

MAINTENANCE OPERATIONS

General Duties

- Operations Manager will maintain a means to be available to complete a physical property inspection and review with the Property Manager as needed; be available to meet with executive, administrative, or other company personnel connected to the project as needed; be available to answer questions, and respond to requests for service, in relation to the project in a timely manner.
- Litter and debris pickup will be removed in all responsible areas including medians, sidewalks, nature trails, and around holding ponds. Not required to pick up construction trash or debris.

Routine Services and Lawn Maintenance

- Routine Services and Lawn Maintenance to follow provided schedule:
 - **Turf Areas - 42 Total Services**
 - November – March: Bi-Weekly Services
 - April – October: Weekly Services
 - Bahai grass and lake banks are not included in this contract.
- All turf in developed responsible areas will receive complete lawn maintenance, including: mowing; edging curbs and walks; trimming around trees, posts, lights, etc.; and blowing off hard surfaces.
- This agreement includes blowing of ground level breezeways throughout the community at time of routine services.
- The following standards will apply to lawn maintenance operations:
 - Mower blades will be sharpened weekly.
 - Turf will be maintained at the following heights:
 - St Augustine, Floratam – 4"
 - Mowing patterns will be adjusted for each service, where applicable, so as to avoid rutting and tire marks.
 - Small medians, hills, and slopes will be maintained with smaller equipment and/or string trimmers so as to avoid scalping or damage from mower frames.
 - Use of mulching blades will be employed where applicable to avoid extensive thatch build up.
 - All clippings will be blown back into turf areas and will be directed away from streets, curbs, and storm water catch basins

Ornamental Bed Maintenance

- Bed Maintenance to follow schedule of **10 Services** throughout year.
- Detailing operations will include pruning, removal of dead wood, and sucker removal.
- Beds will be hand weeded and/or treated with an appropriate herbicide to eliminate weeds
- **Ornamental grasses will be cut back 2x per year, in late spring and fall.**
 - Pruning of grasses overhanging sidewalks and bed lines will be completed as needed.
- **Trees/Shrubs** will be shaped and maintained in a manner appropriate to enhance the natural and/or intended form of the species. **Height of cut not to exceed 8' for trees and 12' for palms. Formal pruning of palms is not included in this contract and is recommended annually.**
- **Diameter of cut not to exceed 3" on all hardwoods.**
- **Ground covers** will be edged off curbs, sidewalks and bed lines
- All **ornamental Shrubs** will be maintained and shaped in a manner appropriate to enhance the natural and/or intended form of the species.
- Vines, suckers, and undesirable vegetation will be removed from in and around planting beds
- The following standards will apply to all bed maintenance operations:
 - Pruning equipment and blades will be maintained in safe working order and sharp at all times.
 - Proper pruning cuts and techniques will be employed for the various species and situations
 - No clippings will be left on, in or around plant materials or trees
 - Larger limbs and debris will be removed from site

Fertilization

- Fertility will follow The Florida EPA Best Management Practices.
- Fertilization requirements of **Turfgrass** is included within this agreement and will be met through **3 applications** per year.
- Annual fertility requirements for **Ornamental shrubs** will be met through **3 applications** per year.
- Annual fertility requirements for all **Trees, Palms, excluding Sabal Palmettos** will be met through **3 applications** per year.
- Fertilizer will be applied at a rate of 1 pound of N and K per 1,000 square feet by means of a rotary spreader
- All plant material, seasonal plantings, turf and trees in developed areas will be treated with product recommendations based upon soil test results within the area.
- The following standards will apply to fertilizer application:
 - Technicians will insure thorough coverage in turf and planting beds by slightly overlapping spreader patterns and "cross-spreading"
 - Excess fertilizer will be blown off streets, curbs, walks, and driveways
 - Fertilizer will be irrigated in after application
 - Excess fertilizer/dust will be washed or blown off plant material after application
 - MSDS Sheets will be provided for the chemical substances used for this process as requested

Integrated Pest Management (IPM) Inspection

- The quality and health of all turf, ornamentals, ground cover, and seasonal plantings will be maintained through the development and constant application of "integrated pest management" principles, or IPM
- IPM is a holistic approach in regards to landscape pest management through the constant and detailed monitoring of plant materials, pest population, acceptable thresholds, properly timed chemical controls, and quality cultural, mechanical, and sanitary practices in the landscape
- Our IPM Program will include a **monthly check** and monitoring report of all plant materials within the area of responsibility by our licensed PCO. Our Project Manager will provide a detailed report of this monthly check to the Property Manager

Pest Control

- Pest Control to follow a schedule of **6 visits** throughout year.
- Surface feeding Insect and weed outbreaks that require chemical control measures will be handled by our licensed PCO and or technicians as needed and are included herein.
- **NOTE:** Specialty treatments, including, but not limited to; tree injection, systemic applications, sub-surface pests and disease/fungus outbreaks are not included in this agreement. If aforementioned pests are noted during IPM inspections, a proposal will be provided. Work will only be executed following receipt of authorized proposal.
- All current standards in the EDIS/IFAS guidelines for sound horticultural practices will apply

Non-Selective Herbicide

- Herbicide applications will be made to all trees, beds and paved areas **12 times** per year.
- Ornamental Beds will be treated with an appropriate herbicide to eliminate weeds.
 - Herbicide applications will be made on days when the risk of drift or runoff due to wind and/or rain is minimal

Irrigation System Check

- Monthly **12 times** check clock/controller for proper operation and system programming
- Verify proper field wiring and valve operation from clock/controller
- Check each zone for line breaks, damaged heads or rotors, clogged nozzles, and misadjusted streams or spray patterns
- Identify any miscellaneous problems
- This contract Includes all miscellaneous repairs valve out, ex: spray heads, rotors, nozzles, risers, etc: does not include decoders, gate valve or any mainline repairs.