

CORAL LAKES MASTER ASSOCIATION

LANDSCAPE MAINTENANCE SPECIFICATIONS

SUMMARY OF SERVICES

MOWING OF TURF AREAS

- Police Property for Debris and Obstacles
- Mowing of all Turf Areas Using Advanced Commercial Turf Technology Along With Razor Sharp Blades Providing a Uniform Height Smooth Texture and Lush Appearance
- Edging of all Hard Surfaces Beds, Mulched areas bordered by grass and Tree Rings to Maintain a Professional Sharp Edge Appearance
- Line Trimming of all Turf Areas Not Accessible by Mowers
- Blow clean all turf clippings from paved areas (paver walkways, driveways and street swales) and remove from the property any leaves and debris each day service is being performed
- 36 cuttings.

12 TRIMMINGS-

- Trim all Hedges Using Freshly Sharpened Dual Action Blades to Maintain a Professionally Manicured Appearance
- Horticultural Sound Pruning of all Ornamental Plant Material to Promote Flower Bud Development Foliage Growth and a Professionally Manicured Appearance
- Lifting of all Tree Branches and Cleaning of Trunk Growth (suckers) to a Height of 8 Feet
- Pruning of all Dead Palm Fronds and Seed Pods to 20 ft Height
- Blow Clean and Remove From the Property all Clippings, Leaves, Limbs, and Debris Each Day Service is Being Performed
- Once Every Month for a total of 12 trimmings.

WEEDING-

- Maintain a neat, weed-free appearance in all beds, tree rings and ornamentals using non-selective and pre-emergence herbicides as well as mechanical weed control.
- Use Non-Selective Herbicides to control Weeds and Grass Growing Through Fences, Sidewalks and Driveways
- All chemicals being applied should be the latest in professional herbicide products used in landscape management practices, causing absolutely no harm to humans, pets, ground water or the environment.
- year-round On Going Maintenance (once every month)

TURF SPRAYING-

- **Blanket Coverage of All Turf Areas Using the Latest in Environmentally Sound Professional Products**
- Apply Insect Control in a Liquid and/or Dry Format Designed to Control and Prevent Lawn Damaging Insects Pet Fleas and Fire Ants
- Apply Disease Control for the Full Array of Turf Damaging Fungus
- Combinations of Liquid and Dry Herbicides to Control Both Grassy and Broadleaf Weed Types in Turf Areas
- All Applications are Performed and Managed by Highly Trained as Well as Safety Regulated Personnel, who are Constantly Trained and Tested on the Latest Advancements in Products and State Requirements
- Service Calls Between Visits at No Charge
- Regular Inspections as per acceptable horticultural practices.
- Six Times Per Year (Once Every Other Month)

ORNAMENTAL SPRAYING-

- **Blanket Coverage** of All Ornamentals and Plant Material Using the Latest in Environmentally Sound Professional Products
- Application of Bio Catalyst to Help Penetrate Through the Leaf For Better Absorption
- Application of Chelated Micronutrients to Help Promote Greening and Plant Development
- Application of Potassium Sulphate to Help Promote Flowering and Bud Development
- Application of Systemic Insecticides to Control the Full Array of Plant Damaging Insects (excludes Ficus White Fly)
- Application of Systemic Fungicides to Control the Full Array of Plant Damaging Fungus
- All Applications are Performed and Managed by Highly Trained as Well as Safety Regulated Personnel, who are Constantly Trained and Tested on the Latest Advancements in Products and State Requirements
- Service Calls Between Visits at No Charge
- Regular Inspections as per acceptable horticultural practices.
- Six Times Per Year (Once Every Other Month)

FERTILIZATION-

- Fertilize all Turf Areas With a Granular Controlled Release Fertilizer to Maintain a Consistent Green Professional Appearance
- Fertilize Ornamentals With a Granular Controlled Release Fertilizer Containing a Minors Package to Promote Blooming and Foliage Growth
- Fertilize Trees to Promote Healthy Growth
- Fertilize Palm Trees With a Granular Controlled Release Fertilizer Containing a Minors Package to Promote Healthy Growth
- Treat Palm Trees With a Manganese and or Magnesium Application to Help Promote Healthy Growth and Fight Deficiency
- All Fertilizers are Custom Blended to Palm Beach Broward Landscaping's Specifications to Allow Product Control for Inconsistent Seasonal Patterns Moisture Conditions and Individual Clients Ever-Changing Circumstances
- Turf Fertilizer Will be Applied with a Combination of Manual Operated and Power Operated Professional Equipment by Trained Personnel Only
- Palm, Tree, and Shrub Fertilizer Will be Applied by Hand for Maximum Results by Trained Personnel Only
- Blow Clean all excess Fertilizer From Concrete Walkways Driveways and Patios Before Leaving the Property
- Four Times Per Year for Full Applications

IRRIGATION-

- Provide **One** Uniformed English Speaking Irrigation Technicians 8am to 4pm Monday Through Friday (Excluding Holidays) to Perform all Irrigation duties Around Clubhouse and Common Areas
- Provide **TWO** Turf Utility Vehicle to Perform the Following Tasks With Palm Beach-Broward Landscaping Corporate Logo and Labeled Valencia Shores For Security Concerns
- Activate All Zones For a Quality Check (QC)
- Clean Clogged Heads of Debris
- Adjust Nozzles For Proper Trajectory and Coverage
- Cutting of Turf Around Rotor and Mist Heads For Maximum Performance
- Check For Proper Operation of Valves
- Service and Adjust Time Clocks For Seasonal Watering Patterns
- Monitor Pump Stations and Motors
- Notify Property Manager immediately in person, by e-mail or fax of any pump station malfunctions requiring repair or maintenance
- Provide a Monthly Written Irrigation Quality Report
- Twelve Times Per Year (Once Every Month)

LANDSCAPE GROUNDS TECHNICIAN-

- Provide **TWO** Uniformed English Speaking Landscape Grounds Technicians 8am to 4pm Monday Through Friday (Excluding Holidays) to Perform Detailed Grounds Maintenance Around Clubhouse, Individual Homes, and Common Areas
- Provide **TWO** Turf Utility Vehicle to Perform the Following Tasks With Palm Beach-Broward Landscaping Corporate Logo and Labeled Valencia Shores For Security Concerns
- Blow Clean Front Entrance of Clubhouse, Health Club, Sports Park and Pool Area Every Morning
- Police Clubhouse and Common Areas for Debris, Fallen Palm Fronds, Tree Branches, etc.
- Daily Monitoring of Seasonal Flowers With the Ability of Immediate Replacement
- Treatment of Fire Ant Mounds That Arise Between Turf Spray Applications to includes all Clubhouses and Pool areas
- Ability to Perform Unscheduled Tasks at a Moments Notice
- Perform Daily Work Orders and Requests
- Daily Monitoring of All Aspects of the Landscape
- Coordinate With Property Manager on Work Orders Service Logs and Any Emergencies That May Arise

SEASONAL FLOWERS

- Preparation of Existing Soil to Accommodate New Plantings
- Install Grade A Material Exclusively Grown to Meet generally acceptable professional Landscaping Standards and Specifications
- Arrange Material to be Properly Patterned and Color Coordinated
- Colors to be Chosen to Client's Liking
- Install New Material in a Safe and Professional Manner
- Top Dress Soil With an Osmotic Temperature Controlled Slow Release Fertilizer For Maximum Performance
- Monitor and Maintain Plantings Throughout Their Seasonal Duration
- Perform An Immediate Irrigation Check Around New Plantings For Appropriate Coverage
- Remove and Blow Clean any Debris Before Leaving The Property
- Seasonal Plantings Consist of Impatiens, Caladium, Begonias, Coleus and Marigolds
- **Planting Specifications is 5,000 Pieces Twice Per Year**