

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

&

HARMONY

COMMUNITY DEVELOPMENT DISTRICT

April 9, 2026

BUCK LAKE COMMITTEE

MEETING AGENDA

BUCK LAKE COMMITTEE

AGENDA

LETTER

**Harmony West Community Development District and
Harmony Community Development District
Buck Lake Committee**

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

April 2, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Committee Members

Harmony West Community Development District (HWCCD)

Harmony Community Development District (HCDD)

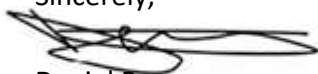
Dear Committee Members:

The Members of Buck Lake Committee will hold a Meeting on April 9, 2026 at 2:15 p.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The agenda is as follows:

1. Call to Order/Roll Call
2. Review of Minutes from March 20, 2025 Committee Meeting
3. Review of Annual Meeting Committee Items
 - A. Financial Activity for Fiscal Year 2026
 - B. Current Year Treatment Plans
 - C. Buck Lake Management Plan
 - D. Buck Lake Policies
4. Evaluation of Maintenance Services for Fiscal Year 2027
5. Committee Comments/Requests
6. Next Meeting Date: March 18, 2027 at 10:00 AM
7. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me or Raymond Passaro at 561-571-0010.

Sincerely,



Daniel Rom

HWCCD District Manager

TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

BUCK LAKE COMMITTEE

MINUTES

DRAFT

**MINUTES OF MEETING
HARMONY WEST CDD & HARMONY CDD
BUCK LAKE COMMITTEE**

The Members of Buck Lake Committee held a Meeting on March 20, 2025 at 10:00 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Kristen Thomas	Wrathell, Hunt and Associates, LLC
Wes Haber (via telephone)	Harmony West CDD District Counsel
Chris Tyree (via telephone)	Harmony West CDD Representative
Dan Leet	Harmony CDD Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 10:04 a.m. Harmony CDD Board Member representative Dan Leet was present and Harmony West CDD Board Member representative Chris Tyree attended via telephone.

SECOND ORDER OF BUSINESS

**Review of Minutes from March 21, 2024
Committee Meeting**

Ms. Thomas presented the March 21, 2024 Committee Meeting Minutes.
The Committee Members had no changes to the minutes.

THIRD ORDER OF BUSINESS

**Review of Annual Meeting Committee
Items**

A. Financial Activity for Fiscal Year 2025

Ms. Thomas presented the invoice sent to Harmony CDD related to cost-share expenses, along with the accompanying Bio-Tech Consulting Inc. (Bio-Tech) invoices.

B. Current Year Treatment Plans

Ms. Thomas presented the Second Addendum to the Bio-Tech Consulting Agreement.

36 **C. Buck Lake Management Plan**

37 Ms. Thomas presented the Buck Lake Management Plan and noted that Bio-Tech
38 confirmed there is no need to change anything in the Plan.

39 **D. Buck Lake Policies**

40 Ms. Thomas presented the Harmony and Harmony West CDDs' Joint Policies for Use of
41 Buck Lake.

42

43 **FOURTH ORDER OF BUSINESS** **Evaluation of Maintenance Services for**
44 **Fiscal Year 2026**

45

46 Ms. Thomas presented Bio-Tech Proposal No. 25-434 for Environmental Services and
47 stated that Bio-Tech proposes to increase the monthly Lakeshore Maintenance rate by \$100
48 per month. The General Project Coordination hourly, not-to-exceed, total price is unchanged.

49

50 **FIFTH ORDER OF BUSINESS** **Committee Comments/Requests**

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52 There were no Committee comments or requests.

53

54 **SIXTH ORDER OF BUSINESS** **Next Meeting Date: March 19, 2026 at**
55 **10:00 A.M.**

56

57 The next meeting will be held on March 19, 2026 at 10:00 a.m.

58

59 **SEVENTH ORDER OF BUSINESS** **Adjournment**

60

61 The meeting adjourned at 10:10 a.m.

62

63

64 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

65

66

67 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

BUCK LAKE COMMITTEE

3

BUCK LAKE COMMITTEE

3A

Harmony West CDD

INVOICE

2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone 561.571.0010 Fax 561.571.0013

DATE: 10-Dec-2025
INVOICE # 122025
FOR: *Buck Lake Cost
Shared Expenses*

Bill To:
Harmony CDD
3500 Harmony Square Drive W.
Harmony, FL 34773

DESCRIPTION	AMOUNT
Aquatic Management Consulting - total cost share expenses	\$ 6,500.00
General Coordination - total cost share	0.00
Gross total cost share	\$ 6,500.00
NET TOTAL	\$ 3,250.00

Make all checks payable to Harmony West CDD



Environmental and Permitting

3025 E. South Street | Orlando, FL 32803
 (407) 894-5969 | info@btc-inc.com
 (877) 894-5969 | www.bio-techconsulting.com

Invoice

Invoice #: 183252
Invoice Date: 1/28/2025
Project Manager: JEB
Project #: 1277-01 Ha...
Contract #: 24-523

Bill To:

Harmony West CDD Buck Lake
 2300 Glades Rd
 Suite 410W
 Boca Raton, FL 33431

Project Name: Harmony West Buck Lake
 (24-523)

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
8/27/2024	75-10	Monthly Maintenance - Lakeshores				1		
9/24/2024	75-10	Monthly Maintenance - Lakeshores				1		
10/29/2024	75-10	Monthly Maintenance - Lakeshores				1		
11/21/2024	75-10	Monthly Maintenance - Lakeshores				1		
12/3/2024	75-10	Monthly Maintenance - Lakeshores				1		
	75-10	Monthly Maintenance - Lakeshores - ***TOTAL***	15,600.00	1,300.00		5	41.67%	6,500.00
	65-00	General Coordination	1,750.00	1,750.00		0	0.00%	0.00

We appreciate your business!

Current Charges	\$6,500.00
Payments/Credits	\$0.00
Invoice Total	\$6,500.00

BUCK LAKE COMMITTEE

3B

**SECOND ADDENDUM TO ENVIRONMENTAL MONITORING AND
MAINTENANCE SERVICES AGREEMENT**

THIS SECOND ADDENDUM ("FIRST ADDENDUM") is made and entered into this 25day of March 2024, by and between:

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"), and

BIO-TECH CONSULTING INC., a Florida corporation with offices located at 3025 East South Street, Orlando, Florida 32803 ("Contractor," and together with the District, the "Parties").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping, irrigation, and other infrastructure; and

WHEREAS, the District and Contractor entered into that certain *Agreement for Environmental Monitoring and Maintenance Services*, dated October 1, 2021, as amended ("Agreement"); and

WHEREAS, Section 21 of the Agreement provides that the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the Parties now desire to amend the Agreement to include additional scope of services to Contractor's general obligations ("Additional Services") and amend the related provisions therein; and

WHEREAS, the Parties have the requisite authority to execute this Second Addendum and to perform its obligations and duties hereunder, and each of the Parties has satisfied all conditions precedent to the execution of this Second Addendum so that this Second Addendum constitutes a legal and binding obligation of each of the Parties hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and Contractor agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Second Addendum.

2. **AFFIRMATION OF THE AGREEMENT.** The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in Section 3 of this Second Addendum. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

3. **AMENDMENTS.** Pursuant to Section 21 of the Agreement, the District and Contractor agree to amend the Agreement in accordance with the following terms:

A. **Additional Scope of Services.** The scope of services provided in the Agreement is hereby amended to include Additional Services provided in the proposal attached hereto as **Exhibit A**, for those service areas depicted in the map attached hereto as **Exhibit B**, both of which are incorporated herein.

B. **Compensation.** As total compensation for the Additional Services under this Second Addendum, the District agrees to pay Contractor an additional monthly payment of One Thousand Three Hundred Dollars (**\$1,300.00**), as well as General Project Coordination on an hourly basis up to One Thousand Seven Hundred Fifty Dollars (**\$1,750.00**) as provided in the proposal attached hereto as **Exhibit A**.


4. **EFFECTIVE DATE.** This First Addendum shall become effective on the date and year first written above.

[Signatures on next page]

IN WITNESS WHEREOF, the Parties execute this Second Addendum on the day and year first written above.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**




Secretary / Assistant Secretary



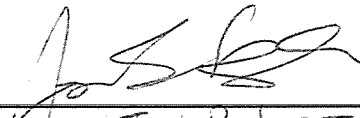
Shelley Kaercher (Jul 2, 2024 14:38 EDT)
Chairperson, Board of Supervisors

WITNESS:

**BIO-TECH CONSULTING INC., a Florida
corporation**



Name: Stephanie Salvilla



Name: Jay Baker

Exhibit A: Additional Services
Exhibit B: Map of Additional Services

**Exhibit A
Additional Services**

**PROPOSAL FOR ENVIRONMENTAL SERVICES
HARMONY WEST BUCK LAKE - 2024 MAINTENANCE
BTC PROPOSAL No. 24-523**

- 1. MAINTENANCE MONTHLY - LAKESHORES (75-10)**
This task will consist of herbicide treatment of nuisance and invasive exotic vegetation from the lakeshore areas. Maintenance events will occur monthly.
NOTES: \$1,300.00 per event for 12 months.
TOTAL PRICE: \$15,600.00
- 2. GENERAL PROJECT COORDINATION (65-0)**
Project coordination will cover any requested reports, meetings, telephone calls, or other consultation as needed for the project.
Hourly Not to Exceed Total Price: \$1,750.00

Exhibit B
Map of Additional Services



Source: Esri, DigitalGlobe, GeoEye, Earthstar OpenStreetMap contributors, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Bio-Tech Consulting Inc.
Environmental and Engineering Services
1702 E. South Street, Ocala, FL 32073
Phone: 352-236-1111
www.biotechconsulting.com

Harmony West-Back Lake
Osceola County, Florida
Figure 2
Buck Lake and Canals



0 250 500 1,000 Feet

Project #: 1277-01
Produced By: JEB
Date: 6/29/2021






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Final Audit Report

2024-07-02

Created:	2024-07-02
By:	Kristen Thomas (thomask@whhassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUe8q8Y0Iu_vLuMVva1FypLnEJDjxEWzT

"scan02076320240325175829" History

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2024-07-02 - 6:13:41 PM GMT
-  Document emailed to Shelley Kaercher (shelleykaercher@forestar.com) for signature
2024-07-02 - 6:13:47 PM GMT
-  Email viewed by Shelley Kaercher (shelleykaercher@forestar.com)
2024-07-02 - 6:38:00 PM GMT
-  Document e-signed by Shelley Kaercher (shelleykaercher@forestar.com)
Signature Date: 2024-07-02 - 6:38:27 PM GMT - Time Source: server
-  Agreement completed.
2024-07-02 - 6:38:27 PM GMT

BUCK LAKE COMMITTEE

3C

Buck Lake Management Plan
Harmony, Florida
Osceola County

This plan has been created to set a standard for the management and maintenance of Buck Lake located in Harmony, Florida. Harmony is located along U.S. 192, north of the intersection of U.S. 192 and Harmony Square Drive within Sections 18, 19, 20, 24, 25, 26 29, and 30, Township 26 South, Ranges 31 and 32 East; Osceola County, Florida (Figures 1 & 2). This plan is designed to keep Buck Lake in a native vegetative condition, in an effort to enhance the wildlife habitat value of the lake and associated wetlands, as well as vegetative composition. The following describes the management plan associated with Buck Lake to include the management of invasive and exotic vegetation.

Invasive and Exotic Vegetation Management

Buck Lake is most consistent with the Lakes larger than 500 acres (521) FLUCFCS classification. Vegetation observed within this community includes primrose willow (*Ludwigia peruviana*), pickerelweed (*Pontederia cordata*), torpedograss (*Panicum repens*), water-hyacinth (*Eichhornia crassipes*), old world climbing fern (*Lygodium microphyllum*), Cuban bulrush (*Cyperus blepharoleptos*), and spatterdock (*Nuphar advena*). The four species that are concerning are water-hyacinth (*Eichhornia crassipes*), old world climbing fern (*Lygodium microphyllum*), torpedograss (*Panicum repens*), and Cuban bulrush (*Cyperus blepharoleptos*). These four species are largely invasive and could impact wildlife habitat, anthropogenic use and aesthetics. The following describes the impacts of these species:

Water-Hyacinth (*Eichhornia crassipes*)

Water hyacinth has a variety of negative impacts once introduced into a freshwater environment. It forms dense, impenetrable mats which clog waterways, making boating, fishing and almost all other water activities, impossible. It also reduces biodiversity by crowding out native plants at the water's surface and below. Water hyacinth mats also degrade water quality by blocking the air-water interface and greatly reducing oxygen levels in the water, eliminating underwater animals such as fish.

Water hyacinth is a major freshwater weed in most of the frost-free regions of the world and is generally regarded as the most troublesome aquatic plant. Despite its adverse impacts, it has been widely planted as a water ornamental around the world because of its beautiful, striking flowers. Water hyacinth spreads rapidly by producing stolons or "daughter" plants. Water hyacinth will never be completely eradicated, however management is necessary to control its rapid growth, as the mats it forms can double their size in 6-18 days.

Old World Climbing Fern (*Lygodium microphyllum*)

OWCF climbs into the tree canopy and competes with canopy trees and understory vegetation for light. It can completely engulf Everglade tree islands, pinelands, and cypress swamps, and spreads across open wetland marshes. It can kill mature trees along with their associated epiphytic orchids and bromeliads, and smother understory vegetation, preventing regeneration of the native plant community. As time progresses, a thick mat of old fern material accumulates on the ground, severely altering the habitat. When fire occurs, the fern carries fire into the tree canopy, causing greater damage and transporting fire through wet areas that otherwise present a boundary to the spread of fire. Rare plant species, such as the tropical curlygrass fern (*Actinostachys pennula*) and thin-leaved vanilla orchid (*Vanilla mexicana*), are threatened in their last remaining habitats, such as northern Everglade tree islands and coastal bay swamps. However, the highest potential for significant damage to native plant populations is in areas such as Fakahatchee Strand State Preserve, Everglades National Park, and Big Pine Key National Wildlife Refuge, where numerous rare plants occur.

Torpedograss (*Panicum repens*)

Torpedograss is one of the most serious weeds in Florida. It grows in or near shallow waters forming monocultures where it can quickly displace native vegetation. By 1992, torpedograss had taken over 70% of Florida's public waters. The largest infestations can be found in Lake Okeechobee where it displaces close to 7,000 acres of native marsh. Torpedograss management costs approximately \$2 million a year in flood control systems. The denseness of the mats may impede water flow in ditches and canals and restrict recreational use of shoreline areas of lakes and ponds. Preventive control can be accomplished by preventing the spread and fragmentation of rhizomes. This can be very difficult because if even a tiny fragment of rhizome is left in an area, it will reestablish itself. Control of infestations near waterways will prevent long-range spread via water and this should be a priority. Glyphosate has been the most effective herbicide used to control torpedograss.

Cuban Bulrush (*Cyperus blepharoleptos*)

Cyperus blepharoleptos (Cuban bulrush) forms large monotypic floating mats on the surface of standing water. These mats may send out runners over other emergent plant species and crowd them or exclude them. Cuban bulrush does not appear to be a dangerous invasive throughout much of the world, but is "aggressively weedy" and is known to be invasive in Georgia and Alabama, US.

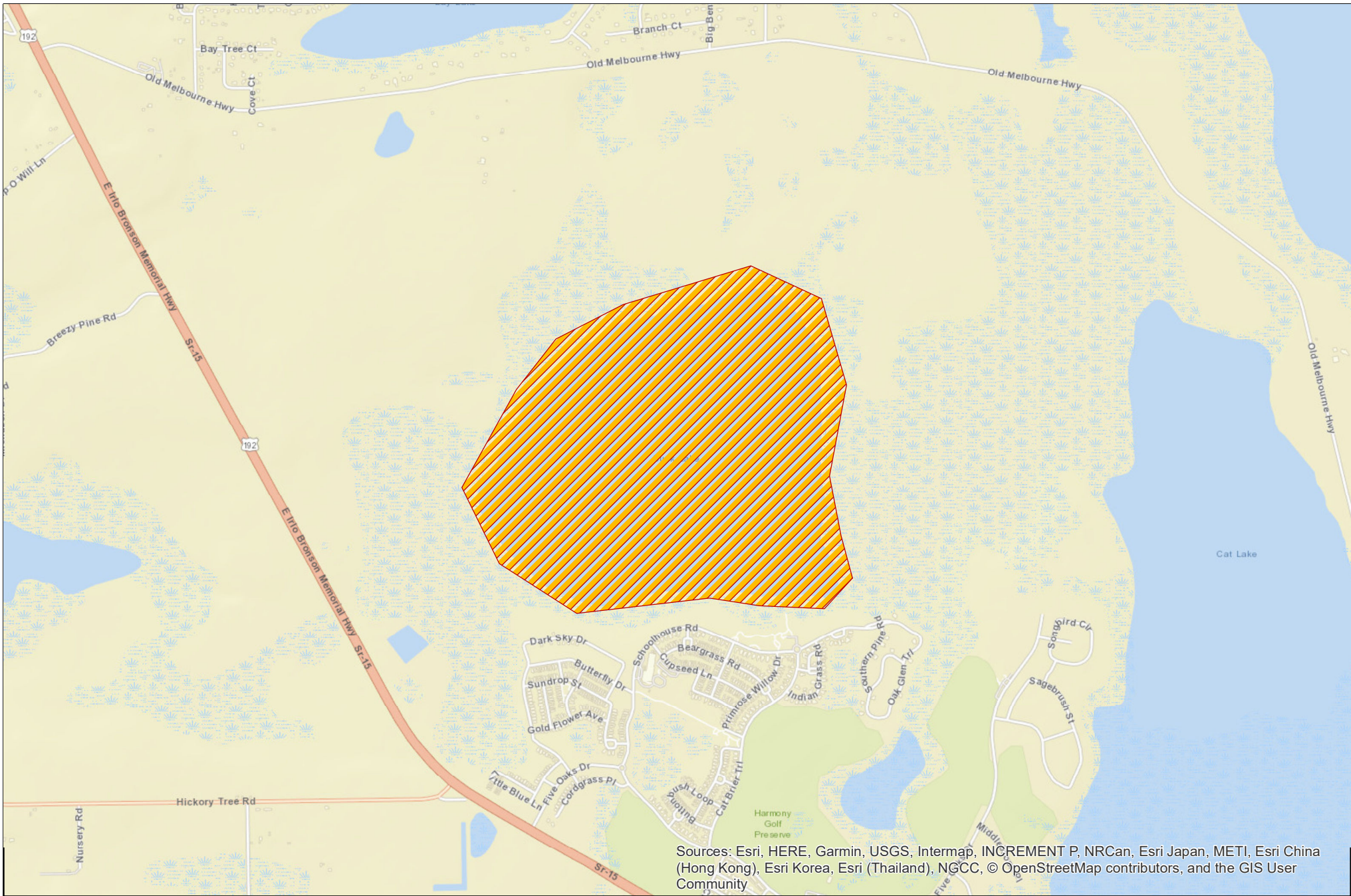
*2021 University of Florida / IFAS / Center for Aquatic & Invasive Plants

Initial intense maintenance event(s) will be required to get Buck Lake and its associated canals back into natural condition. Current conditions include an over abundance of water hyacinth, Cuban bulrush and *Salvinia minima*. These plants have choked out the canals located within Harmony West. Once initial events have been completed, a standard monthly maintenance can begin to keep the canals and Buck Lake clear of nuisance vegetation.

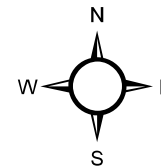
Specific management practices that will be employed within Buck Lake will consist of hand clearing and/or herbicide application, as required. These management practices will be utilized in an effort to control and eradicate any nuisance, noxious, invasive or opportunistic species within the lake. These management practices will be employed within the entire lake as needed. Monthly maintenance inspections will occur within Buck Lake to determine what, if any, management activities are required. Details of the management activities will be noted in a monthly treatment report.

All portions of Buck Lake will be managed for the benefit of wildlife, vegetative composition, and water quality. Obviously, the most important component of the management is treatment of nuisance and noxious vegetation, in perpetuity. Maintenance will include removal of any exotic or nuisance plant species (including, but not limited to water hyacinth, torpedo grass, old world climbing fern, Cuban bulrush, etc...). Water quality issues will be targeted and dealt with.

Staff will refer to the Florida Exotic Pest Plant Council Invasive Plant List (2019) to determine exotic and nuisance plants to manage. Licensed applicators through the Florida Department of Agriculture and Consumer Services will be utilized to apply herbicides. This Buck Lake Management Plan is designed to allow for anthropogenic enjoyment and wildlife proliferation throughout the lake, canals and adjacent wetlands.



Harmony West-Buck Lake
 Osceola County, Florida
 Figure 1
 Location Map



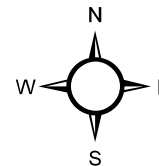
0 600 1,200 2,400
 Feet

Project #: 1277-01
 Produced By: JEB
 Date: 6/29/2021



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Harmony West-Buck Lake
Osceola County, Florida
Figure 2
Buck Lake and Canals



0 250 500 1,000
Feet

Project #: 1277-01
Produced By: JEB
Date: 6/29/2021

BUCK LAKE COMMITTEE

3D

**HARMONY AND HARMONY WEST COMMUNITY DEVELOPMENT DISTRICTS’
JOINT POLICIES FOR USE OF BUCK LAKE**

Buck Lake Policies

Buck Lake is a recreational lake and wildlife habitat located adjacent to Harmony and Harmony West Community Development Districts (“Districts”). These policies are intended to maintain Buck Lake for the recreational benefit of the residents of the Districts.

1. Swimming, bathing, wading and diving are prohibited in Buck Lake.
2. Boating and fishing are permissible on Buck Lake.
3. Prior to using any boat in Buck Lake, it must be thoroughly washed, off-site, if it has been used in another water body.
4. Permissible boat types that may be used on Buck Lake include oar or paddle driven boats, such as canoes, kayaks, row boats, and sculls; single hulled sail boats; and battery powered electric boats. With the exception of rescue operations or aquatic maintenance, use of gasoline or diesel-powered boats on Buck Lake is strictly prohibited. Boats may not exceed 20 feet in length. Boats used on Buck Lake must be operable and kept in good repair.
5. All federal, state, and local boating laws as well as all Joint District policies, regulations, and guidelines must be adhered to while using boats on Buck Lake.
6. All boats on Buck Lake must be equipped with life jackets and operated in a safe and courteous manner.
7. Any person operating or using a boat on Buck Lake must use his or her best efforts to protect the premises, equipment, and improvements owned by the Districts.
8. Only mushroom anchors are allowed on Buck Lake.
9. Fishing on a catch and release basis is recommended in Buck Lake; however, any person that elects to keep a fish should refrain from cleaning fish lakeside or from a boat. It is encouraged, but not required, to use barbless hooks for fishing. Fishing policies on Buck Lake follow the Florida Fish and Wildlife Conservation Commission (“FWC”) state freshwater fishery harvest guidelines.
10. Fishing lines must not be left unattended.
11. The following items are prohibited on or near Buck Lake: large nets, traps, spears, firearms, air rifles, and bows and arrows.

12. Any hazardous condition concerning Buck Lake must be immediately reported to the District Manager and the proper authorities.
13. No foreign materials may be disposed of in Buck Lake including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers or any other material that may be detrimental to the lake environment.
14. Feeding of any birds, fish, or other wildlife is prohibited.
15. Due to safety considerations, pets and other companion animals are not allowed in Buck Lake or the immediate shoreline area or on any watercraft. Disabled individuals, however, may be accompanied by one service dog for assistance, provided that: (a) The dog is wearing a vest or has other proper marking that clearly identifies the dog as a service dog; (b) The dog is kept under control on a leash at all times; and (c) The dog is kept out of the water and away from the immediate shoreline areas.
16. Property owners and residents of the District are responsible for their tenants', guests', and invitees' adherence to these policies.
17. Children who are eleven (11) years of age or younger must be supervised by an adult while in the immediate Buck Lake shoreline area.
18. Tuesday is a day of rest for Buck Lake. No activity is permitted on Buck Lake. Fishing from the shore is permissible on Tuesdays.
19. For any wildlife removal requests, please contact FWC.

Violation of the policies set forth herein may result in suspension or termination of amenity privileges and in the case of trespassing on private property, a criminal violation pursuant to Florida law. The Harmony and Harmony West Community Development Districts are not responsible for injury or damage to persons or property, including accidental death, resulting from the use of Buck Lake or the Ponds. These Policies may be amended and/or updated as the Districts jointly deem necessary.

(Adopted _____ 2021)

BUCK LAKE COMMITTEE

4



Bio-Tech Consulting

An EnviroTrac Company

March 31, 2026

Daniel Rom
Wrathell, Hunt and Associates, LLC - Boca Raton
2300 Glades Road
#410W
Boca Raton, Florida 33431

Proj: Harmony West Buck Lake 2026 Management
Re: Proposal for Environmental Services - (BTC Proposal No. 26-676)

Dear Daniel:

Bio-Tech Consulting (BTC) is pleased to provide this proposal for environmental services associated with Harmony West Buck Lake 2026 Management in Osceola County. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

BTC is a full-service environmental consulting firm supporting land development projects from due diligence through permitting. Known for wetland and wildlife permitting, we also provide Phase I & II ESAs, mitigation banking, environmental monitoring, aquatic management, wildlife science, arbor assessments, erosion and sediment control, and coastal/marine services, delivering a single-source environmental solution that streamlines delivery and keeps schedules on track.

[Environmental Services](#)

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,
Jay Baker
Vice President of Permitting Services

Orlando [HeadQuarters]
3025 East South Street
Orlando, FL 32803

Cocoa
400 High Point Drive
Suite 400
Cocoa, FL 32926

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL, 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
10701 Melody Drive
Suite 304
Northglenn, CO 80234

Raleigh-Durham
1408 Christian Avenue
Suite 11
Durham, NC 27705

East Syracuse
6700 Old Collamer Road
Suite 112
East Syracuse, NY 13057

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5154 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Land & Aquatic
Management Operations]
3825 Rouse Road
Orlando, FL 32817

**PROPOSAL FOR ENVIRONMENTAL SERVICES
HARMONY WEST BUCK LAKE 2026 MANAGEMENT
BTC PROPOSAL No. 26-676**

1. MAINTENANCE MONTHLY - LAKESHORES (75-10)

This task will consist of herbicide treatment of nuisance and invasive exotic vegetation from the lakeshore areas. Maintenance events will occur monthly.

NOTES: \$1,400.00 per event for 12 months.

TOTAL PRICE: \$16,800.00

2. GENERAL PROJECT COORDINATION (65-0)

Project coordination will cover any requested reports, meetings, telephone calls, or other consultation as needed for the project.

Hourly Not to Exceed Total Price: \$2,500.00

Bio-Tech Consulting
Time & Materials Schedule

Expert Witness	\$450.00/Hour
President, John Miklos	\$350.00/Hour
Vice Presidents/Directors	\$250.00/Hour
Senior Scientist	\$225.00/Hour
Environmental Lead	\$200.00/Hour
Environmental Scientist IV	\$190.00/Hour
Environmental Scientist III	\$180.00/Hour
Environmental Scientist II	\$170.00/Hour
Environmental Scientist I	\$160.00/Hour
Land Management Supervisor	\$175.00/Hour
Environmental Field Tech	\$125.00/Hour
GIS and Data Analyst	\$145.00/Hour
Administration	\$75.00/Hour
Materials & Costs	Cost + 12.5%

Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, LLC, and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

MUTUALLY UNDERSTOOD AND AGREED:




John Miklos, President
Bio-Tech Consulting, LLC

March 31, 2026

Date

Authorized Signatory

Date

INITIAL:  (BTC) _____ (Client)

MANDATORY

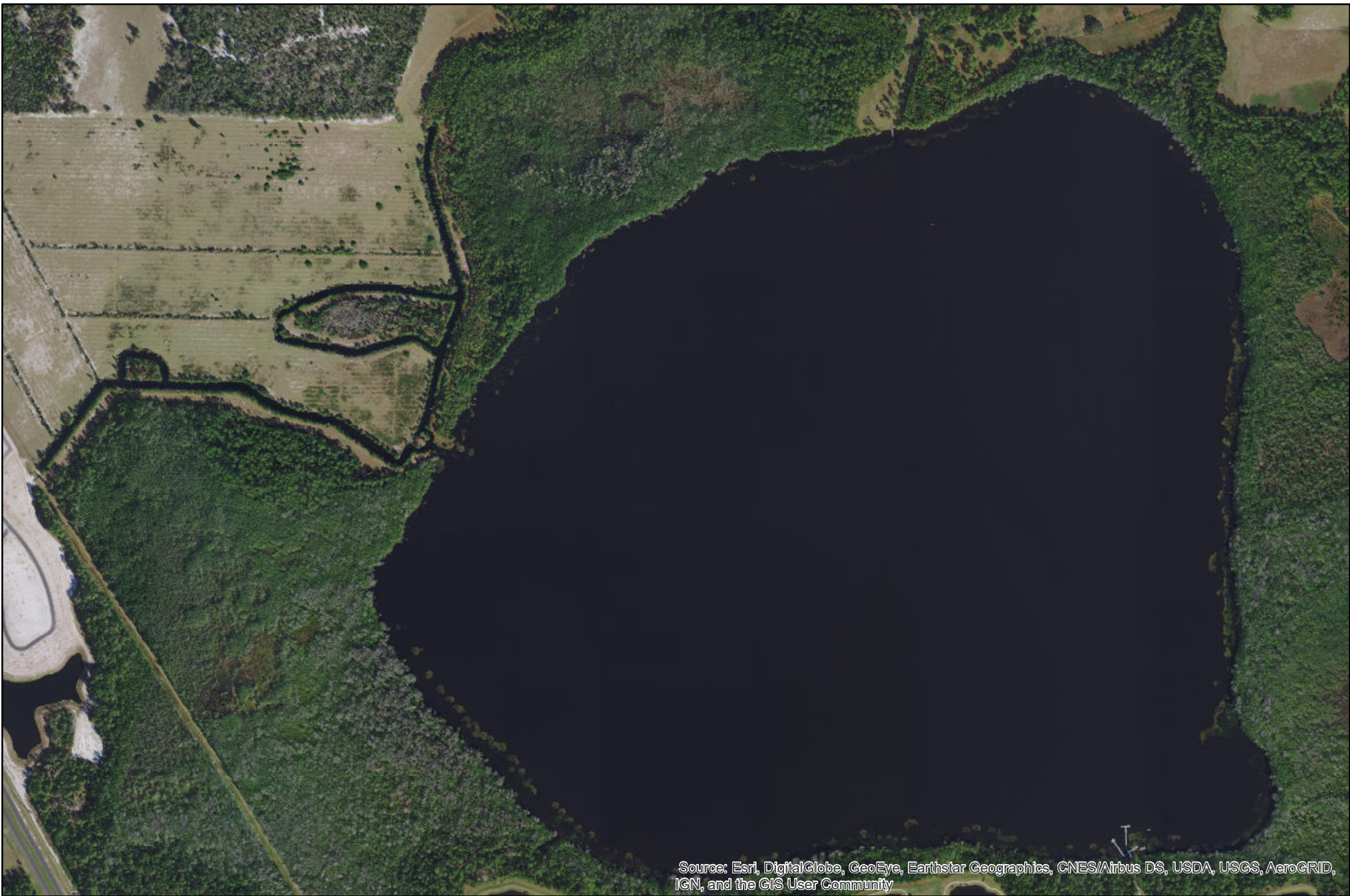
Billing/Accounts Payable Contact:

Billing Information: Name: _____
Title: _____
Company: _____
Address: _____
Phone: _____
Cell: _____
Fax: _____
E-mail: _____

Please check here if you prefer to receive a paper invoice

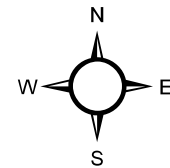
Landowner/Access Contact Information:

Name: _____
Phone: _____
Gate Code: _____
Access Point: _____
Tenants Present: _____
Other Relevant Information:



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Harmony West-Buck Lake
Osceola County, Florida
Figure 2
Buck Lake and Canals



0 250 500 1,000
Feet

Project #: 1277-01
Produced By: JEB
Date: 6/29/2021

Bio-Tech Consulting, LLC
General Contract Conditions

SECTION 1: RESPONSIBILITIES

1.1 Bio-Tech Consulting, LLC heretofore referred to as the “Consultant” has the responsibility for providing the services described under the “Scope of Services” section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The “Client”, or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

SECTION 2: STANDARD OF CARE

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant’s profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties’ interpretations or use of the information developed.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client’s expense upon Client’s prior written request.

SECTION 5: BILLING AND PAYMENT

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility

to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of \$10,000.

SECTION 9: INSURANCE

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

SECTION 13: GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.