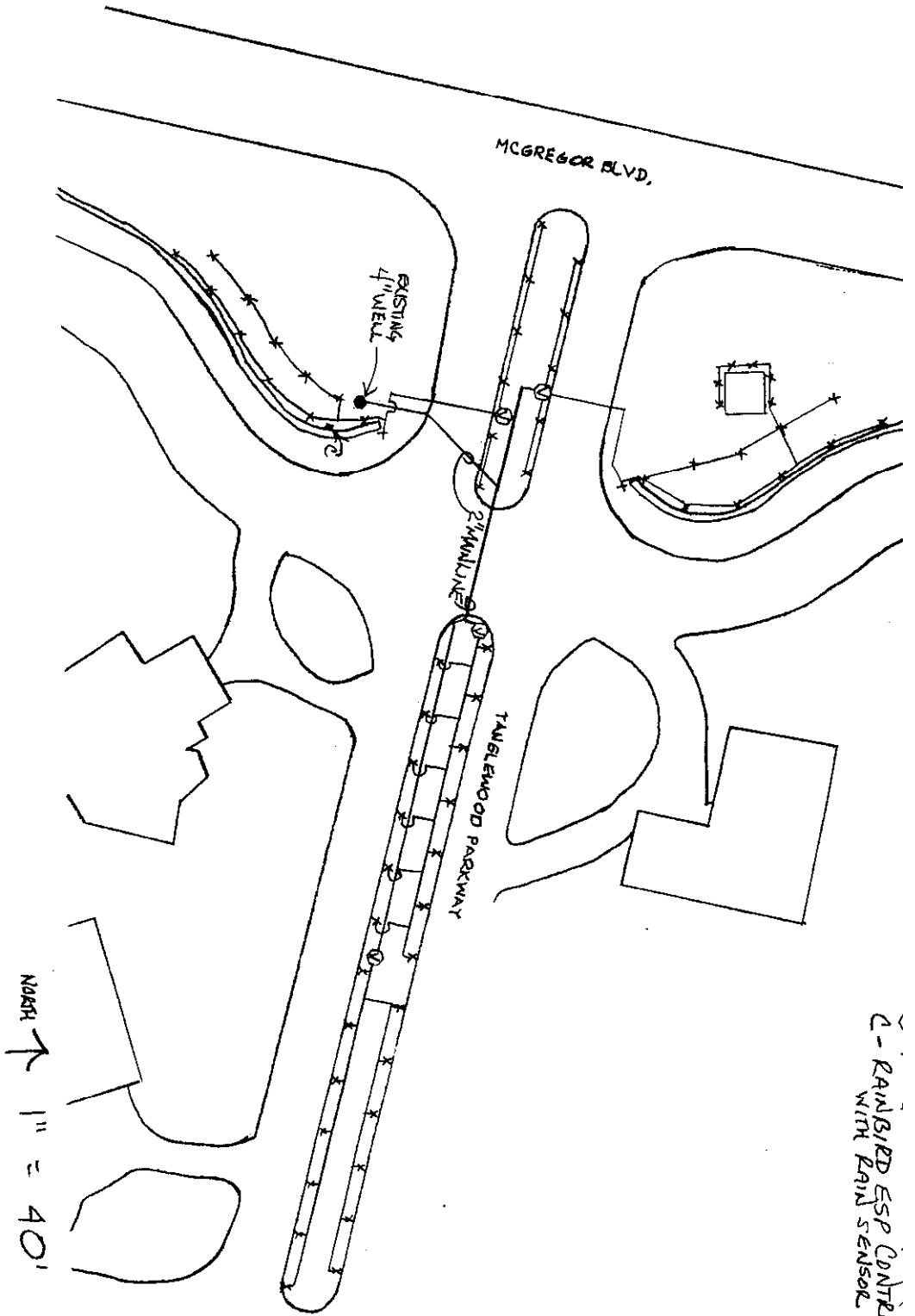
REVISED DATE  
 IR-1

BY  
 5-10-04  
 BRENTWOOD  
 ENTRY

IRRIGATION PLANS FOR  
 TANGLEWOOD ENTRANCES  
 LEE COUNTY, FLORIDA

*Signature*  
 840  
 5.13.04





MCGREGOR BLVD.

EXISTING 4\"/>

TANGLEWOOD PARKWAY

NORTH ↑ 1" = 40'

2 - RAINBIRD ESP CONTROLLED WITH RAIN SENSOR

REVISED DATE

IR-2

TANGLEWOOD ENTRY

5-10-04

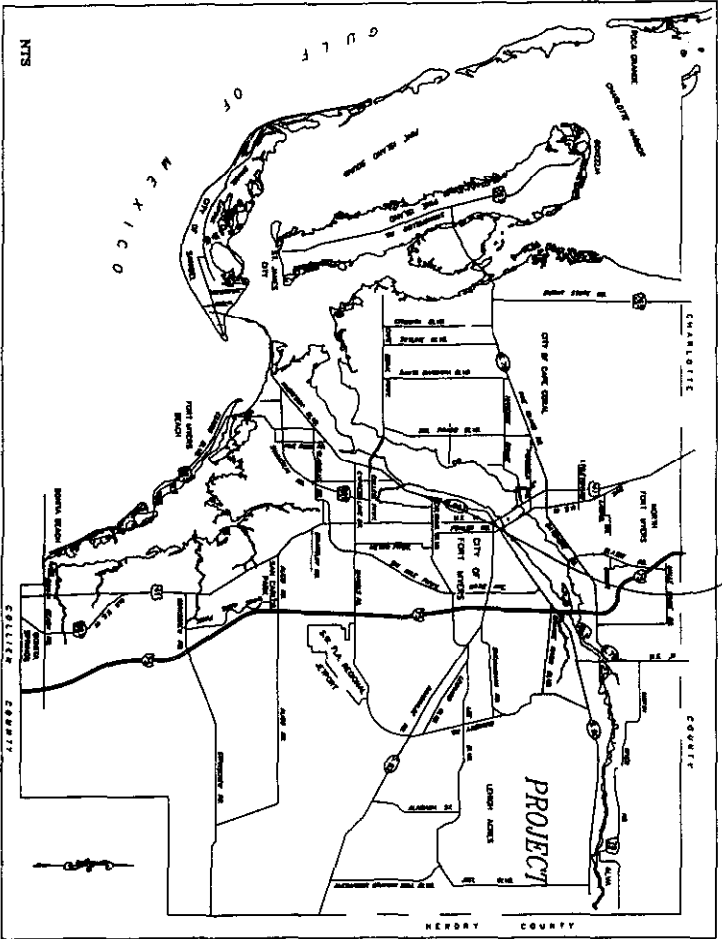
By CONSULTANT

IRRIGATION PLANS FOR  
TANGLEWOOD ENTRANCES  
LEE COUNTY, FLORIDA

*Signature*  
810  
5.13.04

# TANGLEWOOD ENTRANCES

## PROJECT



### LOCATION MAP

NOTE:  
 THESE PLANS HAVE BEEN  
 PREPARED BASED ON THE  
 APPROVED LANDSCAPE  
 PLANS PROVIDED TO THE  
 HOMEOWNERS ASSOCIATION  
 BY OTHERS.

SHEET INDEX:	
L-1	COVER SHEET
L-2	KEY SHEET MAIN ENTRANCE
L-3	MAIN ENTRANCE NORTH WALL
L-4	MAIN ENTRANCE SOUTH WALL
L-5	MAIN ENTRANCE MEDIAN
L-6	KEY SHEET BRENTWOOD
L-7	BRENTWOOD NORTH WALL
L-8	BRENTWOOD SOUTH WALL
L-9	BRENTWOOD MEDIAN

REVISION DATE:

SHEET NUMBER:  
 L-1

PROJECT NO.  
 11003

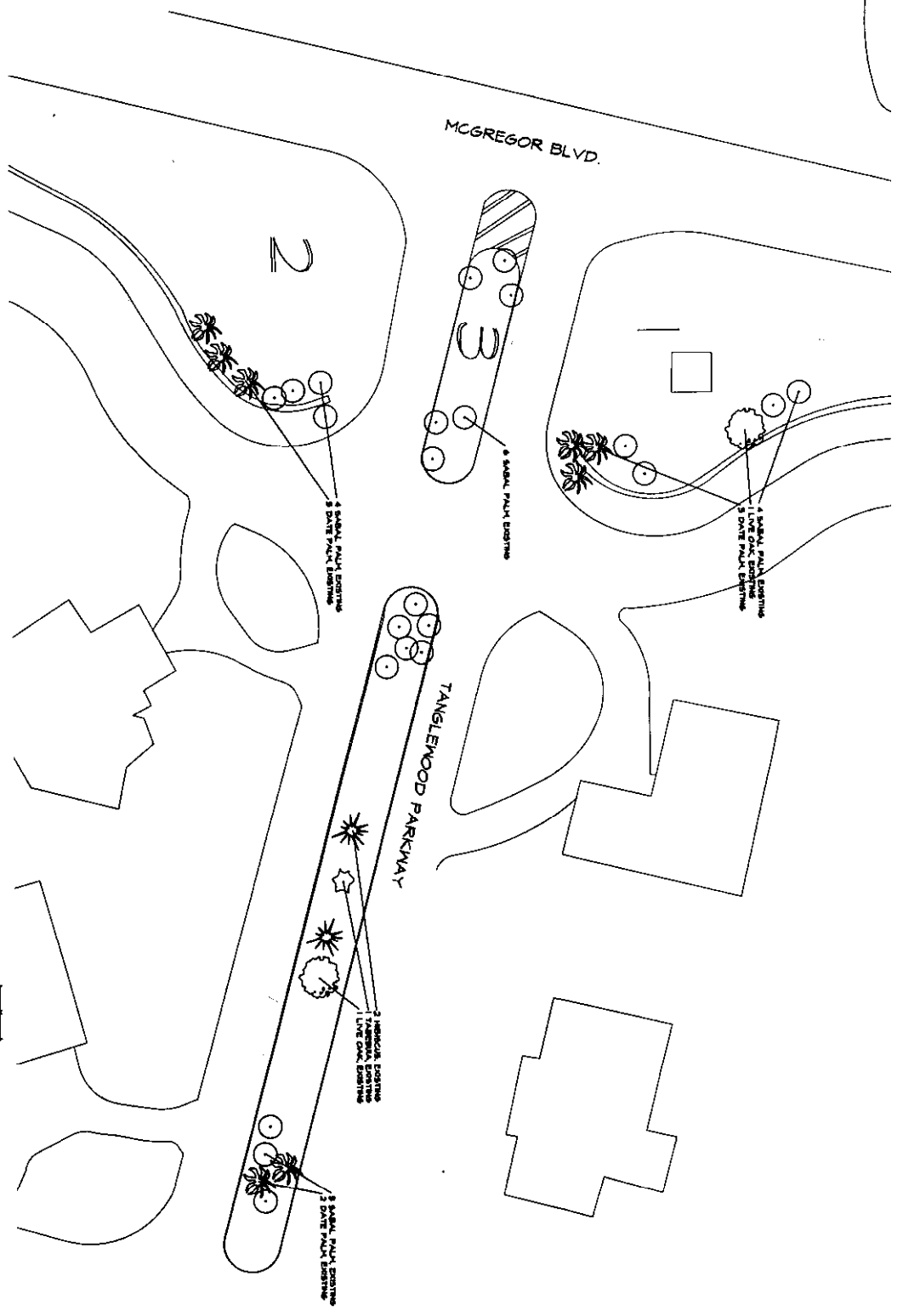
DATE  
 2-17-04

SHEET DESCRIPTION  
 COVER SHEET

LANDSCAPE ARCHITECTURAL PLANS FOR  
**TANGLEWOOD ENTRANCES**  
 LEE COUNTY, FLORIDA

DAVID M. JONES JR. AND ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTS AND PLANNERS  
 2221 MCGREGOR BOULEVARD FORT MYERS, FLORIDA, 33901  
 (239) 337-5525 FAX (239) 337-4494





ENTER'S STATE

SHEET NUMBER  
L-2

DATE: 2-17-04  
PROJECT NO: 11033

LANDSCAPE ARCHITECTURAL PLANS FOR  
**TANGLEWOOD ENTRANCES**  
LEE COUNTY, FLORIDA

DAVID M. JONES JR. AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS AND PLANNERS  
2221 MCGREGOR BOULEVARD FORT MYERS, FLORIDA 33901  
(239) 337-5525 FAX (239) 337-4494



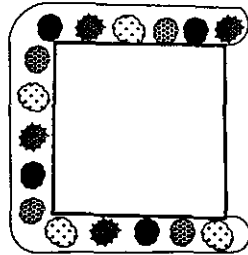
MCGREGOR

\*SEE MAIN EN  
KEY SHEET\*

EXISTING WALL

SHEET L-3 PLANT

- 7 CORKY STEM
- 6 CORAL HONE
- 5 WILD COFFEE
- 2 FIDDLEWOOD
- 7 FIREBUSH, 3 G
- 2 WAX MYRTLE
- 7 SIMPSON'S ST



LIFT STATION

LIFT STATION PLANT LIST

- 4 SILVER BUTTWOOD, 3 G
- 4 FIDDLEWOOD, 3 G
- 4 FIREBUSH, 3 G
- 4 WAX MYRTLE, 3 G

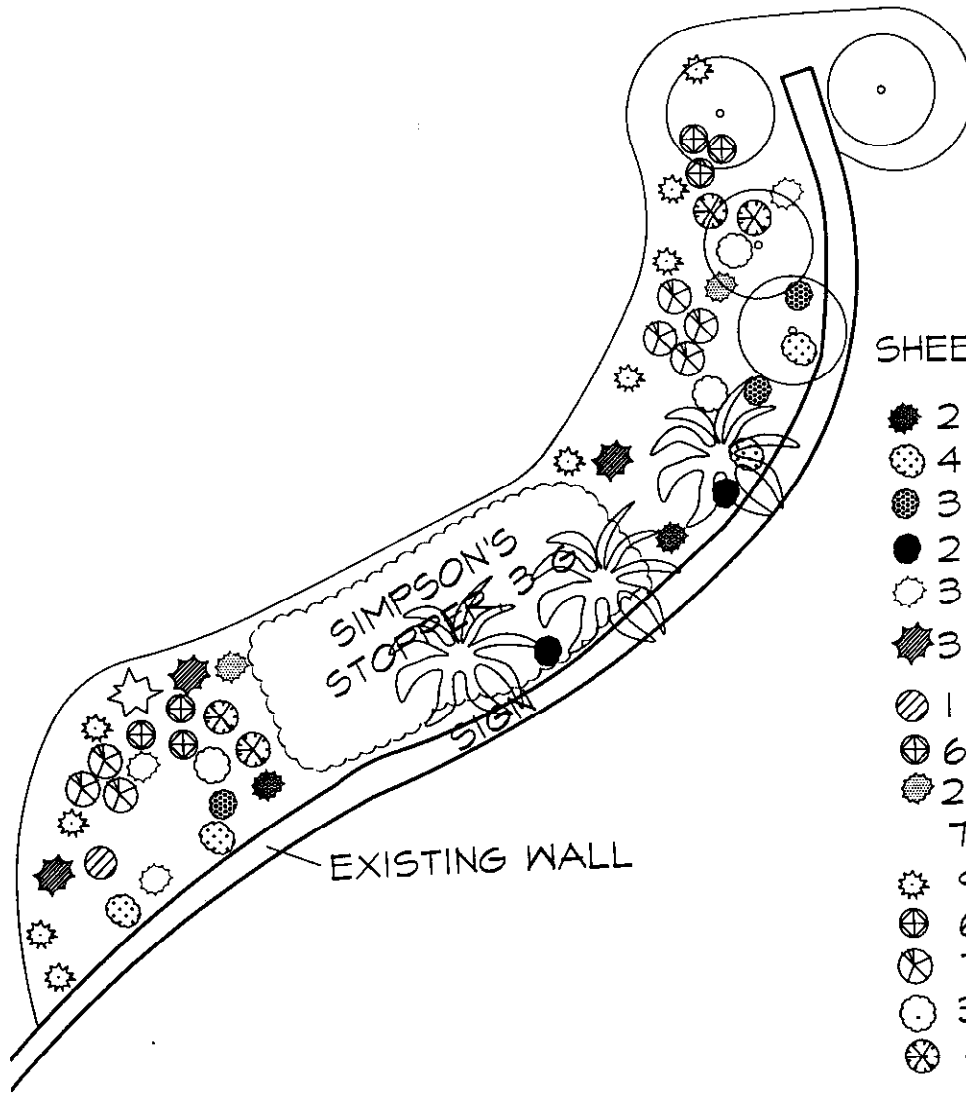
7 SIMPSON'S  
STOPPER

STGN

TANGLEWOOD

NORTH

\*SEE MAIN  
KEY SH

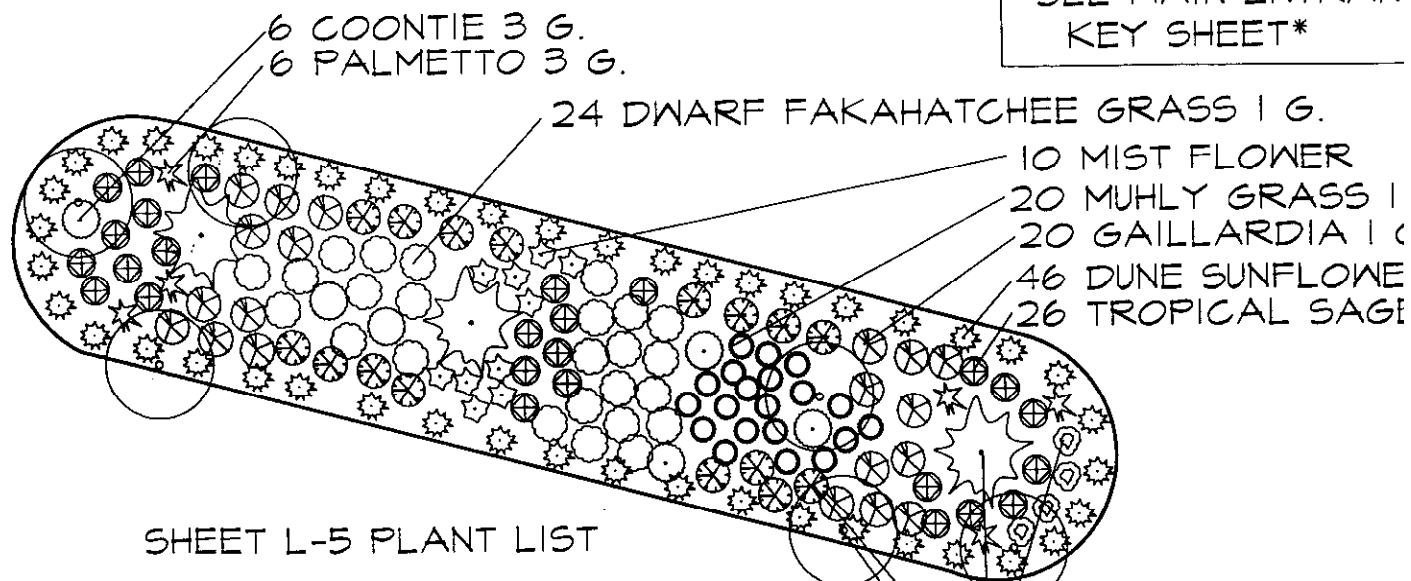


#### SHEET L-4 PLANT LIST

- 2 SILVER BUTTONWOOD
- ⊙ 4 FIDDLEWOOD, 3 G.
- 3 FIREBUSH, 3 G.
- 2 WAX MYRTLE, 3 G.
- ⊙ 3 COCOPLUM, 3 G.
- ◆ 3 NECKLACE POD, 3
- ⊙ 1 PINELAND PRIVET,
- ⊙ 6 TROPICAL SAGE 1
- ⊙ 2 BAHAMA CASSIA, 1
- 7 SIMPSON'S STOPPER
- ⊙ 9 DUNE SUNFLOWER
- ⊙ 6 TROPICAL SAGE 1
- ⊙ 7 GAILLARDIA 1 G.
- ⊙ 3 DWARF FAKAHATA
- ⊙ 4 PORTERWEED 1 G

NO

\*SEE MAIN ENTRANCE  
KEY SHEET\*

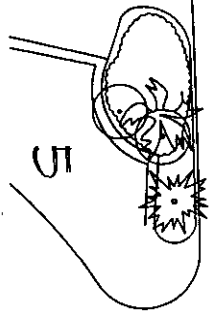


SHEET L-5 PLANT LIST

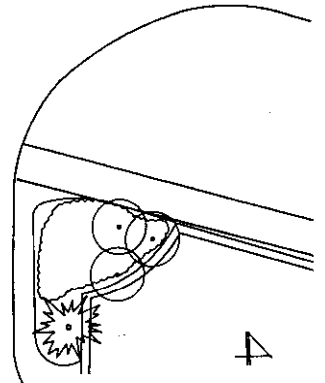
- ☆ 6 PALMETTO 3 G.
- ⊙ 46 DUNE SUNFLOWER 1 G.
- ⊗ 26 TROPICAL SAGE 1 G.
- ⊗ 20 GAILLARDIA 1 G.
- 20 MUHLY GRASS 1 G.
- 6 COONTIE 3 G.
- 24 DWARF FAKAHATCHEE GRASS 1 G.
- ⊗ 16 PORTERWEED 1 G.
- ☆ 10 MIST FLOWER 1 G.
- ⊙ 4 SILVER SEA OX-EYE DAISY 1 G.
- ☆ 3 WAX MYRTLE, EXISTING

NORTH  
K

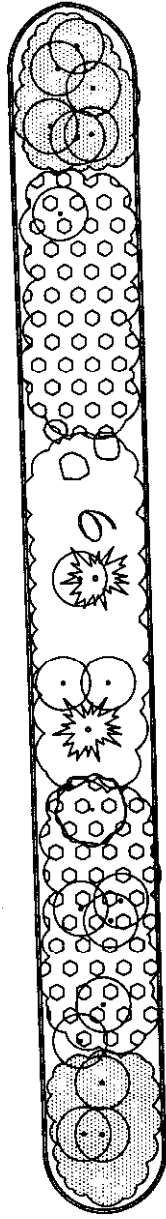
MCGREGOR BLVD



5



4



BRENTWOOD PARKWAY



REVISED DATE

L-6

SHEET NUMBER

SHEET DESCRIPTION  
BRENTWOOD  
KEY SHEET

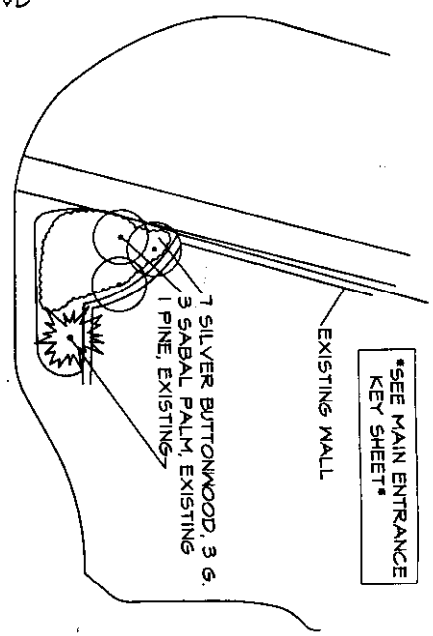
DATE  
2-17-04

PROJECT NO.  
11033

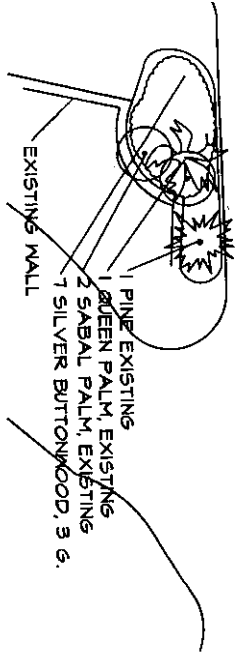
LANDSCAPE ARCHITECTURAL PLANS FOR  
**TANGLEWOOD  
ENTRANCES**  
LEE COUNTY, FLORIDA

DAVID M. JONES JR. AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS AND PLANNERS  
2221 MCGREGOR BOULEVARD FORT MYERS, FLORIDA 33901  
(239) 337-5525 FAX (239) 337-4494





KEY 4 NORTH



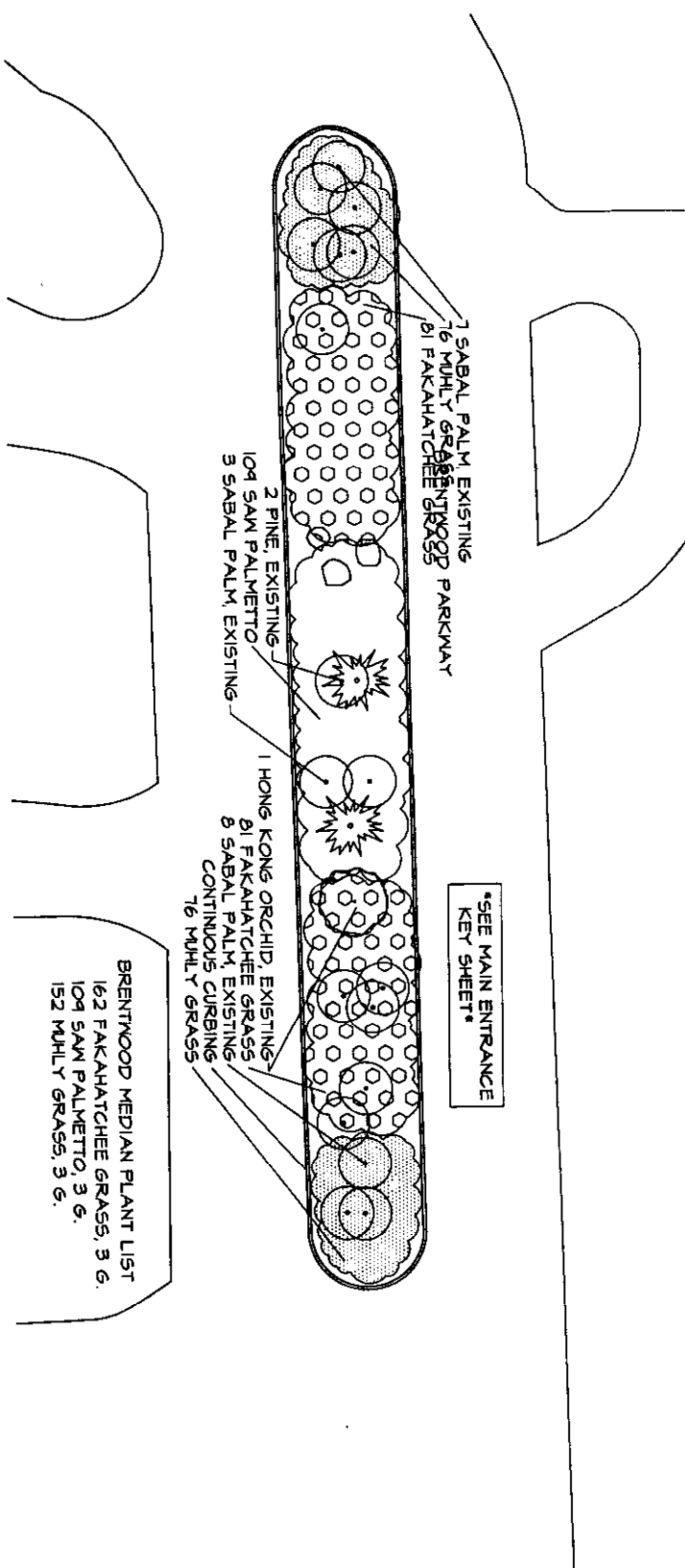
KEY 5 NORTH

BRENTWOOD WALLS PLANT LIST  
14 SILVER BUTTONWOOD, 3 G.

\* SEE L-6 KEY SHEET

PROJECT NO. 1033	DATE 2-17-04	SHEET NO. 1033	PROJECT NAME BRENTWOOD NORTH AND SOUTH WALLS	SHEET NUMBER 1-7	PROJECT DATE
LANDSCAPE ARCHITECTURAL PLANS FOR <b>TANGLEWOOD ENTRANCES</b> LEE COUNTY, FLORIDA					
<b>DAVID M. JONES JR. AND ASSOCIATES, INC.</b> LANDSCAPE ARCHITECTS AND PLANNERS 2221 MCGREGOR BLOULEYARD FORT MYERS FLORIDA 33901 (239) 337-5525 FAX (239) 337-4494					





NORTH  
KEY 6

PROJECT NAME

SHEET NUMBER  
L-8

SHEET DESCRIPTION  
BRENTWOOD  
SOUTH WALL

DATE  
2-17-04

PROJECT NO.  
11033

LANDSCAPE ARCHITECTURAL PLANS FOR  
**TANGLEWOOD ENTRANCES**  
 LEE COUNTY, FLORIDA

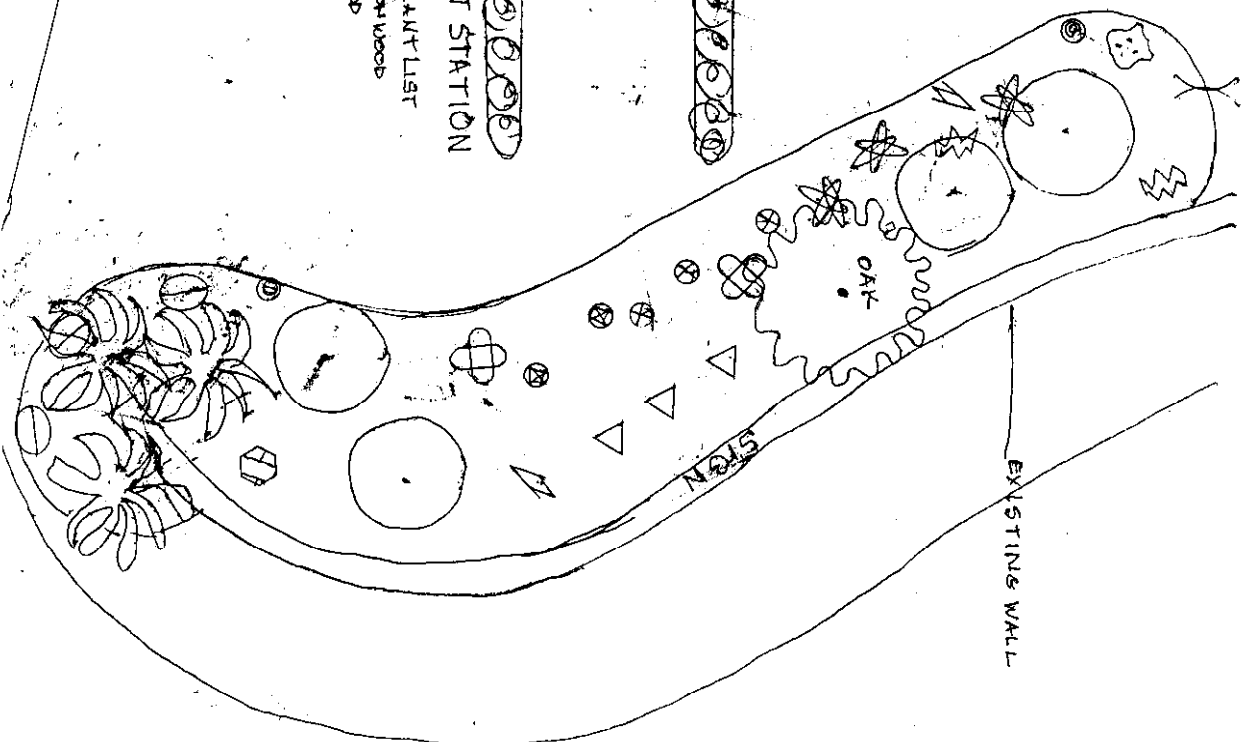
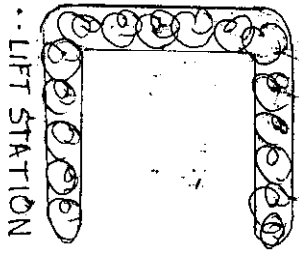
DAVID M. JONES JR. AND ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTS AND PLANNERS  
 2221 MCGREGOR BOULEVARD FORT MYERS, FLORIDA 33901  
 (239) 337-5525 FAX (239) 337-4494



Mc GREGOR

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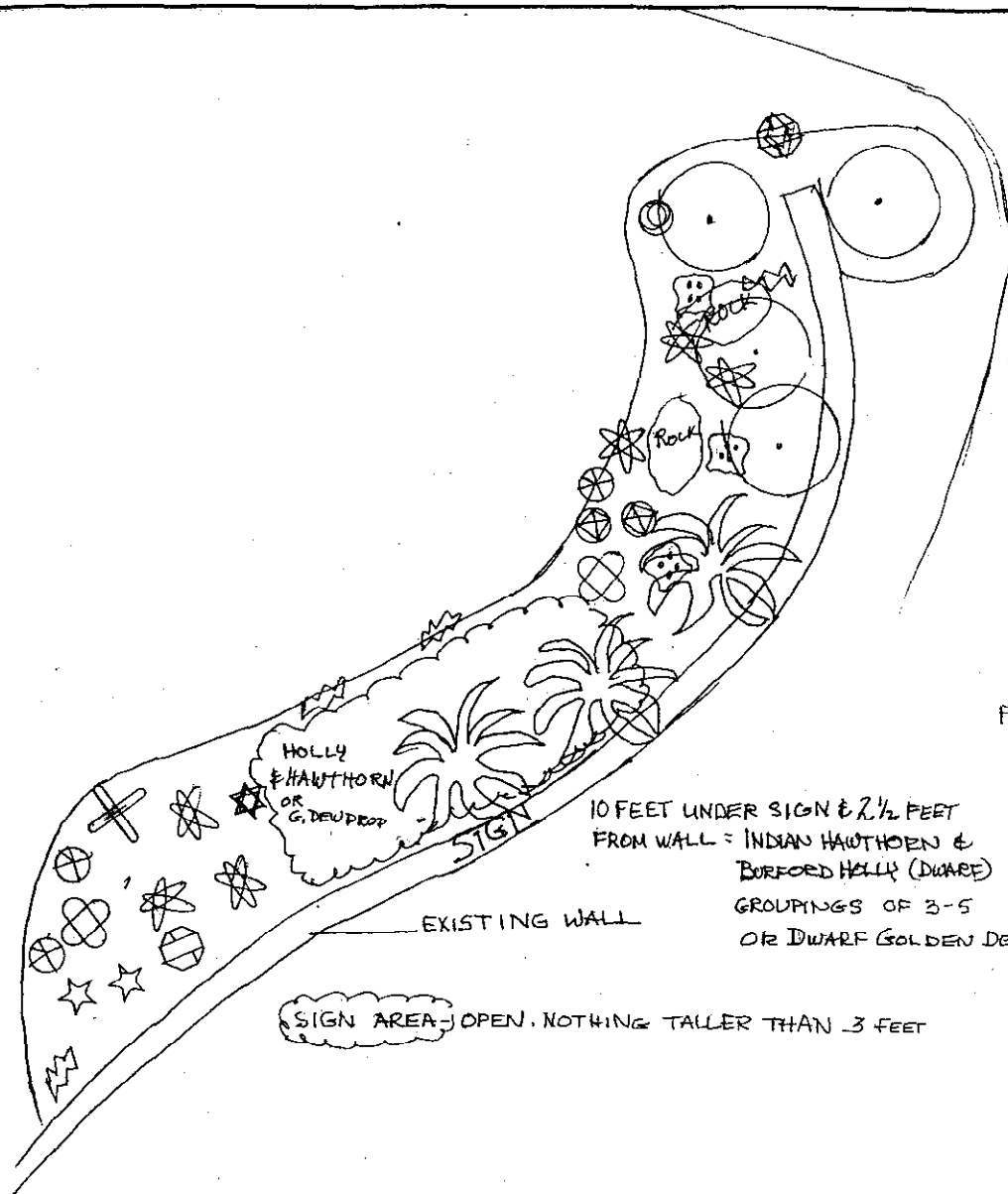
LIFT STATION PLANT LIST  
 4 SILVER BUTCH WOOD  
 4 FIDDLE WOOD  
 4 FIRE BUSH  
 4 DWARF NYCTELE



SHEET L-3 PLANT LIST

- 2 CORKY STEM PASSION VINE
  - 2 CORAL HOVEY SUCKLE
  - 1 FIDDLE WOOD
  - 2 DATROPIA
  - 2 INDIAN HAUTHOORN DWARF HOLLY
  - 2 DWARF GOLDEN DEWDROOP
  - 7 GALLARBA
  - 2 DWARF VAURON HOLLY
  - 1 JAMAICAN CAPER
  - 2 DWARF FIREBUSH
  - 2 BANANA LEAF CROTON
  - 3+ TROPICAL SAGE
- 1" = 10'
- NORTH

1-3

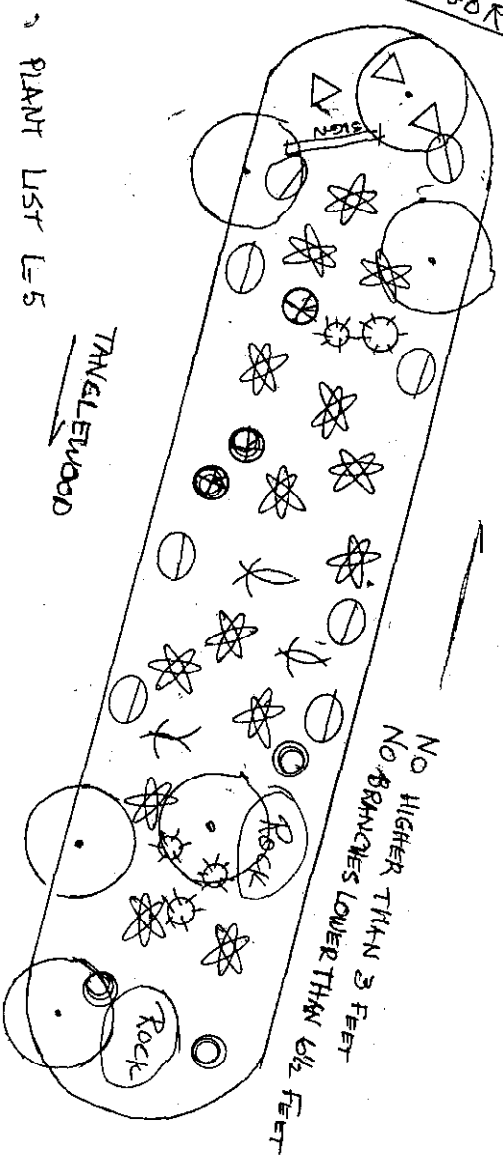


PLANT LIST FOR L-4

- 1 + DIAMOND LEAF OAK
- 4 ~ CORKY STEM PASSIO
- 2 ⊖ CORAL HONEY SUCK
- 4 □ FIDDLEWOOD
- 1 ☆ JATROPHA
- ? ▽ INDIAN HAWTHORN
- FILL IN ⊕ GAILLARDIA
- FILL IN ⊗ TROPICAL SAGE
- 2 ⊕ BANANA LEAF CT
- 2 ☆ SIMPSON STOPPER
- ? ∟ GOLDEN DEWDROP CD
- 1 ⊙ DWARF FIRE BUSH

NORTH

Mc GREGOR



PLANT LIST L 5

- 4-5 ✱ PORTULACA DUNE BLUE
- 8-9 ○ COASTAL AMBROSIA
- 14 ✱ COONTIE
- 3+ ✱ DUNE FAVAHATCHEE
- 3 ○ DUNE SUNFLOWER
- 5 ⊕ GALLARDIA
- 5+ ▽ INDIAN HAWTHORN

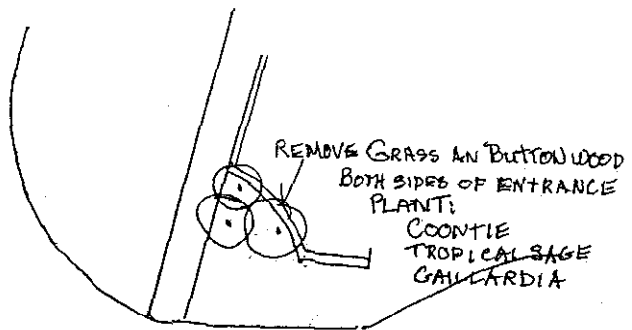
6 SABAL PALMS EXISTING

MEDIAN AT Mc GREGOR

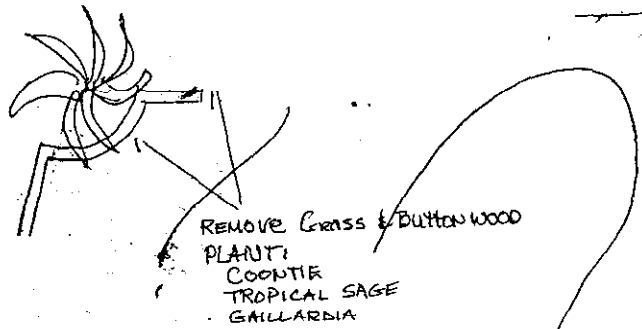
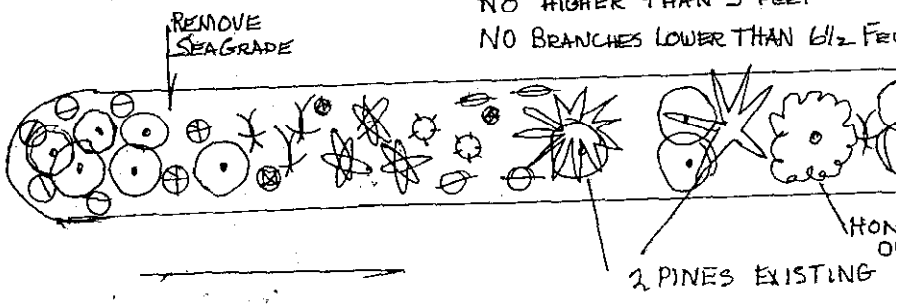
3 or m  
 8 or m  
 3 or 1  
 3 or 5  
 3 or 5  
 3 or 5

NORTH ↑ 1" = 10'







11



BRENTWOOD PKWY.



PLANT WALL:  
SOUTH - 8 COONTIE, 5 TROP SAGE, 5 GALLARDIA,  
NORTH - 7 COONTIE, 3 TROP SAGE, 1 FAKAHATCHEE  
3 GALLARDIA

- PLANTLIST L-6
- 4-6  PORTERWEED-DWARF BLUE
  - 9-10  COASTAL AMBROSIA
  - 7  COONTIE
  - 4-5  DWARF FAKAHATCHEE GRASS
  - 5  GAILLARDIA
  - 3-5  TROPICAL SAGE

1" = 20'