

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

OCTOBER 17, 2016

AGENDA PACKAGE

Piney-Z Community Development District
Severn Trent Services, Management Services Division
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 345-1292

October 10, 2016

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, October 17, 2016 the Board of Supervisors of the Piney-Z Community Development District will hold a workshop at 3:30 p.m. followed by a regular meeting at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida. Following is the advance agenda for the workshop and meeting:

Workshop: 3:30 p.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Discussion of Severn Trent Services / Management Services**
- 5. Sunshine Law and Public Records Review**
- 6. Discussion of Alan Cox Aquatics**
- 7. Adjournment**

Regular Meeting: 6:30 p.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Approval of the Minutes of the September 19, 2016 Meeting**
- 5. Acceptance of the September, 2016 Financial Statements and Approval of the Check Register and Invoices**
- 6. Discussion of Severn Trent Services / Management Services [Supervisor Lee]**
- 7. CDD Manager's Report**
 - A. Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds, Staffing and Administrative)
 - B. Update on Storm Damage and Recovery
 - i. Insurance Settlement Proposal
 - ii. Pavilion Roof Repair Proposal
 - C. Update on Lightning Strike of 9-19-16
- 8. District Manager's Report**
- 9. District Attorney's Report**

Piney-Z CDD
October 10, 2016

10. Business Matters

- A. Approval of Leon County Tax Collector Agreement
- B. Alan Cox Aquatics

11. Supervisor Requests

12. Adjournment

Any additional supporting materials we have received for the items listed above are enclosed. Others may be distributed under separate cover. The balance of the agenda is routine in nature. If you have any questions, please give me a call at (813) 991-1116, extension 105.

Sincerely,

Bob Nanni/ms
District Manager

cc: Christopher Lyon Bob Reid Melinda Parker

Fourth Order of Business

**MINUTES OF MEETING
PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held Monday, September 19, 2016 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Cheryl Hudson
Richard Kessler
Michael Lee
Joseph Didier
Ann Pincus

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Bob Nanni
Chris Lyon
Melinda Parker
Rick Evans
Residents

District Manager / Secretary
District Attorney
CDD Manager

The following is a summary of the discussions and actions taken at the September 19, 2016 Piney-Z Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hudson called the meeting to order and Mr. Nanni called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Kirsten addressed joint meetings between the CDD and HOA.
 - Mr. Kessler noted Mr. Kirsten has done a great job of presenting information but noted his concern for a definition of the objective of the joint meeting.
 - Discussion continued on the CDD and HOA.

- Mr. Kirsten noted the striping on the roadways is bad. He feels since the CDD paid for the roadways and dedicated them to the city the CDD has a responsibility to repair them.
- Mr. Lyon addressed the 2019 continuation of the CDD noting the only way the CDD can dissolve is if the city agrees to accept all of the assets, liabilities and service responsibilities of the District.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 15, 2016 Workshop and Regular Meeting

- Workshop - page 2 - include date of July 8, 2016 as a reference for the cyanuric acid issue.
- Regular meeting - page 3 - 6th order - Mr. Didier would like it noted this is a reference to the Piney Z Land Company.
- Regular meeting - page 8 - first motion box - remove Ms. Pincus seconded by Ms. Hudson.

Mr. Kessler MOVED to approve the August 15, 2016 workshop and regular meeting minutes as amended and Ms. Hudson seconded the motion.

- Regular meeting - page 7 include noted that the excluded fans are not needed at this time.

The record will reflect Mr. Lee has joined the meeting.

Mr. Kessler amended the motion to include the additional edit and Ms. Hudson seconded the amended motion.

The prior motion was approved with votes as follows:
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

FIFTH ORDER OF BUSINESS

**Acceptance of the August, 2016
Financial Statements and
Approval of the Check Register
and Invoices**

On MOTION by Mr. Didier seconded by Mr. Kessler, the August 2016 financial statements accepted and check registers and invoices were approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

SIXTH ORDER OF BUSINESS

**Update on Storm Damage and
Recovery**

- Mr. Kessler noted he is happy things went as well as they have and very grateful to staff for the great job.
- Mr. Parker reported:
 - They have transmitted 48 pictures, thus far, to the insurance carrier.
 - The pool reopened with portable toilets which will be gone tomorrow as the bathrooms are cleaned and reopened.
 - There is a large hole in the pavilion roof which has been covered with tarps and ropes as it will not be repaired for at least four weeks.
 - Provided and reviewed the Hermine storm damage costs to date; a copy of which incorporated hereby.
 - This is where they are today - repairs and expenses will unfold over two to three months.
- Ms. Pincus asked if they leave the door open going into the pavilion will it lessen the chance of getting mold?
 - Mr. Evans responded actually there were four or five holes in the pavilion roof one of which was over the storage room; it is dry in there now. The insulation above the storage room is wet and should be removed and replaced, and the wet drywall at the ceiling needs repaired. The longer the

drywall stays wet there is more chance of mold. Opening the doors will get some air moving in the room.

- Mr. Kessler inquired about the funding situation for the repairs? Does Ms. Parker feel there is money in the budget to continue forward?
 - Ms. Parker responded we can pay for it but it will not all come from an encumbrance of the FY 2016 funds. As soon as Florida League of Cities approves the roofing contract it those funds can be encumbered for this fiscal year.
- FMIT was onsite around 11:00 a.m. the morning of September 2nd and estimated it as a \$25,000 event.
- Mr. Kessler inquired if they need a motion for Ms. Parker to move forward within the limits of the available budget, encourage her to cover as much as possible in this fiscal year.
- Mr. Didier noted he would like to hear more about the insurance and what is covered or not.
 - Ms. Parker noted it is a named storm so it is a 3% deductible so she believes it will be \$6,000 for the pavilion, \$1,000 deductible for general property damage, and she is unsure whether they will pay for the fence, canopy or sign.
 - Discussion continued on the insurance policy and claim.
- Discussion followed on if there is anything they can do differently before, during, after a storm.
 - Remove canopy at pool.
 - Bungee cord the cover on the chair lift.
 - Phone charger on premises.

Mr. Kessler MOVED to authorize Ms. Parker to continue with the repairs encumbering those funds possible in FY 2016 and Ms. Pincus seconded the motion.

- Mr. Didier inquired how they got over the minimum budget requirement for doing things? There are different invoices broken out for grounds cleanup. Isn't there a

maximum allowed of \$3,500 that the Board voted on years ago for the CDD Manager?

- Ms. Pincus asked were we to have a meeting or wait until a meeting to have the pool cleaned out and all the other stuff?
- Mr. Didier responded I think the reaction was good but I understand there are rules still in place that you have to follow or be aware of.
- Ms. Hudson stated she called me and I approved overtime to get everything moving and said go forward with S & R to get it cleaned up.
- Mr. Lee noted an email could have been sent polling the supervisors.
- Discussion followed on the spending limit of the CDD Manager with Mr. Kessler noting he believes the prior motion was with regard to a capital outlay.
- Discussion followed on contacting all supervisors via phone and email.
- Discussion followed on the motion on the floor and the remaining Hurricane Hermine expenditures.
- Mr. Lee requested a friendly amendment to approve those items funds have been expended for and what on the remaining items as they do not know what insurance is going to cover.
 - Mr. Evans expressed his concern regarding of the hole created where the Pine tree fell and would like to move forward with getting it backfilled.

Mr. Kessler withdrew the motion.

Mr. Lee MOVED to approve the funds expended to include Sonitrol.
--

- Discussion followed on the increased credit limit versus spending limits.

Ms. Pincus seconded the motion.

After further discussion,

The prior motion was approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

- Mr. Kirsten addressed an issue with the sewer pump station and the city being called three times to pump it out.
 - Mr. Lyon noted the stormwater system is city responsibility not the CDD.
- Discussion followed on the items on the list labeled as “TBD”.

Mr. Didier MOVED to obtain three quotes for the backfill moving forward with the lowest and Mr. Lee seconded the motion.

- Mr. Lee suggested a friendly amendment for two quotes.

Mr. Didier MOVED to amend the motion to two quotes and Mr. Lee seconded the amendment.

- For clarification the motion is to do the work necessary to fill the hole for safety purposes.

The prior motion was approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

- Mr. Evans outlined the electrical issues.

SEVENTH ORDER OF BUSINESS

**Discussion of Severn Trent
 Services / Management Services
 [Supervisor Lee]**

- Mr. Lee deferred this item - it should be a workshop topic as well as a regular meeting topic. He noted his intent is to delineate what STS does - what they do and how the CDD can replace those services.
- Mr. Lee inquired if there is anyone attending the next FASD meeting in Jupiter? He recommended the Chair attend and if the Chair is not interested in attending he volunteers to.
 - When Mr. Didier attended the Board approved a flat fee for mileage and hotel.
 - Mr. Lyon noted this is a quarterly meeting not the annual which is held in June.
- Mr. Didier inquired if Ms. Parker can confirm, in accordance with the motion by the Board on November 16, 2015, if STS has included the CDD Manager on filings or communications to third parties and preapprovals for financials?
 - Ms. Parker responded no.
- Mr. Didier inquired if, per the motion on February 8, 2016, STS has allowed the CDD Manager access and to provide user names and passwords on all CDD accounts?
 - Ms. Parker responded no.
- Mr. Didier inquired if, per the motion on April 16, 2016, directing STS to compile all Board rules and functions has been received.
 - Ms. Parker responded I think we did.
- Mr. Didier inquired if there is a way for Mr. Nanni to combine the questions from the budget into the financial goals?
 - Mr. Nanni responded I need to resend it as the Board needs to look at it again.
 - Mr. Didier noted he is asking if the questions can be included into the document. He is asking for this because the Board is being ignored. He noted the department that oversees districts is very helpful and he sees no reason why they cannot run their own district after 18 years of learning.
 - Mr. Nanni inquired if this is a motion to break the contract with Severn Trent? You have to give us some notice.

- Ms. Pincus responded it is not a motion is it.
- Mr. Didier noted he is willing to make a motion.
- Discussion continued on the CDD taking ownership and self-managing.

Mr. Didier MOVED to replace Severn Trent Services and for Piney-Z CDD to take it by the reins and run it for six months providing notice to Severn Trent Services.

- Discussion continued on self-managing with this item to be placed on the October workshop along with the Sunshine Law update and the Alan Cox Aquatics discussion.

Mr. Didier withdrew the motion.

- Discussion followed on the cancelling of today's workshop.

EIGHTH ORDER OF BUSINESS

CDD Manager's Report

- A. **Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds, Staffing and Administrative)**
- B. **HOA Substitute Dates - Appeals Committee**
- Ms. Parker reported on the substitute dates requested by the HOA noting the meetings are being moved to Wednesdays.

Mr. Lee MOVED to approve the date changes for the Appeals Committee and Ms. Hudson seconded the motion.

- It was noted these dates are substitutes for the three conflicting dates with CDD meetings.

The prior motion was approved with votes as follows:
Michael Lee - Aye
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

- Discussion followed on rentals and damage deposits with the outcome being no change to the current policy.

NINTH ORDER OF BUSINESS

District Manager's Report

There being no report, the next item followed.

TENTH ORDER OF BUSINESS

District Attorney's Report

- Mr. Lyon noted he has no report but as mentioned previously he will be doing the Sunshine Law and public records presentation next month. He asked if any supervisor has a specific question that he be provided to him in advance and individually.
- Mr. Lee noted Ms. Cashin and Mr. Kirby need to be invited to attend.

ELEVENTH ORDER OF BUSINESS

Business Matters

A. Follow-up on Joint HOA/CDD Meeting

- Discussion continued with Ms. Hudson noting currently they are discussing November 12th.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Lee inquired if the Board is comfort with him attending at least one day of the quarterly FASD meeting on October 20th and 21st.
- Reimbursement for travel expenses was discussed.
- Discussion followed on the District's membership in FASD.

Mr. Lee MOVED for permission to attend the FASD meeting and be reimbursed for expenses [registration, mileage and hotel].

Mr. Didier seconded the motion.

The prior motion failed with votes as follows:

Michael Lee - Aye
Richard Kessler - Nay
Joseph Didier - Aye
Ann Pincus - Nay
Cheryl Hudson - Nay

- Mr. Didier addressed ratification of contracts which should be on the agenda.

Mr. Didier MOVED to ratify the execution of the contract with Capital Security and Surveillance, Inc. and Ms. Hudson seconded the motion.

The prior was approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

- Mr. Didier noted they discussed extending the pool season at the last meeting but there was no vote.
 - No lifeguards.
 - Must sign waiver.

Mr. Didier MOVED to extend the pool season through October from 6:00 a.m. to 8:00 p.m. with no lifeguards and a signed waiver and Ms. Pincus seconded the motion.

- Discussion followed on whether this is for adult swim only or for anyone who chooses to sign the waiver.
- Fobs are reprogrammed individually for those who sign waivers to allow for access.

Mr. Didier amended the motion to include if feasible with regard to the work effort required to do so and Ms. Pincus seconded the amendment.

The prior was approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Nay
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

- Ms. Parker addressed residents choosing not to understand the difference between the CDD and HOA.
 - Discussion followed on District services.
- Discussion followed on how many fobs should have full access to the CDD facilities.

THIRTEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting was adjourned.

Bob Nanni
Secretary

Cheryl Hudson
Chairperson

Fifth Order of Business

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Bob Nanni, District Manager / Peter Brill, Accounting Manager
DATE: October 10, 2016
SUBJECT: September Financial Report

Please find attached the September 2016 financial report. During your review, please keep in mind that the goals for revenues are to meet or exceed the annual budget and for expenditures to be at or below the annual budget. As of September the revenue has a favorable variance due to the allocation of the settlement for FY 2016. Expenditures are at 83% of the annual budget. The District experienced a Hurricane and a Lightning strike in September. Expenses are shown with separate line items. Encumbrances for FY 2016 have been assigned on the balance sheet. Should you have any questions or require additional information, please do not hesitate to contact me at Tiziana.Cessna@STServices.com.

General Fund

Total Revenues for the General Fund were at a favorable variance of 111% of the annual budget, due to the settlement portion for 2016.

- The YTD Non-Ad Valorem assessments collections are at 100%.
- Settlement - FY2016 portion of the O&M maintenance settlement with Piney-Z Land LLC.
- Other Miscellaneous Revenue includes a refund of Insurance premium from 13-14 and 14-15.

Total Expenditures through September were at a favorable 83% of the annual budget.

- Park and Recreation - General
 - ▶ Capital Outlay - The District purchased and installed a 5 ton A/C system and heat pump system.
- Swimming Pool
 - ▶ Payroll-Overtime - Due to clean up from damages of Hurricane Hermine.
 - ▶ Communication Teleph - Field - purchase of a Tracfone.
 - ▶ Misc.-Hurricane Expense - The District had damages from Hurricane Hermine.
 - ▶ Misc.-Contingency represents an installation of a magnetic door lock at the rear gate to the pool and swimsuits for lifeguards.
 - ▶ Capital Outlay - The District purchased tables and umbrellas for the pool, signs and various items for the lift chair.
- Fitness Center
 - ▶ R&M-Equipment - Includes a replacement of the treadmill motor.
 - ▶ Capital Outlay - The District purchased a new Aerobic Lateral Trainer fitness machine and a defibrillator.



General Fund (continued)

- Park & Grounds
 - ▶ Payroll - Maintenance and Administrative - District employee worked more in park & grounds department compared to budget allocation. Overall the administrative and maintenance payroll are not over budget.
 - ▶ Payroll-Overtime - Due to clean up from damages of Hurricane Hermine.
 - ▶ Misc.-Hurricane Expense - The District had damages from Hurricane Hermine.
 - ▶ Capital Outlay - Replacement of steps at rear of property.

PINEY-Z
Community Development District

Financial Report
September 30, 2016

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	3 - 6
Debt Service Funds	7 - 8
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Schedule	9
Cash and Investment Report	10
Bank Reconciliations	11
Check Register	12 - 13

**Piney-Z
Community Development District**

Financial Statements

(Unaudited)

September 30, 2016

Balance Sheet
September 30, 2016

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 53,035	\$ -	\$ -	\$ 53,035
Cash On Hand/Petty Cash	225	-	-	225
Accounts Receivable	269	-	-	269
Due From Other Funds	2,259	-	-	2,259
Investments:				
Money Market Account	236,077	-	-	236,077
Prepayment Account	-	3,000	1	3,001
Redemption Fund	-	646	-	646
Reserve Fund	-	12,750	-	12,750
Revenue Fund	-	57,178	127,639	184,817
Prepaid Items	3,172	-	-	3,172
TOTAL ASSETS	\$ 295,037	\$ 73,574	\$ 127,640	\$ 496,251
<u>LIABILITIES</u>				
Accounts Payable	\$ 11	\$ -	\$ -	\$ 11
Accrued Expenses	12,133	-	-	12,133
Unearned Revenue	50,885	-	-	50,885
Accrued Wages Payable	4,706	-	-	4,706
Accrued Taxes Payable	360	-	-	360
Deposits	2,500	-	-	2,500
Due To Other Funds	-	2,259	-	2,259
TOTAL LIABILITIES	70,595	2,259	-	72,854

Balance Sheet
September 30, 2016

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	3,172	-	-	3,172
Restricted for:				
Debt Service	-	71,315	127,640	198,955
Assigned to:				
Reserves - CDD Amenity	66,156	-	-	66,156
Reserves - Disaster Relief	4,320	-	-	4,320
Reserves - Field	1,145	-	-	1,145
Reserves - Hurricane	9,391	-	-	9,391
Reserves-Lodge	7,327	-	-	7,327
Reserves - Other	50,885	-	-	50,885
Reserves-Pool Pumps	2,061	-	-	2,061
Unassigned:	79,985	-	-	79,985
TOTAL FUND BALANCES	\$ 224,442	\$ 71,315	\$ 127,640	\$ 423,397
TOTAL LIABILITIES & FUND BALANCES	\$ 295,037	\$ 73,574	\$ 127,640	\$ 496,251

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 400	\$ 400	\$ 1,155	\$ 755
Special Assmnts- Tax Collector	394,707	394,707	394,706	(1)
Special Assmnts- Discounts	(15,788)	(15,788)	(14,723)	1,065
Settlements	-	-	33,925	33,925
Other Miscellaneous Revenues	-	-	4,260	4,260
Access Cards	-	-	1,331	1,331
Pavilion Rental	800	800	240	(560)
Lodge Rental	10,000	10,000	10,895	895
Pool Rental	-	-	160	160
TOTAL REVENUES	390,119	390,119	431,949	41,830

EXPENDITURES
Administration

P/R-Board of Supervisors	22,000	22,000	16,600	5,400
FICA Taxes	1,683	1,683	1,270	413
ProfServ-Engineering	500	500	-	500
ProfServ-Legal Services	30,000	30,000	24,000	6,000
ProfServ-Mgmt Consulting Serv	54,275	54,275	54,275	-
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	3,150	-
Communication - Telephone	100	100	-	100
Postage and Freight	1,500	1,500	447	1,053
Insurance - General Liability	10,534	10,534	9,851	683
Printing and Binding	2,500	2,500	1,119	1,381
Legal Advertising	1,500	1,500	1,054	446
Miscellaneous Services	500	500	363	137
Misc-Assessmnt Collection Cost	11,841	11,841	11,399	442
Misc-Contingency	500	500	-	500
Office Supplies	730	730	77	653
Annual District Filing Fee	175	175	175	-
Total Administration	146,125	146,125	128,417	17,708

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
Contr-Landscape-Amenities Area	12,000	12,000	8,545	3,455
R&M-Trees and Trimming	3,000	3,000	585	2,415
Misc-Contingency	3,500	3,500	5,154	(1,654)
Total Field	18,500	18,500	14,284	4,216
<u>Parks and Recreation - General</u>				
Payroll-Maintenance	10,934	10,934	7,263	3,671
Payroll-Administrative	48,960	48,960	51,908	(2,948)
FICA Taxes	4,582	4,582	4,527	55
Workers' Compensation	5,421	5,421	2,616	2,805
Contracts-Janitorial Services	6,760	6,760	3,250	3,510
Contracts-Security Services	6,596	6,596	3,557	3,039
Communication - Teleph - Field	100	100	-	100
Postage and Freight	1,300	1,300	-	1,300
Utility - General	14,000	14,000	15,019	(1,019)
Utility - Other	2,400	2,400	2,389	11
Electricity - Streetlighting	1,350	1,350	1,174	176
Utility - Irrigation	1,150	1,150	2,408	(1,258)
Utility - Refuse Removal	1,430	1,430	1,364	66
R&M-General	9,000	9,000	5,039	3,961
R&M-Pest Control	998	998	858	140
Misc-Training	1,500	1,500	887	613
Misc-Contingency	1,500	1,500	49	1,451
Misc-Information Technology	1,140	1,140	365	775
Office Supplies	3,600	3,600	2,749	851
Subscriptions and Memberships	750	750	750	-
Capital Outlay	20,000	20,000	13,380	6,620
Total Parks and Recreation - General	143,471	143,471	119,552	23,919
<u>Swimming Pool</u>				
Payroll-Salaries	24,163	24,163	17,280	6,883
Payroll-Maintenance	6,833	6,833	5,519	1,314
Payroll-Administrative	9,180	9,180	6,803	2,377
Payroll - Overtime	-	-	569	(569)
FICA Taxes	3,073	3,073	2,308	765
ProfServ-Pool Maintenance	6,000	6,000	6,000	-
Communication - Teleph - Field	100	100	147	(47)
R&M-General	1,750	1,750	1,248	502

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Pools	8,100	8,100	2,322	5,778
Misc-Licenses & Permits	250	250	275	(25)
Misc-Hurricane Expense	-	-	150	(150)
Misc-Contingency	1,500	1,500	1,440	60
Op Supplies - Pool Chemicals	5,000	5,000	2,665	2,335
Capital Outlay	3,500	3,500	4,273	(773)
Total Swimming Pool	69,449	69,449	50,999	18,450
<u>Fitness Center</u>				
Payroll-Maintenance	2,734	2,734	1,873	861
Payroll-Administrative	1,530	1,530	983	547
FICA Taxes	326	326	218	108
R&M-General	2,000	2,000	601	1,399
R&M-Equipment	1,955	1,955	2,863	(908)
Misc-Contingency	1,200	1,200	-	1,200
Capital Outlay	5,500	5,500	4,993	507
Total Fitness Center	15,245	15,245	11,531	3,714
<u>Park & Grounds</u>				
Payroll-Maintenance	6,833	6,833	15,761	(8,928)
Payroll-Administrative	1,530	1,530	2,085	(555)
Payroll - Overtime	-	-	569	(569)
FICA Taxes	640	640	1,409	(769)
R&M-General	1,750	1,750	883	867
Misc-Hurricane Expense	-	-	355	(355)
Misc-Contingency	3,500	3,500	2,843	657
Capital Outlay	7,000	7,000	3,103	3,897
Total Park & Grounds	21,253	21,253	27,008	(5,755)
<u>Reserves</u>				
Reserve - CDD Amenity	10,000	10,000	-	10,000
Total Reserves	10,000	10,000	-	10,000
TOTAL EXPENDITURES & RESERVES	424,043	424,043	351,791	72,252
Excess (deficiency) of revenues				
Over (under) expenditures	(33,924)	(33,924)	80,158	114,082

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(33,924)	-	-	-
TOTAL FINANCING SOURCES (USES)	(33,924)	-	-	-
Net change in fund balance	\$ (33,924)	\$ (33,924)	\$ 80,158	\$ 114,082
FUND BALANCE, BEGINNING (OCT 1, 2015)	144,284	144,284	144,284	
FUND BALANCE, ENDING	\$ 110,360	\$ 110,360	\$ 224,442	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 50	\$ 88	\$ 38
Special Assmnts- Tax Collector	56,000	56,000	55,903	(97)
Special Assmnts- Discounts	(2,240)	(2,240)	(2,085)	155
TOTAL REVENUES	53,810	53,810	53,906	96
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	3,502	3,502	3,098	404
Misc-Assessmnt Collection Cost	1,680	1,680	1,615	65
Total Administration	5,182	5,182	4,713	469
<u>Debt Service</u>				
Principal Debt Retirement	60,000	60,000	60,000	-
Interest Expense	12,750	12,750	12,750	-
Total Debt Service	72,750	72,750	72,750	-
TOTAL EXPENDITURES	77,932	77,932	77,463	469
Excess (deficiency) of revenues				
Over (under) expenditures	(24,122)	(24,122)	(23,557)	565
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(24,122)	-	-	-
TOTAL FINANCING SOURCES (USES)	(24,122)	-	-	-
Net change in fund balance	\$ (24,122)	\$ (24,122)	\$ (23,557)	\$ 565
FUND BALANCE, BEGINNING (OCT 1, 2015)	94,872	94,872	94,872	
FUND BALANCE, ENDING	\$ 70,750	\$ 70,750	\$ 71,315	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 50	\$ 174	\$ 124
Special Assmnts- Tax Collector	214,130	214,130	214,130	-
Special Assmnts- Discounts	(8,565)	(8,565)	(7,987)	578
TOTAL REVENUES	205,615	205,615	206,317	702
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Trustee Fees	4,903	4,903	4,337	566
Misc-Assessmnt Collection Cost	6,424	6,424	6,184	240
Total Administration	12,327	12,327	11,521	806
<u>Debt Service</u>				
Principal Debt Retirement	180,000	180,000	180,000	-
Interest Expense	30,388	30,388	30,388	-
Total Debt Service	210,388	210,388	210,388	-
TOTAL EXPENDITURES	222,715	222,715	221,909	806
Excess (deficiency) of revenues				
Over (under) expenditures	(17,100)	(17,100)	(15,592)	1,508
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(17,100)	-	-	-
TOTAL FINANCING SOURCES (USES)	(17,100)	-	-	-
Net change in fund balance	\$ (17,100)	\$ (17,100)	\$ (15,592)	\$ 1,508
FUND BALANCE, BEGINNING (OCT 1, 2015)	143,232	143,232	143,232	
FUND BALANCE, ENDING	\$ 126,132	\$ 126,132	\$ 127,640	

PINEY-Z
Community Development District

Supporting Schedules

September 30, 2016

Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2016

					Allocation by Fund		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Series 2002 Debt Service Fund	Series 2008 Debt Service Fund
ASSESSMENTS LEVIED FY2016				\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130
Allocation %				100%	59%	8%	32%
10/23/15	\$ 3,307	\$ 179	\$ 102	\$ 3,589	\$ 2,131	\$ 302	\$ 1,156
11/13/15	1,787	97	55	1,939	1,152	163	625
11/24/15	61,150	3,318	1,891	66,359	39,402	5,581	21,376
12/10/15	468,698	20,133	14,496	503,326	298,863	42,329	162,135
12/21/15	31,140	1,338	963	33,441	19,857	2,812	10,772
01/14/16	13,226	422	409	14,057	8,347	1,182	4,528
02/10/16	9,102	191	282	9,575	5,685	805	3,084
03/14/16	10,787	112	334	11,233	6,670	945	3,618
04/11/16	11,578	-	358	11,936	7,087	1,004	3,845
05/18/16	4,725	-	146	4,871	2,892	410	1,569
06/10/16	1,714	-	53	1,767	1,049	149	569
06/16/16	3,532	(995)	109	2,646	1,571	223	852
TOTAL	\$ 620,745	\$ 24,796	\$ 19,198	\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130

% COLLECTED				100%	100%	100%	100%
-------------	--	--	--	------	------	------	------

Cash and Investment Report

September 30, 2016

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Operating Checking Account	BB&T	Business checking	0.00%	\$53,036
Petty Cash	Petty Cash	Cash	0.00%	\$225
Public Funds Money Market Account	Stonegate Bank	Money Market Account	0.40%	\$236,077
			Subtotal	<u>\$289,338</u>
DEBT SERVICE FUNDS				
Series 2002 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$3,000
Series 2002 Redemption Account	US Bank	Government Obligation Fund	0.00%	\$646
Series 2002 Reserve Account (1)	US Bank	US Bank Money Market	0.10%	\$12,750
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$57,178
Series 2008 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$1
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$127,639
			Subtotal	<u>\$201,214</u>
			Total	<u><u>\$490,552</u></u>

Note (1) Reserve requirement is 5% of the remaining bond balance is valued on last business day of the bond year at 5/31/15 - (\$255,000).

Piney-Z CDD

Bank Reconciliation

Bank Account No. 2471 BB&T - GF
Statement No. 2016-09
Statement Date 9/30/2016

G/L Balance (LCY)	53,035.58	Statement Balance	53,497.99
G/L Balance	53,035.58	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	53,497.99
Subtotal	53,035.58	Outstanding Checks	462.41
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	53,035.58	Ending Balance	53,035.58
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/27/2016	Payment	56431	FITNESS PRO	200.00	0.00	200.00
9/8/2016	Payment	56531	JOSHUA M. LILES	91.42	0.00	91.42
9/8/2016	Payment	56534	QUINTUS S. LAMAR	130.94	0.00	130.94
9/23/2016	Payment	56552	RICK EVANS	40.05	0.00	40.05
Total Outstanding Checks.....				462.41		462.41

Piney-Z
Payment Register by Bank Account
For the Period from 9/1/16 to 9/30/16
(Sorted by Check / ACH No.)

Pynt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Amount Paid
-----------	-----------------	------	------------	-------	-------------	---------------------	------------------	---------------	-------------

110 East Broward Boulevard - (Acct# xxxxx2471)

Check	56525	09/01/16	Vendor	GLOBAL EQUIPMENT CO INC	3702163	3-PICNIC TABLES FOR PLAYGROUND	Capital Outlay	001-564043-57240	\$1,825.15
Check	56526	09/01/16	Vendor	S & R LANDSCAPING, LLC	0670	***Voided Voided***			\$0.00
Check	56526	09/01/16	Vendor	S & R LANDSCAPING, LLC	0669	***Voided Voided***			\$0.00
Check	56527	09/01/16	Vendor	S & R LANDSCAPING, LLC	0670	200 Bales pine straw & 15 bales Straw flower bed	Misc-Contingency	001-549900-53901	\$752.50
Check	56528	09/01/16	Vendor	S & R LANDSCAPING, LLC	0669	50 bales of straw	Misc-Contingency	001-549900-53901	\$162.50
Check	56529	09/08/16	Employee	LUKE J. LILES	PAYROLL	September 08, 2016 Payroll Posting	Payroll Expense	N/A	\$112.21
Check	56530	09/08/16	Employee	EMMA K. FRANCIS	PAYROLL	September 08, 2016 Payroll Posting	Payroll Expense	N/A	\$143.37
Check	56531	09/08/16	Employee	JOSHUA M. LILES	PAYROLL	September 08, 2016 Payroll Posting	Payroll Expense	N/A	\$91.42
Check	56532	09/08/16	Employee	BRETT A. NIETO	PAYROLL	September 08, 2016 Payroll Posting	Payroll Expense	N/A	\$68.57
Check	56533	09/08/16	Employee	BAILEY A. SMITH	PAYROLL	September 08, 2016 Payroll Posting	Payroll Expense	N/A	\$45.71
Check	56534	09/08/16	Employee	QUINTUS S. LAMAR	PAYROLL	September 08, 2016 Payroll Posting	Payroll Expense	N/A	\$130.94
Check	56535	09/08/16	Employee	RICKY S EVANS	PAYROLL	September 08, 2016 Payroll Posting	Payroll Expense	N/A	\$1,793.05
Check	56537	09/08/16	Employee	JULIET A. LILES	PAYROLL	September 08, 2016 Payroll Posting	Payroll Expense	N/A	\$170.74
Check	56538	09/08/16	Vendor	CAPITAL SECURITY & SURVEILLANCE INC	2375029	Security/Surveillance Contract	Capital Outlay	001-564043-57201	\$7,780.20
Check	56539	09/08/16	Vendor	FLORIDA MUNICIPAL INSURANCE TR	INEYZ-081516	Invoice 004700	1st Installment fy 16/17	155000	\$3,172.00
Check	56540	09/08/16	Vendor	MELINDA PARKER	INEYZ-083116	Invoice 004702	McKenzie - Gas for equipment-Sheet protectors	001-546001-57240	\$4.65
Check	56540	09/08/16	Vendor	MELINDA PARKER	INEYZ-083116	Invoice 004702	Costco-Sheet Protectors	001-551002-57201	\$11.49
Check	56541	09/08/16	Vendor	PEDDIE CHEMICAL COMPANY	410038517	Invoice 004701	Pool Chemicals	001-552009-57205	\$1,371.14
Check	56542	09/08/16	Vendor	S & R LANDSCAPING, LLC	0667	Invoice 004699	August Lawn Maintenance	001-534053-53901	\$780.00
Check	56543	09/23/16	Employee	MICHAEL D. LEE	PAYROLL	September 23, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
Check	56544	09/23/16	Employee	CHERYL M. HUDSON	PAYROLL	September 23, 2016 Payroll Posting	Payroll Expense	N/A	\$174.07
Check	56545	09/23/16	Employee	JOSEPH W. DIDIER	PAYROLL	September 23, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
Check	56546	09/23/16	Vendor	CITY OF TALLAHASSEE	083016	Invoice 004709	Water Utilities 728-8026	001-5430014-57201	\$214.79
Check	56546	09/23/16	Vendor	CITY OF TALLAHASSEE	85610-083016	Invoice 004710	Utilities 8/11-9/12	001-543001-57201	\$1,365.28
Check	56546	09/23/16	Vendor	CITY OF TALLAHASSEE	85610-083016	Invoice 004710	Refuse removal 8/11-9/12	001-543020-57201	\$86.58
Check	56547	09/23/16	Vendor	FEDEX	5-528-95489	Invoice 004711	Services thru August 30	001-541006-51301	\$10.02
Check	56547	09/23/16	Vendor	FEDEX	5-543-22649	Invoice 004712	Service thru 9/13/16	001-541006-51301	\$22.28
Check	56548	09/23/16	Vendor	FITNESS PRO	12162	Invoice 004713	Preventive Maintenance Sept 2016	001-546022-57214	\$100.00
Check	56549	09/23/16	Vendor	HD SUPPLY FACILITIES MAINTENANCE	9148383650	Invoice 004719	Transformer: Filler box	001-546001-57240	\$151.32
Check	56550	09/23/16	Vendor	HEINZ BROTHERS OUTDOOR SERVICES INC	25120	Invoice 004714	RAKE & LEVEL MULCH-WEED PATHWAYS	001-549900-53901	\$285.00
Check	56550	09/23/16	Vendor	HEINZ BROTHERS OUTDOOR SERVICES INC	25119	Invoice 004715	INSTALL PLAYGROUND CHIPS	001-549900-53901	\$2,600.00
Check	56550	09/23/16	Vendor	HEINZ BROTHERS OUTDOOR SERVICES INC	25121	Invoice 004716	INSTALL MULCH-PATHWAYS & PLAYGROUND	001-549900-53901	\$572.00
Check	56551	09/23/16	Vendor	PICKINWEE CORP	011953/1	Invoice 004720	Toggle Switch Lodge	001-546001-57201	\$1.99
Check	56551	09/23/16	Vendor	PICKINWEE CORP	011953/1	Invoice 004720	Twist Nozzle Pool	001-546001-57205	\$3.99
Check	56552	09/23/16	Vendor	RICK EVANS	INEYZ-090616	Invoice 004718	Mileage Reimbursement	001-546001-57201	\$40.05
Check	56553	09/23/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	12333	Invoice 004717	Administrative Fees	001-531027-51201	\$4,522.92
Check	56553	09/23/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	12333	Invoice 004717	Postage	001-541006-51301	\$17.21
Check	56553	09/23/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	12333	Invoice 004717	Copies	001-547001-51301	\$25.30
ACH	DD000253	09/01/16	Vendor	BB&T	083116	Purchases 7/25/16-8/31/16	Accrued Expenses	202100	\$1,258.65

Piney-Z
Payment Register by Bank Account
For the Period from 9/1/16 to 9/30/16
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Amount Paid
ACH	DD000254	09/08/16	Employee	LUKE J. LILES	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000255	09/08/16	Employee	EMMA K. FRANCIS	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000256	09/08/16	Employee	JOSHUA M. LILES	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000257	09/08/16	Employee	BRETT A. NIETO	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000258	09/08/16	Employee	BAILEY A. SMITH	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000259	09/08/16	Employee	MELINDA J. PARKER	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000260	09/08/16	Employee	QUINTUS S. LAMAR	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000261	09/08/16	Employee	RICKY S EVANS	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000262	09/08/16	Employee	JULIET A. LILES	PAYROLL	***Voided Voided***	Payroll Expense	N/A	\$0.00
ACH	DD000263	09/12/16	Employee	MELINDA J. PARKER	PAYROLL	September 12, 2016 Payroll Posting	Payroll Expense	N/A	\$2,250.89
ACH	DD000265	09/21/16	Employee	LUKE J. LILES	PAYROLL	September 21, 2016 Payroll Posting	Payroll Expense	N/A	\$24.94
ACH	DD000266	09/21/16	Employee	EMMA K. FRANCIS	PAYROLL	September 21, 2016 Payroll Posting	Payroll Expense	N/A	\$145.45
ACH	DD000267	09/21/16	Employee	JOSHUA M. LILES	PAYROLL	September 21, 2016 Payroll Posting	Payroll Expense	N/A	\$97.66
ACH	DD000268	09/21/16	Employee	BRETT A. NIETO	PAYROLL	September 21, 2016 Payroll Posting	Payroll Expense	N/A	\$66.50
ACH	DD000269	09/21/16	Employee	MELINDA J. PARKER	PAYROLL	September 21, 2016 Payroll Posting	Payroll Expense	N/A	\$1,912.45
ACH	DD000270	09/21/16	Employee	QUINTUS S. LAMAR	PAYROLL	September 21, 2016 Payroll Posting	Payroll Expense	N/A	\$132.79
ACH	DD000271	09/21/16	Employee	RICKY S EVANS	PAYROLL	September 21, 2016 Payroll Posting	Payroll Expense	N/A	\$1,291.05
ACH	DD000272	09/21/16	Employee	JULIET A. LILES	PAYROLL	September 21, 2016 Payroll Posting	Payroll Expense	N/A	\$102.05
ACH	DD000273	09/21/16	Vendor	BB&T	090216	Replenish Cr Card for damages at District	Accrued Expenses	202100	\$5,000.00
ACH	DD000274	09/23/16	Employee	DELORES A. PINCUS	PAYROLL	September 23, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
Account Total									\$41,444.97

PINEY-Z CDD - (Acct# xxxxx5680)

Check	1020	09/06/16	Vendor	PINEY Z CDD	09062016	Transfer to BB&T Checking Account	Due From Other Funds	131000	\$75,000.00
Account Total									\$75,000.00

Total Amount Paid	\$116,444.97
--------------------------	---------------------

Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - .001	116,444.97
Total	116,444.97

Sixth Order of Business

Outline of STS Termination

District Manager Duties:

- 1) Payroll
- 2) A/R; A/P
- 3) Coordinating Audit
- 4) Process receipt of monies from LCTC
- 5) Payment of bonds
- 6) Administrative
 - a. Notices
 - b. Meeting items
 - i. Agenda
 - ii. Minutes
 - iii. Attachments
 - iv. FOIA requests

Seventh Order of Business

7A.

**Piney-Z Community Development District
Property Manager's Report
October 6, 2016
(for the meeting of October 17, 2016)**

LODGE/GARAGE

- The following items were impacted by the lightning strike at the lodge on 9-19-16:

- Cable modem
- Telephone modem
- Router
- #2 computer in office
- TV/camera monitor (returned by Supervisor Didier for a refund)
- Surge protector
- Sonitrol security panels/pool gates and fitness center readers
- Security relay at pool gate
- Irrigation control box

COST OF WORK TO DATE: \$1,364.51, *excluding irrigation control box*

- Pool gate batteries, transformer and control board (estimate \$600)
- DVR (estimate \$1,100)
- 2 digital cameras (estimate \$900)
- 5 analog cameras (estimate \$1,400)
- Repair of burned phone wires (estimate \$320.00)

ESTIMATE FOR WORK REMAINING: \$4,320.00. A VOTE WILL BE REQUIRED TO PERMIT MANAGER TO PROCEED WITH REMEDIATION.

A list of the lightning strike damage is attached hereto.

- Materials have been purchased for the new window treatments. Installation of blinds has begun, and the material has been purchased. Volunteers have been recruited to assist in wrapping the cornices.
- Renovation of sprinkler riser in the garage has been completed. Included are tamper and flow switches, a fire department connection, an electrical bell on the outside of the building and a sprinkler head box with a spare head.
- All of the new computer set-up, networking, wi-fi was done in-house, by Rick.

FITNESS CENTER

- Replaced J clip on Cybex

PAVILION

- A vote is necessary to accept or reject the proposal to repair the pavilion roof, and to accept or reject the settlement proposal from our insurance company. They are both included in the agenda package.
- Those hurricane items which were unaddressed at the September meeting remain unaddressed at this writing. Consideration should be given at the meeting to continuing on with storm remediation. A list of items awaiting repair is attached hereto.

POOL

- Weeding of all pool lot beds as well as the planting bed at the entrance to the lot should be complete by the time of your meeting. Fresh pine straw, which you approved in August, should all have been installed.
- As earlier reported, Rick has discovered, adjacent to the chemicals shed, a pool gate/pool fence “warehouse” surrounded by bushes. He is hopeful that he will be able to repair the pool fence from yet another treasure trove of “stuff” around the property.
- Worked with Carolina Carports on permitting for the new pool pumps structure.

PLAYGROUND

- The replacement blue slide is awaiting installation
- The three new picnic tables are awaiting installation

PARKS AND GROUNDS

- The steps at the rear of the lodge have been replaced. The pressure treated wood will be painted in spring 2017.

GENERAL

- Despite the hurricane and the lightning strike we were able to complete about 95% of those items targeted for FY 2016 “close out.”
- At the end of September the following were provided to STS:
 - Petty cash reconciliation
 - Final FY 2016 income worksheets
 - All invoices awaiting statements
 - Summary of lightning strike expenses, known and projected
 - Summary of Hurricane Hermine expenses, known and unknown
 - VISA expenditures through 9-29-16
 - Evans mileage through 9-29-16
 - (General) encumbrances for items begun but not yet completed, a copy of which is attached hereto
- I believe that every expenditure approved by the board in August has come/will come in under the approved amount.

ATTACHMENTS

R&M log summary
Pool closure log
Pool sign-in log
Pool sign-ins by time log
9-19-16 lightning strike damage, addressed and unaddressed
9-2-19 Hurricane Hermine damage, addressed and unaddressed
General encumbrances, FY 2016

ITEMS TO CONSIDER FOR NEXT REVISION OF AMENITIES RULES

- nominal fee for renter fob – too many leave too quickly
- showering/shampooing on pool deck
- board authority to consider/approve “extraordinary” rental request
(lower rate for multi-week rental)
- damage deposit requirement/may inhibit state agency rental
- if the amenity is rendered un-rentable, either party may cancel without penalty
- charge for every fob, say...\$12
- **ISSUES TO REVIEW RELATING TO ADULT SWIM**
 - friends vs. acquaintances/how many are too many?
 - how early is too early?

**SUMMARY OF CAPITAL/R&M ITEMS OUTSTANDING
@ 10-6-2016 FOR 10-17-2016 Meeting**

LODGE

- 6-2016/Main floor support column requires repair
- 8-2015/Update second floor bathroom/ **WORK IN PROCESS**
- 5-2015/Update sink in kitchen/**FY 2017 BUDGET**
- 4-2015/Refresh furniture, blinds, valances/**EXCESS FURNITURE TO SALVATION ARMY; FABRIC SELECTED FOR WINDOWS; BLINDS INSTALLED**

FITNESS CENTER

PAVILION

- 6-2015/Women's floor drain clogged
- 4-2015/Address cracks in floor/**IN PROCESS**
- 3-2015/Pavilion fans should be replaced/est. less than \$2,000/**FY 2017 BUDGET/BOARD REJECTED AUGUST 2016**

POOL

- 1-2016/Consider moving cameras off city light pole/ **NOT UNTIL PROBLEM**
- 9-2015/Address asphalt seal coating/**FY 2017 BUDGET RESERVE**
- 4-2015/Need to level pavers at picnic tables
- 4-2015/Replace tile and marcite at some point/**FY 2017 BUDGET RESERVE**

PLAYGROUND

- Repairs suggested in FL League of Cities property inspection report
- 9-2015/Corral for dumpster and re-cycle
- 9-2015/Asphalt main lot, front and rear/**FY 2017 BUDGET RESERVE**
- 5-2015/Consider replacing picnic tables: **FY 2017 BUDGET**
- 4-2015/Address cracks in retaining wall

GENERAL

- 11-2015/Update site-wide surveillance/access control system/ **IN PROCESS**
- 11-2015/Upgrade signage site-wide/consistent color and theme/ **IN PROCESS**
- 8-2015/Map property vis a vis irrigation, electrical, HVAC, water, emergency shut offs, backflow locations, fire line, electric panels, etc.)/ **NEARING COMPLETION**

Piney-Z Community Development District

Pool Closures/2016 Season

Tuesday	May 31	Three closures, totaling 151 minutes, between 3:06PM and 6:30PM
Sunday	June 5	One closure, totaling 58 minutes, between 10:20AM and 11:18AM
Monday	June 6	CLOSED ALL DAY/TROPICAL STORM COLIN
Saturday	June 11	Two closures, totaling 365 minutes, between 1:35PM and 8:10 PM
Sunday	June 12	One closure, totaling 90 minutes, between 5:30PM and 7:00PM
Monday	June 13	Two closures, totaling 85 minutes, between 5:05PM and 8:30PM
Wednesday	June 15	Three closures, totaling 275 minutes, between 10:30AM and 4:35PM
Thursday	June 16	Two closures, totaling 245 minutes, between 12:40PM and 5:00 PM
Friday	June 17	One closure, totaling 130 minutes, between 1:40PM and 3:50PM
Saturday	June 18	One closure, totaling 85 minutes, between 7:05PM and 8:30PM
Sunday	June 26	One closure, totaling 336 minutes, between 2:54PM and 8:30PM
Tuesday	June 28	One closure, totaling 250 minutes, between 4:20PM and 8:30PM
Wednesday	June 29	One closure, totaling 210 minutes, between 1:30PM and 5:00PM
Thursday	June 30	One closure, totaling 200 minutes, between 10:20AM and 1:40PM
Friday	July 1	Two closures, totaling 115 minutes, between 1:50PM and 5:45PM
Sunday	July 3	One closure, totaling 177 minutes, between 4:18PM and 7:15PM
Monday	July 4	One closure, totaling 30 minutes, between 3:20PM and 3:50PM
Tuesday	July 5	One closure, totaling 95 minutes, between 1:40PM and 3:15PM
Wednesday	July 6	One closure, totaling 210 minutes, between 3:35PM and 7:05PM
Friday	July 8	CLOSED ALL DAY/TO ADDRESS CYANURIC ACID LEVEL
Sunday	July 10	One closure, totaling 290 minutes, between 2:10PM and 7:00PM
Monday	July 11	One closure, totaling 170 minutes, between 3:10PM and 6:00PM
Tuesday	July 12	One closure, totaling 85 minutes, between 5:15PM and 6:40PM
Thursday	July 14	One closure, totaling 165 minutes, between 5:30PM and 8:15PM
Friday	July 15	One closure, totaling 265 minutes, between 2:00PM and 6:25PM
Saturday	July 16	Two closures, totaling 308 minutes, between 12:15PM and 6:38PM
Sunday	July 17	One closure, totaling 185 minutes, between 1:55PM and 5:00PM
Monday	July 18	One closure, totaling 305 minutes, between 12:55PM and 6:00PM
Thursday	July 21	One closure, totaling 293 minutes, between 12:37PM and 5:30PM
Friday	July 22	One closure, totaling 70 minutes, between 5:50PM and 7:00PM
Sunday	July 24	One closure, totaling 30 minutes, between 5:20PM and 5:50PM
Tuesday	July 26	One closure, totaling 43 minutes, between 12:07PM and 12:50 PM
Thursday	July 28	One closure, totaling 70 minutes, between 5:30PM and 6:40PM
Friday	July 29	Two closures, totaling 77 minutes, between 3:50PM and 5:50PM
Saturday	July 30	One closure, totaling 150 minutes, between 2:30PM and 5:00PM
Sunday	July 31	One closure, totaling 160 minutes, between 4:05PM and 6:45PM
Monday	August 1	One closure, totaling 300 minutes, between 11:00AM and 4:00PM
Thursday	August 4	One closure, totaling 225 minutes, between 3:30PM and 7:15PM
Friday	August 5	One closure, totaling 150 minutes, between 10:00AM and 12:30PM

Sunday	August 7	Two closures, totaling 222 minutes, between 3:18PM and 7:15PM
Wednesday	August 10	Two closures, totaling 525 minutes, between 10:30AM and 8:30PM
Tuesday	August 16	One closure, totaling 105 minutes, between 6:45PM and 8:30PM
Saturday	August 20	One closure, totaling 105 minutes, between 5:45PM and 7:30PM
Sunday	August 21	One closure, totaling 120 minutes, between 3:10PM and 5:10PM
Tuesday	August 23	One closure, totaling 174 minutes, between 5:06PM and 8:00PM
Friday	September 2	CLOSED ALL DAY/HURRICANE HERMINE
Saturday	September 3	CLOSED ALL DAY/HURRICANE HERMINE
Sunday	September 4	CLOSED ALL DAY/HURRICANE HERMINE
Monday	September 5	CLOSED ALL DAY/HURRICANE HERMINE
Tuesday	September 6	CLOSED ALL DAY/HURRICANE HERMINE
Wednesday	September 7	CLOSED ALL DAY/HURRICANE HERMINE
Thursday	September 8	One closure, totaling 660 minutes, between 6:00AM and 5:00 PM
Sunday	September 11	One closure, totaling 150 minutes, between 3:30PM and 6:00PM
Sunday	September 18	One closure, totaling 315 minutes, between 2:45PM and 8:00PM
Saturday	September 24	One closure, totaling 60 minutes, between 1:15PM and 2:15PM
Sunday	September 25	One closure, totaling 129 minutes, between 3:45PM and 5:54PM
Monday	September 26	One closure, totaling 160 minutes, between 5:20PM and 8:00PM
Wednesday	September 28	One closure, estimated at 90 minutes; no form filed

TO DATE: 67 closures including eight full days, 157 hours and 18 minutes

Piney-Z Community Development District

Pool Sign-Ins/2016 Season

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Saturday	April 23		5	29	0	34
Sunday	April 24		33	33	4	70
Saturday	April 30		15	34	35	84
Sunday	May 1		33	34	15	82
Saturday	May 7		11	7	18	36
Sunday	May 8		35	31	3	69
Saturday	May 14		31	22	12	65
Sunday	May 15		29	71	7	107
Saturday	May 21		11	12	4	27
Sunday	May 22		12	38	2	52
Saturday	May 28		24	42	21	87
Sunday	May 29		68	25	14	107

END OF WEEKENDS ONLY

Monday	May 30		45	59	10	114
--------	--------	--	----	----	----	-----

MEMORIAL DAY

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Tuesday	May 31	9	13	4	14	40*
Wednesday	June 1	7	23	16	0	46
Thursday	June 2	7	18	18	20	64
Friday	June 3	12	28	27	27	94
Saturday	June 4	0	30	40	30	100
Sunday	June 5	4	8	6	0	18*
Monday	June 6	POOL CLOSED/TROPICAL STORM COLIN				
Tuesday	June 7	9	14	13	17	53
Wednesday	June 8	6	21	37	11	75
Thursday	June 9	8	15	17	24	64
Friday	June 10	11	29	7	5	52
Saturday	June 11	1	19	7	6	33*
Sunday	June 12	0	48	34	3	85*
Monday	June 13	14	8	16	13	51*
Tuesday	June 14	9	28	43	13	93
Wednesday	June 15	9	8	0	8	25*

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Thursday	June 16	11	5	16	0	32*
Friday	June 17	10	18	0	5	33*
Saturday	June 18	1	28	17	11	57*
Sunday	June 19	0	52	37	10	99
Monday	June 20	12	17	22	6	57
Tuesday	June 21	13	23	24	16	76
Wednesday	June 22	10	31	23	16	80
Thursday	June 23	11	11	23	23	68
Friday	June 24	9	17	17	25	68
Saturday	June 25	1	32	49	23	105
Sunday	June 26	1	21	12	0	34*
Monday	June 27	6	14	15	8	43
Tuesday	June 28	9	16	2	0	27*
Wednesday	June 29	9	7	6	7	29*
Thursday	June 30	6	6	0	18	30*
Friday	July 1	7	0	8	0	15*
Saturday	July 2	3	39	75	18	135
Sunday	July 3	0	34	13	0	47*
Monday	July 4	3	44	18	4	69*
4 TH OF JULY						
Tuesday	July 5	8	14	0	17	39*
Wednesday	July 6	8	13	8	6	35*
Thursday	July 7	11	13	11	21	56
Friday	July 8	POOL CLOSED/TO BALANCE CYANURIC ACID				
Saturday	July 9	10	30	36	34	110
Sunday	July 10	4	26	0	12	42*
Monday	July 11	9	13	3	0	25*
Tuesday	July 12	10	24	6	0	40*
Wednesday	July 13	9	20	7	12	48
Thursday	July 14	8	22	6	0	36*
Friday	July 15	10	0	0	5	15*
Saturday	July 16	8	20	9	0	37*
Sunday	July 17	2	21	0	17	40*
Monday	July 18	6	11	0	10	27*
Tuesday	July 19	9	9	4	22	22
Wednesday	July 20	10	11	7	20	48
Thursday	July 21	7	6	0	5	18*
Friday	July 22	10	7	16	0	33*
Saturday	July 23	2	18	17	9	46
Sunday	July 24	2	34	10	19	65*
Monday	July 25	9	15	3	13	40

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Tuesday	July 26	14	11	10	0	35*
Wednesday	July 27	9	14	3	9	35
Thursday	July 28	11	6	10	5	32*
Friday	July 29	9	12	4	3	28*
Saturday	July 30	0	16	44	19	79*
Sunday	July 31	0	18	26	14	58*
Monday	August 1	8	10	0	4	22*
Tuesday	August 2	9	9	5	11	34
Wednesday	August 3	7	12	3	3	25
Thursday	August 4	7	9	0	0	16*
Friday	August 5	3	2	0	6	11*
Saturday	August 6	0	9	13	16	38
Sunday	August 7	0	18	10	0	28*
Monday	August 8	6	6	2	8	22
Tuesday	August 9	6	0	0	0	6
Wednesday	August 10	2	0	0	0	2*
Thursday	August 11	8	12	0	3	23
Friday	August 12	9	3	9	6	27
Saturday	August 13	0	19	31	0	50
Sunday	August 14	0	23	0	6	29*
Monday	August 15	9	0	0	6	15
Tuesday	August 16	8	0	0	2	10*
Wednesday	August 17	9	0	0	6	15
Thursday	August 18	12	0	0	0	12
Friday	August 19	11	0	0	0	11
Saturday	August 20	2	16	21	0	39*
Sunday	August 21	1	31	21	6	59*
Monday	August 22	10	0	1	6	17
Tuesday	August 23	13	0	0	0	13*
Wednesday	August 24	6	0	7	3	16
Thursday	August 25	11	0	4	0	15
Friday	August 26	7	0	4	2	13
Saturday	August 27	0	19	18	0	37
Sunday	August 28	0	19	29	8	56
Monday	August 29	6	1	3	0	10
Tuesday	August 30	7	0	1	4	12
Wednesday	August 31	5	0	0	0	5
Thursday	September 1	No one came to swim				

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Friday	September 2	CLOSED DUE TO HURRICANE HERMINE				
Saturday	September 3	CLOSED DUE TO HURRICANE HERMINE				
Sunday	September 4	CLOSED DUE TO HURRICANE HERMINE				
Monday	September 5	CLOSED DUE TO HURRICANE HERMINE				
Tuesday	September 6	CLOSED DUE TO HURRICANE HERMINE				
Wednesday	September 7	CLOSED DUE TO HURRICANE HERMINE				
Thursday	September 8	0	0	2	0	2
Friday	September 9	9	3	0	4	16
Saturday	September 10	1	4	15	1	21
Sunday	September 11	0	0	0	5	5
Monday	September 12	7	0	4	0	11
Tuesday	September 13	7	0	0	0	7
Wednesday	September 14	7	0	1	0	8
Thursday	September 15	7	0	2	0	9
Friday	September 16	9	0	2	0	11
Saturday	September 17	2	1	7	0	10
Sunday	September 18	0	4	0	0	4*
Monday	September 19	9	0	0	0	9
Tuesday	September 20	9	1	3	0	13
Wednesday	September 21	6	2	1	0	9
Thursday	September 22	7	0	3	0	10
Friday	September 23	10	0	0	0	10
Saturday	September 24	2	5	5	0	12*
Sunday	September 25	0	20	0	0	20*
Monday	September 26	6	0	2	0	8*
Tuesday	September 27	8	0	0	0	8
Wednesday	September 28	6	0	0	0	6*
Thursday	September 29	7	1	0	2	10
Friday	September 30	9	0	0	0	9
Saturday	October 1	0	1	3	0	4
Sunday	October 2	0	8	0	0	8
Monday	October 3	6	0	1	CLOSED	7
Tuesday	October 4	6	0	0	CLOSED	6
Wednesday	October 5	6	0	0	CLOSED	6
						4,967

*Closed a portion of the day due to weather

PRE 10:00AM POOL SIGN-INS*

2016 Pool Season

Wednesday	10-5-16	9:00
Tuesday	10-4-16	8:58
Monday	10-3-16	8:58
Sunday	10-2-16	NONE
Saturday	10-1-16	NONE
Friday	9-30-16	8:50
Thursday	9-29-16	8:55
Wednesday	9-28-16	9:00
Tuesday	9-27-16	7:35 (1 in first hour, then 8:58)
Monday	9-26-16	6:07 (1 in first hour, then 9:00)
Sunday	9-25-16	NONE
Saturday	9-24-16	9:45
Friday	9-23-16	6:00 (2 in first hour, then 8:50)
Thursday	9-22-16	6:00 (2 in first hour, then 8:55)
Wednesday	9-21-16	8:55
Tuesday	9-20-16	8:50
Monday	9-19-16	6:10 (1 in first hour, then 9:00)
Sunday	9-18-16	NONE
Saturday	9-17-16	9:30
Friday	9-16-16	7:30 (3 in first hour, then 9:00)
Thursday	9-15-16	8:55
Wednesday	9-14-16	6:10 (1 in first hour, then 8:58)
Tuesday	9-13-16	6:05 (1 in first hour, then 8:57)
Monday	9-12-16	6:05 (1 in first hour, then 8:55)
Sunday	9-11-16	NONE
Saturday	9-10-16	9:20 (1 in first hour, then 11:55)
Friday	9-9-16	6:00 (1 in first hour, then 8:50)
Thursday	9-8-16	Closed until 5:00PM
Wednesday	9-7-16	CLOSED DUE TO HERMINE
Tuesday	9-6-16	CLOSED DUE TO HERMINE
Monday	9-5-16	CLOSED DUE TO HERMINE
Sunday	9-4-16	CLOSED DUE TO HERMINE
Saturday	9-3-16	CLOSED DUE TO HERMINE
Friday	9-2-16	CLOSED DUE TO HERMINE
Thursday	9-1-16	NO ONE CAME TO SWIM TODAY
Wednesday	8-31-16	6:00 (2 in first hour, then 9:00)
Tuesday	8-30-16	6:20 (1 in first hour, then 7:35)

Monday	8-29-16	6:00 (1 in first hour, then 8:55)
Sunday	8-28-16	NONE
Saturday	8-27-16	NONE
Friday	8-26-16	8:46
Thursday	8-25-16	6:00 (2 in first hour, then 8:50)
Wednesday	8-24-16	6:00 (1 in first hour, then 8:20)
Tuesday	8-23-16	6:00 (2 in first hour, then 7:45)
Monday	8-22-16	6:15 (1 in first hour, then 8:55)
Sunday	8-21-16	9:10
Saturday	8-20-16	8:50
Friday	8-19-16	6:00 (1 in first hour, then 7:50)
Thursday	8-18-16	6:00 (1 in first hour, then 8:50)
Wednesday	8-17-16	6:00 (1 in first hour, then 9:00)
Tuesday	8-16-16	8:57
Monday	8-15-16	8:53
Sunday	8-14-16	NONE
Saturday	8-13-16	NONE
Friday	8-12-16	8:50
Thursday	8-11-16	9:00
Wednesday	8-10-16	9:10
Tuesday	8-9-16	8:59
Monday	8-8-16	6:05 (1 in first hour, then 8:55)
Sunday	8-7-16	NONE
Saturday	8-6-16	NONE
Friday	8-5-16	6:05 (1 in first hour, then 9:00)
Thursday	8-4-16	6:10 (1 in first hour, then 9:00)
Wednesday	8-3-16	6:00 (1 in first hour, then 7:20)
Tuesday	8-2-16	6:00 (1 in first hour, then 8:00)
Monday	8-1-16	8:55
Sunday	7-31-16	NONE
Saturday	7-30-16	NONE
Friday	7-29-16	6:00 (1 in first hour, then 8:00)
Thursday	7-28-16	6:05 (1 in first hour, then 8:05)
Wednesday	7-27-16	6:05 (2 in first hour, then 8:15)
Tuesday	7-26-16	6:05 (1 in first hour, then 7:15)
Monday	7-25-16	6:10 (1 in first hour, then 7:45)
Sunday	7-24-16	9:10
Saturday	7-23-16	9:05
Friday	7-22-16	6:00 (1 in first hour, then 8:50)
Thursday	7-21-16	6:00 (1 in first hour, then 7:37)

Wednesday	7-20-16	6:00 (1 in first hour, then 7:00)
Tuesday	7-19-16	6:00 (1 in first hour, then 8:45)
Monday	7-18-16	6:00 (1 in first hour, then 8:00)
Sunday	7-17-16	9:15
Saturday	7-16-16	9:15
Friday	7-15-16	8:10
Thursday	7-14-14	6:48 (1 in first hour, then 7:23)
Wednesday	7-13-16	8:00
Tuesday	7-12-16	8:15
Monday	7-11-16	6:48 (1 in first hour, then 8:00)
Sunday	7-10-16	8:10
Saturday	7-9-16	9:15
Friday	7-8-16	CLOSED
Thursday	7-7-16	6:00 (1 in first hour, then 1 at 7:05)
Wednesday	7-6-16	6:00 (2 in first hour)
Tuesday	7-5-16	6:02 (2 in first hour)
Monday	7-4-16	8:20
Sunday	7-3-16	NONE
Saturday	7-2-16	9:00
Friday	7-1-16	6:04 (1 in first hour, then 8:30)
Thursday	6-30-16	6:00 (2 in first hour, then 8:50)
Wednesday	6-29-16	6:00 (1 in first hour, then 8:30)
Tuesday	6-28-16	8:45
Monday	6-27-16	8:50
Sunday	6-26-16	9:30
Saturday	6-25-16	9:05
Friday	6-24-16	8:20
Thursday	6-23-16	6:00 (1 in first hour, then 8:55)
Wednesday	6-22-16	6:20 (1 in first hour, then 8:53)
Tuesday	6-21-16	6:00 (1 in first hour, then 8:10)
Monday	6-20-16	6:04 (2 in first hour, then 9:04)
Sunday	6-19-16	10:05
Saturday	6-18-16	9:10
Friday	6-17-16	6:03 (1 in first hour, then 8:50)
Thursday	6-16-16	6:25 (2 in first hour, then 8:51)
Wednesday	6-15-16	7:04 (1 in second hour, then 8:05)
Tuesday	6-14-16	7:37 (1 in second hour, then 8:50)
Monday	6-13-16	9:00
Sunday	6-12-16	NONE
Saturday	6-11-16	9:40

Friday	6-10-16	8:48
Thursday	6-9-16	8:55
Wednesday	6-8-16	8:55
Tuesday	6-7-16	7:05 (1 in second hour, then 8:55)
Monday	6-6-16	CLOSED
Sunday	6-5-16	9:40
Saturday	6-4-16	NONE
Friday	6-3-16	8:50
Thursday	6-2-16	8:57
Wednesday	6-1-16	9:00
Tuesday	5-31-16	9:00

*Special tracking, 6-8AM

LIGHTNING STRIKE OF SEPTEMBER 19, 2016
PINEY-Z COMMUNITY DEVELOPMENT DISTRICT
950 PINEY-Z PLANTATION ROAD
TALLAHASSEE, FLORIDA 32311
9-30-16
Claim 201 608 5724

Expenses incurred to date:

Replacement of Comcast phone modem	No charge assumed
Replacement of Comcast internet modem	No charge assumed
Replacement of Sonitrol security panels/ relay at pool gate	\$ 695.58/to STS
Replacement of ASUS router Linksys WRT 1900AC Serial 13J10603610866	\$ 159.98/VISA
Replacement of TV/monitor Vizio D series, 39 inch Serial LAUAUIES 2905817	\$ 228.88/VISA*
Replacement of TV surge protector	\$ 29.95/VISA
Replacement of #2 computer HP Slimline Desktop 260-p037cb 6GB/1TB 21.5 inch backlit monitor Serial CNV6240PGN	\$ 479.00/VISA

Work Still to Be Completed:

Replacement of 16 camera DVR	\$1,100.00
Replacement of 2 digital cameras**	\$ 900.00
Replacement of 5 analog cameras	\$1,400.00
Replacement of transformer, control board and batteries at pool gate	\$ 600.00
Repair of burned phone wires	\$ 320.00
Replacement of irrigation control box	TBD
TOTAL OF DAMAGES KNOWN TO DATE	\$5,913.39* + TBD

*Supervisor Didier returned to Sam's Club the \$268.88 television which was struck by lightning. The cash received was deposited in our account. This amount should be deducted from the ultimate total of damages.

**At this date we believe that two of the digital cameras were not damaged. We will know with absolutely certainty whether that is, in fact, the case, once we have the opportunity to replace the DVR.

**HURRICANE HERMINE EXPENSES
PINEY-Z COMMUNITY DEVELOPMENT
DISTRICT
950 PINEY-Z PLANTATION ROAD
TALLAHASSEE, FLORIDA 32311
10-6-16
Claim 201 608 5542**

Incurred to date:

Remove tree from pavilion roof Miller Tree	\$1,600.00	Invoice to STS 9-22-16
Grounds clean up, including three more trees/S&R	\$4,397.50	Invoices (3) to STS 9-22-16
Sonitrol repair to permit gates to work again	\$ 59.00	Invoice to STS 9-22-16
Tarps (2) and ropes (2) for roof	\$ 145.88	Paid by VISA 9-19-16
Canopy for pool gazebo Garden Winds	\$ 208.94	Paid by VISA 9-7-16
Portable toilets (2) Howdy's	\$ 150.00	Paid by VISA 9-12-16
Labor to tarp roof after tree taken Gutterhawk	\$ 249.00	Invoice not yet received

CDD Staff (4) Time	\$ 1,304.18	Pay end 9-3-16
	\$ 1,079.73	Pay end 9-17-16
FICA included @ 7.65%		

TOTAL EXPENDED TO DATE: **\$ 9,194.23**

Damage unaddressed to date:

Repair of the pavilion roof	\$ 8,391.20	Proposal awaiting board approval
-----------------------------	-------------	---

After roof repaired address issues
with insulation, Hardie Board,
drywall, etc.

Backfill with dirt huge hole where pine near pool fell	Awaiting second bid
---	----------------------------

Grind stump of pavilion roof tree

Grind stump of pine near pool

Replace main sign

Repair pool fence

Repair electrical issues at pool
jasmine arbor

BUDGET ENCUMBRANCES
Piney-Z Community Development District
FISCAL 2016 @ September 30, 2016

Capital Security (new security system)	Balance remaining \$5,186.80 564043-57201
S&R (pine straw/pool	Balance remaining \$ 680.00 549900-53901
S&R (pine straw/pool)	\$ 125.00 549900-53901
S&R (pine straw/pool lot bed)	Balance remaining \$ 150.00 549900-53901
S&R (pine straw/lodge front)	Balance remaining \$ 190.00 549900-53901
Phoenix (fire sprinkler/audible)	\$ 2,140.00 546001-57201
Carolina Carports, Inc. (cover for pool pumps)	\$ 2,061.00 564043-57205
TBD (website re-organization)	\$ 600.00

7B.

7Bi.

Statement of Loss

Claim # GC2016085542

vrs VeriClaim, Inc., a Sedgwick Company

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241

Tallahassee, FL 32312-1231

Phone : 850-545-2549

Fax : 850-270-1432

Email : mporter@vericclaiminc.com

9/27/2016

Adjuster Michael Porter
Phone (850) 545-2549

Insured Name Piney Z Community Development District
Loss Address 950 Piney Z Boulevard, Tallahassee, FL 32311
Phone Number
Other Phone
Ins Company

Ins Claim # GC2016085542

Date of Loss 9/2/2016

Abstract of Coverage

Policy # FMIT #0827 **Effective** 10/1/2015 - 10/1/2016

Forms

Coverage	Limit	Co-Insurance	Deductible
Party Pavilion	\$200,000.00		\$6,000.00
Pool and Wading Pool	\$215,256.00		\$6,457.68
Lodge	\$600,000.00		\$18,000.00

Coverage - Party Pavilion

Coverage \$200,000.00 Not Applicable

	RC Detail	ACV Detail	Value	Loss	Claim
Replacement Cost Value	\$0.00		\$0.00		
Actual Cash Value		\$0.00	\$0.00		
Total Estimated Loss	\$16,688.72	\$16,688.72		\$16,688.72	
Less Depreciation		(\$453.22)			
ACV Loss		\$16,235.50			
Less Non-Recoverable Depreciation	(\$0.00)				
Sub-Total	\$16,688.72	\$16,235.50			
Less Deductible Applied	(\$6,000.00)	(\$6,000.00)			
Adjusted Loss Amount	\$10,688.72	\$10,235.50			\$10,688.72
Recoverable Depreciation	\$453.22				

Coverage - Pool and Wading Pool							
Coverage	\$215,256.00	Not Applicable					
			RC Detail	ACV Detail	Value	Loss	Claim
Replacement Cost Value			\$0.00		\$0.00		
Actual Cash Value				\$0.00	\$0.00		
Total Estimated Loss			\$2,111.17	\$2,111.17		\$2,111.17	
Less Depreciation				(\$26.22)			
ACV Loss				\$2,084.95			
Less Non-Recoverable Depreciation			(\$0.00)				
Sub-Total			\$2,111.17	\$2,084.95			
Less Deductible Applied			(\$2,084.95)	(\$2,084.95)			
Less Residual Deductible			(\$26.22)				
Adjusted Loss Amount			\$0.00	\$0.00			\$0.00
Recoverable Depreciation			\$0.00				

Coverage - Lodge							
Coverage	\$600,000.00	Not Applicable					
			RC Detail	ACV Detail	Value	Loss	Claim
Replacement Cost Value			\$0.00		\$0.00		
Actual Cash Value				\$0.00	\$0.00		
Total Estimated Loss			\$432.54	\$432.54		\$432.54	
Less Depreciation				(\$0.00)			
ACV Loss				\$432.54			
Less Non-Recoverable Depreciation			(\$0.00)				
Sub-Total			\$432.54	\$432.54			
Less Deductible Applied			(\$432.54)	(\$432.54)			
Adjusted Loss Amount			\$0.00	\$0.00			\$0.00
Recoverable Depreciation			\$0.00				

Total Loss & Claim					\$19,232.43	\$10,688.72
Total Recoverable Depreciation	\$453.22					

A copy of this document does not constitute a settlement of this claim. The above figures are subject to insurance company approval.

Accepted by _____

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

Insured: Piney Z Community Development District
Property: 950 Piney Z Boulevard
Tallahassee, FL 32311

Claim Rep.: Michael Porter
Position: Regional General Adjuster
Company: VeriClaim, Inc.
Business: 1400 Village Square Blvd., #3, Ste. 241
Tallahassee, FL 32312-1231

Business: (850) 545-2549
Fax: (850) 270-1432
E-mail: mporter@vericclaiminc.com

Estimator: Michael Porter
Position: Regional General Adjuster
Company: VeriClaim, Inc.
Business: 1400 Village Square Blvd., #3, Ste. 241
Tallahassee, FL 32312-1231

Business: (850) 545-2549
E-mail: mporter@vericclaiminc.com

Claim Number: GC2016085542

Policy Number: FMIT #0827

Type of Loss: Wind Damage

Date of Loss:	9/2/2016	Date Received:	9/2/2016
Date Inspected:	9/6/2016	Date Entered:	9/8/2016 3:53 PM

Price List: FLTH8X_AUG16
Restoration/Service/Remodel
Estimate: GC2016085542

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

Dear Valued Customer,

Please refer to the enclosed itemized estimate. The estimate contains our valuation of the damages for the reported loss and was prepared using reasonable and customary prices for your geographic area. If this document contains estimated structural repairs and you choose to hire a contractor, please provide this estimate to them.

If any hidden, or additional damage, and/or damaged items, are discovered, please contact me or have your contractor or vendor contact me immediately. Coverage for the hidden or additional damages and/or damaged items, would need to be determined, and may require an inspection/re-inspection, before any supplemental payment would be authorized. Please do not destroy, or discard any of the hidden, or additional damages, and/or damaged items, until we have had an opportunity to review the hidden or additional damages and/or damaged items, and have reached an agreement with you on any supplemental cost.

If you, your contractor, or vendor determine that there are additional building fees and/or permits associated with the estimated repairs, that may not be included in this estimate, please contact me immediately so that I may review and make a determination as to the appropriate payment.

If a mortgage company is included on your claim payment check, please contact the mortgage company to discuss how to handle the proceeds of this payment.

Thank you for allowing vrs VeriClaim, Inc., a Sedgwick Company to serve your insurance needs. Please contact me at the numbers listed above if you have any questions regarding this estimate or any other matter pertaining to your claim.

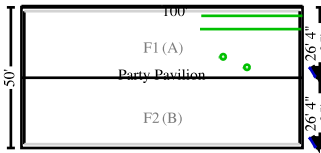
NOTICE - Section 817.234, Florida Statutes, provides in part: "Any person who knowingly and with intent to injure, defraud or deceive any insurer files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree."

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

GC2016085542

Roof

Party Pavilion



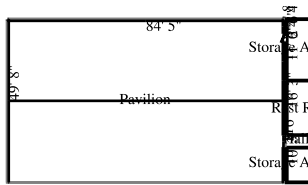
5270.46 Surface Area
305.41 Total Perimeter Length

52.70 Number of Squares
100.00 Total Ridge Length

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Remove and Replace Metal roofing									
1,008.00 SF	5.24	103.57	1,077.12	6,462.61	7/75 yrs	Avg.	9.33%	(138.56)	6,324.05
Remove and Replace Steel purlins - C-shape - 8"									
72.00 LF	10.86	30.62	162.50	975.04	7/150 yrs	Avg.	4.67%	(20.48)	954.56
Remove and Replace Gutter / downspout - aluminum - 6"									
20.00 LF	7.50	7.25	31.46	188.71	7/25 yrs	Avg.	28%	(29.08)	159.63
Tree - removal - 24" to 36" diameter / large canopy									
1.00 EA	1,860.58	0.00	372.12	2,232.70	7/NA	Avg.	NA	(0.00)	2,232.70
Dumpster load - Approx. 30 yards, 5-7 tons of debris									
1.00 EA	620.33	0.00	124.06	744.39	7/NA	Avg.	NA	(0.00)	744.39
Totals: Party Pavilion		141.44	1,767.26	10,603.45				188.12	10,415.33
Total: Roof		141.44	1,767.26	10,603.45				188.12	10,415.33

Main Level

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com



Pavilion

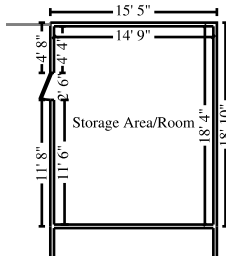
Height: Peaked

689.31 SF Walls	4277.53 SF Ceiling
4966.83 SF Walls & Ceiling	4193.28 SF Floor
465.92 SY Flooring	44.00 LF Floor Perimeter
51.46 LF Ceil. Perimeter	

Missing Wall	49' 8" X 12'	Opens into Exterior
Missing Wall	84' 5" X 12'	Opens into Exterior
Missing Wall	3' 6" X 12'	Opens into HALLWAY
Door	2' 6" X 6' 8"	Opens into STORAGE_AREA
Missing Wall	84' 5" X 12'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Remove and Replace Ceiling fan without light									
1.00 EA	233.02	6.56	47.92	287.50	7/20 yrs	Avg.	35%	(32.93)	254.57
Detach and Reset Ceiling fan without light									
1.00 EA	159.76	0.00	31.96	191.72	7/20 yrs	Avg.	35%	(0.00)	191.72
Remove and Replace Fluorescent light fixture									
1.00 EA	107.45	3.92	22.28	133.65	0/20 yrs	Avg.	0%	(0.00)	133.65
Detach and Reset Fluorescent light fixture									
3.00 EA	65.12	0.00	39.08	234.44	0/20 yrs	Avg.	0%	(0.00)	234.44
Electrician - per hour									
8.00 HR	91.11	0.00	145.78	874.66	7/NA	Avg.	0%	(0.00)	874.66
Replace Tile Repairs - Labor Minimum*									
1.00 EA	151.05	0.00	30.22	181.27	0/NA	Avg.	0%	(0.00)	181.27
Remove and Replace Siding - hardboard - lap pattern - 8"									
172.33 SF	3.34	18.61	118.82	713.01	7/100 yrs	Avg.	7%	(18.67)	694.34
Seal & paint wood siding									
689.31 SF	0.96	19.13	136.16	817.03	7/15 yrs	Avg.	46.67%	(127.95)	689.08
Clean siding - wood									
689.31 SF	0.24	15.46	33.18	214.07	7/NA	Avg.	0%	(0.00)	214.07
Replace Scissor lift - 20' platform height - electric powered									
1.00 DA	145.00	0.00	29.00	174.00	0/NA	Avg.	0%	(0.00)	174.00
Totals: Pavilion		63.68	634.40	3,821.35				179.55	3,641.80

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com



Storage Area/Room

Height: 12'

777.71 SF Walls
1048.36 SF Walls & Ceiling
30.07 SY Flooring
66.20 LF Ceil. Perimeter

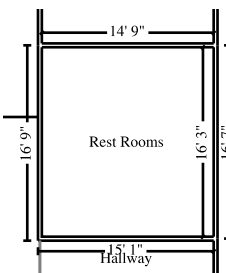
270.65 SF Ceiling
270.65 SF Floor
63.70 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into PAVILION

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Remove and Replace 1/2" drywall - hung, taped, ready for texture									
270.65 SF	1.65	9.13	91.12	546.82	7/150 yrs	Avg.	4.67%	(6.11)	540.71
Replace Texture drywall - machine									
270.65 SF	0.28	0.61	15.28	91.67	7/150 yrs	Avg.	4.67%	(0.41)	91.26
Paint the ceiling - one coat									
270.65 SF	0.45	2.23	24.80	148.82	7/15 yrs	Avg.	46.67%	(14.93)	133.89
Seal the ceiling shellac - one coat									
270.65 SF	0.48	2.44	26.46	158.81	7/15 yrs	Avg.	46.67%	(16.30)	142.51
Replace Blown-in insulation - 12" depth - R30									
270.65 SF	0.74	11.37	42.34	253.99	7/150 yrs	Avg.	4.67%	(7.60)	246.39
Totals: Storage Area/Room		25.78	200.00	1,200.11				45.35	1,154.76



Rest Rooms

Height: 12'

744.33 SF Walls
984.23 SF Walls & Ceiling
26.65 SY Flooring
62.03 LF Ceil. Perimeter

239.89 SF Ceiling
239.89 SF Floor
62.03 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Remove and Replace 1/2" drywall - hung, taped, ready for texture									
239.89 SF	1.65	8.10	80.80	484.72	7/150 yrs	Avg.	4.67%	(5.42)	479.30
Replace Texture drywall - machine									
239.89 SF	0.28	0.54	13.54	81.25	7/150 yrs	Avg.	4.67%	(0.37)	80.88
Paint the ceiling - one coat									
239.89 SF	0.45	1.98	22.00	131.93	7/15 yrs	Avg.	46.67%	(13.23)	118.70
Seal the ceiling shellac - one coat									
239.89 SF	0.48	2.16	23.48	140.79	7/15 yrs	Avg.	46.67%	(14.44)	126.35

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

CONTINUED - Rest Rooms

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Replace Blown-in insulation - 12" depth - R30									
239.89 SF	0.74	10.08	37.52	225.12	7/150 yrs	Avg.	4.67%	(6.74)	218.38
Totals: Rest Rooms		22.86	177.34	1,063.81				40.20	1,023.61

Total: Main Level		112.32	1,011.74	6,085.27				265.10	5,820.17
--------------------------	--	---------------	-----------------	-----------------	--	--	--	---------------	-----------------

Pool And Wading Pool

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Remove and Replace Vinyl (PVC) fence, 5'- 6' high - picket									
12.00 LF	36.08	19.37	90.48	542.81	7/150 yrs	Avg.	4.67%	(12.95)	529.86
Remove and Replace Vinyl (PVC) fence gate, 5'- 6' high - picket									
4.00 LF	85.95	19.83	72.72	436.35	7/150 yrs	Avg.	4.67%	(13.27)	423.08
Tree - tear out and disposal - 12" to 24" diameter									
1.00 EA	582.19	0.00	116.44	698.63	0/NA	Avg.	NA	(0.00)	698.63
Remove and Replace Canopy *									
1.00 EA	341.41	19.73	72.24	433.38	0/20 yrs	Avg.	0%	(0.00)	433.38
Totals: Pool And Wading Pool		58.93	351.88	2,111.17				26.22	2,084.95

Sign

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Remove and Replace Painted sign - large*									
1.00 EA	338.72	21.74	72.08	432.54	0/20 yrs	Avg.	0%	(0.00)	432.54
Totals: Sign		21.74	72.08	432.54				0.00	432.54
Line Item Totals:		334.43	3,202.96	19,232.43				479.44	18,752.99
GC2016085542									

[%] - Indicates that depreciate by percent was used for this item

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

3,214.64 SF Walls	4,991.03 SF Ceiling	8,205.67 SF Walls and Ceiling
4,906.78 SF Floor	545.20 SY Flooring	253.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	266.79 LF Ceil. Perimeter
4,906.78 Floor Area	4,963.53 Total Area	3,214.64 Interior Wall Area
1,343.41 Exterior Wall Area	299.33 Exterior Perimeter of Walls	
5,270.46 Surface Area	52.70 Number of Squares	610.82 Total Perimeter Length
100.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Party Pavilion	16,688.72	86.77%	16,235.50	86.58%
Pool and Wading Pool	2,111.17	10.98%	2,084.95	11.12%
Lodge	432.54	2.25%	432.54	2.31%
Total	19,232.43	100.00%	18,752.99	100.00%

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

Summary for Party Pavilion

Line Item Total	13,655.96
Material Sales Tax	238.30
Cleaning Mat Tax	0.52
Subtotal	13,894.78
Overhead	1,389.50
Profit	1,389.50
Total Cleaning Tax	14.94
Replacement Cost Value	\$16,688.72
Less Depreciation	(453.22)
Actual Cash Value	\$16,235.50
Less Deductible	(6,000.00)
Net Claim	\$10,235.50
Total Recoverable Depreciation	453.22
Net Claim if Depreciation is Recovered	\$10,688.72

Michael Porter
Regional General Adjuster

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

Summary for Pool and Wading Pool

Line Item Total		1,700.36
Material Sales Tax		58.93
Subtotal		1,759.29
Overhead		175.94
Profit		175.94
Replacement Cost Value		\$2,111.17
Less Depreciation		(26.22)
Actual Cash Value		\$2,084.95
Less Deductible	[Full Deductible = 6,457.68]	(2,084.95)
Net Claim		\$0.00
Total Depreciation		26.22
Less Residual Deductible	[Full Residual Deductible = 4,372.73]	(26.22)
Total Recoverable Depreciation		0.00
Net Claim if Depreciation is Recovered		\$0.00

Michael Porter
Regional General Adjuster

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

Summary for Lodge

Line Item Total		338.72
Material Sales Tax		21.74
Subtotal		360.46
Overhead		36.04
Profit		36.04
Replacement Cost Value		\$432.54
Less Deductible	[Full Deductible = 18,000.00]	(432.54)
Net Claim		\$0.00

Michael Porter
Regional General Adjuster

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7.5%)	Cleaning Mat Tax (7.5%)	Total Cleaning Tax (7.5%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (7.5%)
Line Items								
	1,601.48	1,601.48	318.97	0.52	14.94	0.00	0.00	0.00
Total	1,601.48	1,601.48	318.97	0.52	14.94	0.00	0.00	0.00

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

Recap by Room

Estimate: GC2016085542

Area: Roof

Party Pavilion

Coverage: Party Pavilion	100.00% =	8,694.75	55.40%
--------------------------	-----------	----------	--------

8,694.75

55.40%

Area Subtotal: Roof

Coverage: Party Pavilion	100.00% =	8,694.75	55.40%
--------------------------	-----------	----------	--------

8,694.75

55.40%

Area: Main Level

Pavilion

Coverage: Party Pavilion	100.00% =	3,123.27	19.90%
--------------------------	-----------	----------	--------

3,123.27

19.90%

Storage Area/Room

Coverage: Party Pavilion	100.00% =	974.33	6.21%
--------------------------	-----------	--------	-------

974.33

6.21%

Rest Rooms

Coverage: Party Pavilion	100.00% =	863.61	5.50%
--------------------------	-----------	--------	-------

863.61

5.50%

Area Subtotal: Main Level

Coverage: Party Pavilion	100.00% =	4,961.21	31.61%
--------------------------	-----------	----------	--------

4,961.21

31.61%

Pool And Wading Pool

Coverage: Pool and Wading Pool	100.00% =	1,700.36	10.83%
--------------------------------	-----------	----------	--------

1,700.36

10.83%

Sign

Coverage: Lodge	100.00% =	338.72	2.16%
-----------------	-----------	--------	-------

338.72

2.16%

Subtotal of Areas

Coverage: Party Pavilion	87.01% =	13,655.96	
--------------------------	----------	-----------	--

15,695.04

100.00%

Coverage: Pool and Wading Pool	10.83% =	1,700.36	
--------------------------------	----------	----------	--

Coverage: Lodge	2.16% =	338.72	
-----------------	---------	--------	--

Total		15,695.04	100.00%
--------------	--	------------------	----------------

15,695.04

100.00%

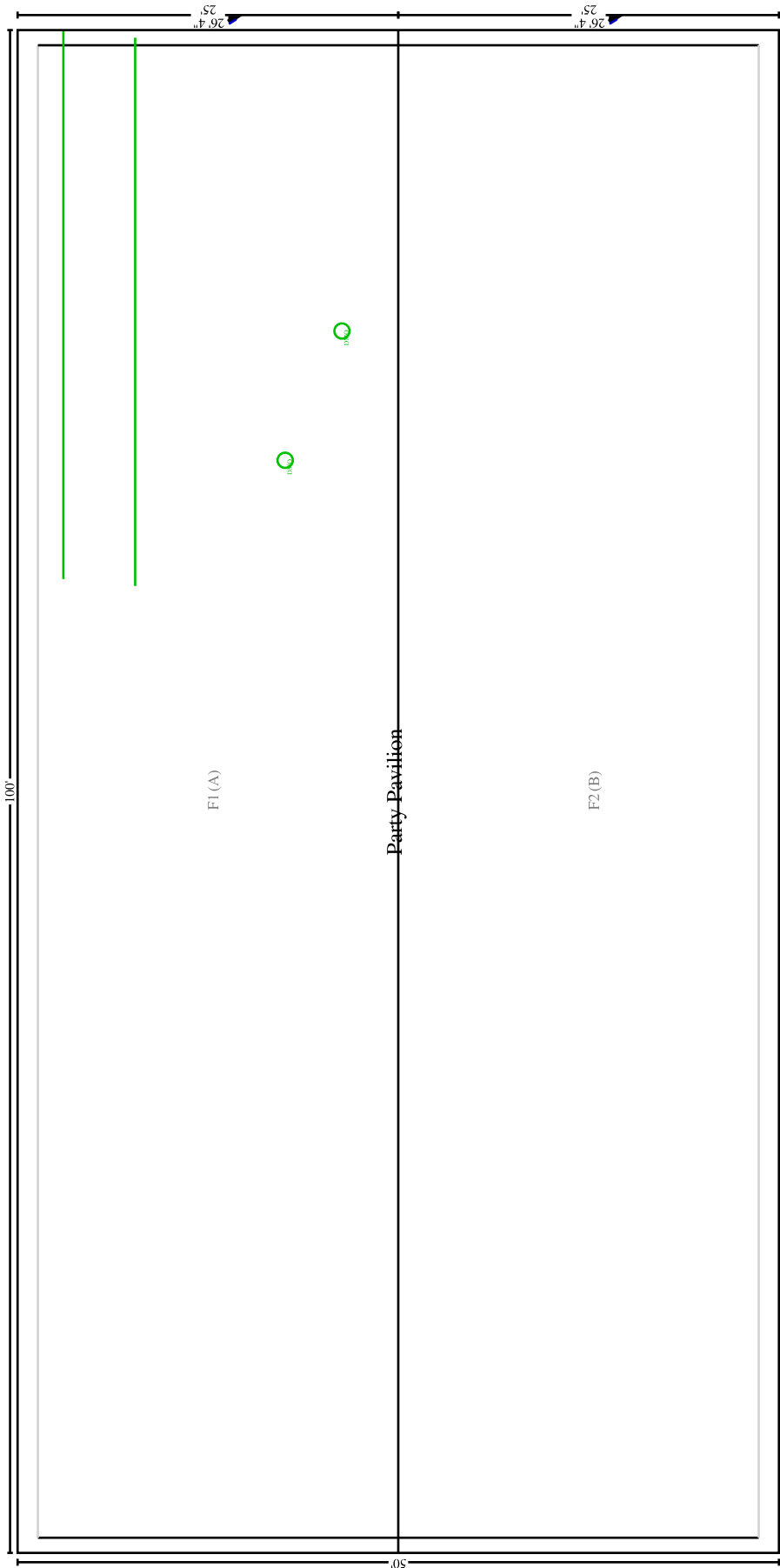
Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

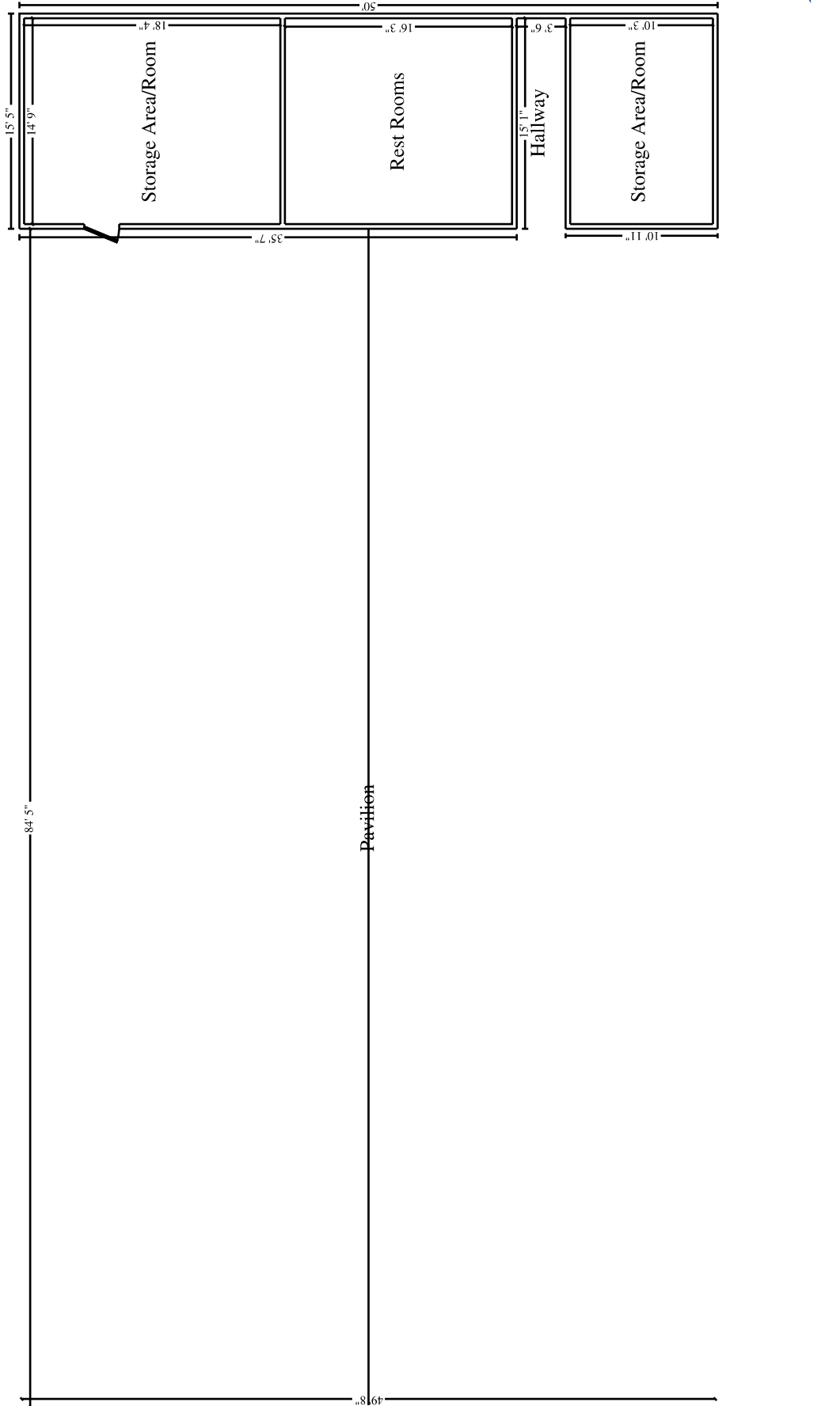
Recap by Category with Depreciation

O&P Items				RCV	Deprec.	ACV
CLEANING				165.43		165.43
Coverage: Party Pavilion	@	100.00% =		165.43		
GENERAL DEMOLITION				4,066.24		4,066.24
Coverage: Party Pavilion	@	83.03% =		3,376.28		
Coverage: Pool and Wading Pool	@	16.68% =		678.43		
Coverage: Lodge	@	0.28% =		11.53		
DRYWALL				801.55	11.44	790.11
Coverage: Party Pavilion	@	100.00% =		801.55		
HEAVY EQUIPMENT				145.00		145.00
Coverage: Party Pavilion	@	100.00% =		145.00		
FLOOR COVERING - CERAMIC TILE				151.05		151.05
Coverage: Party Pavilion	@	100.00% =		151.05		
FENCING				692.28	24.39	667.89
Coverage: Pool and Wading Pool	@	100.00% =		692.28		
INSULATION				377.80	13.34	364.46
Coverage: Party Pavilion	@	100.00% =		377.80		
LABOR ONLY				728.88		728.88
Coverage: Party Pavilion	@	100.00% =		728.88		
LIGHT FIXTURES				1,324.73	30.63	1,294.10
Coverage: Party Pavilion	@	50.42% =		667.89		
Coverage: Pool and Wading Pool	@	24.88% =		329.65		
Coverage: Lodge	@	24.70% =		327.19		
PAINTING				1,136.54	173.81	962.73
Coverage: Party Pavilion	@	100.00% =		1,136.54		
ROOFING				4,858.56	128.89	4,729.67
Coverage: Party Pavilion	@	100.00% =		4,858.56		
SIDING				513.54	17.37	496.17
Coverage: Party Pavilion	@	100.00% =		513.54		
SOFFIT, FASCIA, & GUTTER				141.60	27.05	114.55
Coverage: Party Pavilion	@	100.00% =		141.60		
STEEL COMPONENTS				591.84	19.05	572.79
Coverage: Party Pavilion	@	100.00% =		591.84		
O&P Items Subtotal				15,695.04	445.97	15,249.07
Material Sales Tax				318.97	33.47	285.50
Coverage: Party Pavilion	@	74.71% =		238.30		
Coverage: Pool and Wading Pool	@	18.48% =		58.93		
Coverage: Lodge	@	6.82% =		21.74		
Cleaning Mat Tax				0.52		0.52
Coverage: Party Pavilion	@	100.00% =		0.52		

Michael "Mike" Porter
1400 Village Square Blvd., #3
Suite 241
Tallahassee, FL 32312-1231
Phone : 850-545-2549
Fax : 850-270-1432
Email : mporter@vericclaiminc.com

Overhead			1,601.48		1,601.48
Coverage: Party Pavilion	@	86.76% =	1,389.50		
Coverage: Pool and Wading Pool	@	10.99% =	175.94		
Coverage: Lodge	@	2.25% =	36.04		
Profit			1,601.48		1,601.48
Coverage: Party Pavilion	@	86.76% =	1,389.50		
Coverage: Pool and Wading Pool	@	10.99% =	175.94		
Coverage: Lodge	@	2.25% =	36.04		
Total Cleaning Tax			14.94		14.94
Coverage: Party Pavilion	@	100.00% =	14.94		
Total			19,232.43	479.44	18,752.99





7Bii

4495 Capital Circle NW
Tallahassee, Florida 32303
Phone (850)562-3300 * Fax (850)562-2797

PROPOSAL AND CONTRACT AGREEMENT

September 9th, 2016

Piney-Z Plantation
950 Piney-Z Plantation Road
Tallahassee, FL 32311

Attn: Mennda Parker

Subject to prompt acceptance and to all terms and conditions printed on the back hereof, which are hereby referred to and expressly made a part hereof, Metal Building Services, Inc. (hereinafter "MBSI") provides the following Proposal to the Buyer addressed above:

MBSI will perform the following Scope of Work on the real property located at: 950 Piney-Z Plantation Road (the "Property")

SCOPE OF WORK:

- **Remove 30' of roof, remove one damaged zee purlin on the back right end of the building**
- **Replace 10 damaged roof panels color to be Cool Emerald Green**
- **No electrical included**
- **No woodwork or hardboard work included**
- **No painting**

➤ Labor	\$ 3,800.00
➤ Material	\$ 1,875.00
➤ Crating	\$ 99.99
➤ Exporting fee	\$ 100.00
➤ Freight	<u>\$ 1,059.88</u>
	\$ 6,934.87

10% overhead **\$ 693.49**
\$ 7,628.36

10% profit **\$ 762.84**
\$ 8,391.20

TOTAL FOR ABOVE SCOPE OF WORK \$ 8,391.20

Payment shall be due: \$ 0.00 (upon delivery of materials to the Property)
\$ 8,391.20 (upon completion of the Work)

Price effective Thirty (30) days from date of Proposal

Upon acceptance of this Proposal, please return promptly to MBSI. This Proposal shall be null and void if not signed and returned to MBSI within thirty (30) days of the above date. In addition, this Proposal is subject to withdrawal at any time prior to execution by an authorized agent of MBSI. Buyer expressly acknowledges that the person executing this Proposal has full authority to act on behalf of and bind the Buyer to this Agreement. Upon full execution of the Proposal by both parties, this shall become a binding

agreement, subject to enforcement by either party under the terms and conditions contained on the back page of this Proposal.

Accepted by Buyer

this _____ day of _____,20____

By: _____

Its: _____

 Title

Address: _____

E-mail: _____

Accepted by ***METAL BUILDING SERVICES, INC.***

this _____ day of _____,20____

By: _____

Its: _____

 Title

Address: _____

E-mail: _____

TERMS AND CONDITIONS

1. By signing this Contract, Buyer agrees to the following Terms and Conditions which shall apply to the Scope of Work set forth herein (also referred to as the “Work”). This Proposal, including the Terms and Conditions set forth herein constitutes the complete agreement of the parties and may not be modified except in writing signed by all parties hereto (hereinafter “Proposal” or “Contract”). ANY CURRENT OR PRIOR UNDERSTANDINGS, STATEMENTS, REPRESENTATIONS, AND AGREEMENTS, ORAL OR WRITTEN, IF NOT SPECIFICALLY EXPRESSED IN THIS CONTRACT, ARE VOID, HAVE NO EFFECT AND SHOULD NOT BE RELIED UPON. THE PARTIES EXPRESSLY ACKNOWLEDGE THAT THEY HAVE NOT RELIED UPON SUCH ITEMS AND EXPRESSLY WAIVE ANY CLAIMS ARISING OUT OF ANY PRIOR OR ORAL UNDERSTANDINGS, STATEMENTS, REPRESENTATIONS OR AGREEMENTS WHICH ARE NOT SET FORTH IN THIS CONTRACT. In the event MBSI begins the Work or purchases Materials for the Work at the request of the Buyer prior to the full execution of this Contract, the parties agree that the Terms and Conditions herein shall still apply to the Work.
2. The Buyer agrees that MBSI shall retain title to all materials and equipment delivered or placed upon the Property until final payment is made.
3. MBSI shall provide Buyer with Invoices in accordance with the payment schedule set forth in the Proposal. Invoices not paid within ten (10) days of the date of the Invoice, shall bear interest at the rate of 1.5% per month from the due date until paid or the maximum legal rate permitted by law, whichever is higher. In the event of breach of this Contract by the Buyer for non-payment or any other material breach, MBSI may unilaterally stop Work without prejudice to any other remedy it may have, until Buyer cures such breach. In the event Buyer fails to cure its breach within a seven (7) days from receipt of notice from MBSI of its breach, MBSI may elect to terminate this Contract.
4. All notices which are required or permitted hereunder must be in writing and shall be deemed to have been given, delivered or made, as the case may be (i) when delivered by personal delivery or (ii) three (3) business days after having been deposited in the United States Mail, certified or registered, return receipt requested, sufficient postage affixed and prepaid or (iii) when successfully transmitted electronically by email or facsimile transmission, during normal business hours on a business day, addressed to the party as set forth on the first page of this Contract.
5. Buyer acknowledges and understands that pursuant to this Contract, MBSI is furnishing services and materials to improve real property and pursuant to Fla. Stat. Ch. 713, MBSI is entitled to file and enforce a claim of lien upon the Property for any sums remaining unpaid upon completion of the Work. Prior to the beginning Work, Buyer shall execute and post a Notice of Commencement at the Property and provide MBSI with all information necessary to give proper notices to enforce any Construction Lien rights that MBSI, or any of its Subcontractors and suppliers, may have. The information provided by Buyer will include the Buyer’s interest in the Property and the identity of any other parties having a legal or financial interest in the Property or the Work.
6. Buyer shall be responsible for any site work required to prepare the Property so that MBSI may begin Work upon the anticipated start date and continue through to completion without interruption from Buyer, other contractors or any other third parties. Buyer is responsible for any and all necessary soil tests and the costs of any engineering necessary for the completion of the Work. MBSI shall have no obligation to begin Work unless and until all necessary licenses, permits, notices and site work are complete. Buyer represents that it shall not interfere with MBSI’s progress on the Work and that it shall not schedule any other contractor or third party whose work may interfere with MBSI’s progress on the Work.
7. Upon full execution of the Contract, MBSI shall advise the Buyer of an anticipated start date upon which it shall begin to make delivery of materials and/or labor to commence and complete the performance of the Work. MBSI shall diligently pursue and substantially complete all Work to be performed under this Contract within a reasonable period of time, taking into consideration delays that are beyond the control of MBSI, including, but not limited to, weather conditions, delays in selection or delivery of materials, change orders requested by Buyer, delays caused by the government, owner, general contractor, architect and/or engineers; terrorism, armed conflict or economic dislocation resulting therefrom; embargoes; shortage of labor, raw materials production facilities, or transportation; labor difficulties, civil disorders of any kind; action of civil or military authorities; vendor priorities and allocations, fires, floods, accidents and acts of God.
8. MBSI shall furnish all necessary materials in accordance with the respective industry tolerance of color variation, thickness, and size, finish, texture and performance standards. MBSI’s Work is guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the Work. **THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
9. **ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.**
10. All changes to the Work or selection of finished materials which may be requested by the Buyer are subject to MBSI’s approval and must be in writing. MBSI shall have no responsibility to perform any changes to the Work or extra work, without a written Change Order signed by the Buyer and MBSI. Buyer shall pay to MBSI any increase in contract price prior to the Work being performed, or, at MBSI’s option, at the time of final payment, or as set forth in the Change Order.
11. Upon request from MBSI, the Buyer shall furnish any necessary surveys of the Property. MBSI agrees that it will secure and pay for permits and licenses of a temporary nature which may be required solely to complete the Work by MBSI. Permits, licenses, and easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the Buyer, unless otherwise specified. The Buyer shall furnish all temporary site facilities including suitable covered space and hoisting at no cost to MBSI.
12. Buyer warrants and represents to MBSI that Buyer has fee simple marketable title to the Property, free and clear of all liens or encumbrances, and Buyer shall submit proof of same to MBSI immediately upon request. Buyer further warrants that Buyer has legal right of access to the Property and all rights of title, including easements necessary for the construction, use and occupancy of the structure. Any loss or damage suffered by MBSI or any third party as the result of a defect in title or incorrect designation of the boundaries or location of the structure shall be borne solely by Buyer.
13. Buyer hereby acknowledges and agrees that MBSI shall not be responsible for special, incidental, or consequential damages arising out of the completion of its Work or its presence on the Property. MBSI shall not be responsible for damage to its Work by the Buyer, its employees, agents, contractors, subcontractors or any other third parties. Any repair work necessitated by such damage will be considered as an order for extra work. Buyer further agrees that no delay in the progress or completion of the Work will give rise to any liability for damages, including but not limited to liquidated, incidental or consequential damages, and Buyer hereby waives and releases any such claims against MBSI.
14. MBSI shall carry worker's compensation and employer's liability insurance in amounts to comply with the laws and regulations of the State in which the Work shall be done. The Buyer shall be responsible for and at its option may maintain such insurance as will protect it from contingent liability for damages for personal injury, including death, which may arise from the Work under this Agreement. The Buyer shall effect and maintain property insurance upon the entire Property and the Work to one hundred percent of the insurable value thereof, including items of labor and materials connected therewith whether in or adjacent to the structure insured and materials in place or to be used as part of the permanent construction. Buyer and MBSI hereby waive all rights, including without limitation any rights of subrogation, against each other and any of their subcontractors, sub-subcontractors, agents and employees, each to the other, for damages arising out of the Work to the extent covered by insurance obtained pursuant to this Agreement or other property insurance applicable to the Work, except such rights as they have to proceeds of any such insurance held by the Buyer as fiduciary.
15. In the event of any disputes arising out of or in connection with this Contract, the prevailing party therein shall be entitled to recover reasonable attorney fees and costs, whether incurred prior to or during any judicial proceedings, including, but not limited to, any trial, appellate proceedings or alternative dispute proceedings. MBSI shall also be entitled to recover the costs of any collection efforts required to enforce the terms of this Contract.
16. This instrument shall not be altered or modified except by an agreement in writing signed by the parties hereto, and no officer, agent, or employee of MBSI shall have the power to waive or be deemed or held to have waived any provision hereof, unless such waiver be in writing signed by MBSI or its duly authorized officer or agent.
17. The Buyer and MBSI respectively bind themselves, their partners, successors, lawful assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in this Agreement. Neither party may assign this Agreement to any third party without the other party’s prior written consent, except that Buyer may collaterally assign its rights herein to any Lender providing financing for the Work.
18. This Agreement shall be construed in accordance with the laws of the State of Florida. The parties expressly agree that personal jurisdiction and exclusive venue for any legal proceedings shall be exclusively in Leon County, Florida.

Tenth Order of Business

10A.

Mailing Address

Post Office Box 1835
Tallahassee, Florida 32302-1835
(850) 606-4700

Administrative Services

Metro 8, 1276 Metropolitan Blvd., Suite 401



Service Centers

Metro 8, 1276 Metropolitan, Suite 102
Cross Creek, 1210 Capital Circle, SE
Lake Jackson, 3840 N. Monroe St, Suite 102
Southside, 3477 S. Monroe St.
Westside, 870-1 Blountstown Hwy.

www.leontaxcollector.net

September 22, 2016

Piney-Z Community Development Dist.
Attn: Cheryl Hudson
950 Piney-Z Plantation Road
Tallahassee, FL 32311

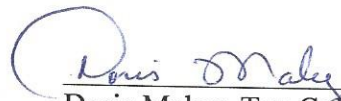
RE: Piney-Z CDD Uniform Method for Tax Collection - 2016

Dear Ms. Hudson:

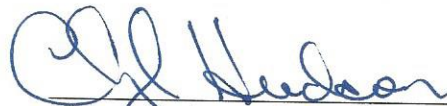
This document will serve as an Agreement with the Tax Collector's Office for an annual compensation or commission at 3% of the amount of non-ad valorem assessments collected and remitted. This Agreement shall be in place for the Piney-Z Tax Roll for the year 2016.

This is the Agreement intended by the Tax Collector's Office. Please execute below and return the original to this office.

Sincerely,


Doris Maloy, Tax Collector

AGREED this Third day of October, 2016.


Cheryl Hudson, Chairman
Piney-Z Community Development District

/aj