

Colonial Hills HOA

Meeting Agenda

12205 Creighton Place

Thursday, June 12, 2025 at 6:30PM

Call To Order

1. Approval of the minutes of Board Meeting on May 8, 2025
2. Delinquency report for assessments
 - a. Final Notice invoice sent June 6, 2025
3. SwiftMud/CES Inspection Update
 - a. Received estimate from CES Engineering
 - i. Estimate contained no detail of the work to be performed
 - ii. Informed if we did not use their contractor that we would be charged for re-inspection
 - iii. Estimate amount \$19,685.00
 - b. Received estimate from Dragonfly Pond Works
 - c. Received estimate from Triple Crown Maintenance Group

New Business

1. Special Assessment Needed
 - a. Attorney Consultation \$1,200.00
 - b. Estimate to correct water drainage system to pass SwiftMud inspection
 - c. PayPal Fees 5%
 - d. Re-Inspection \$600.00
 - e. Additional Administrative Costs \$300.00 (Postage and Ink)
 - f. Replenish reserves (allow for members who will not pay special assessment on time) 30%
2. Choose new engineering company to perform future inspections

Member Open Forum

Colonial Hills HOA Board Meeting

Meeting Minutes May 8, 2025 at 6:30PM

Present: Angela Logan, President; Jim Faurote, Vice President; Elaine Smith, Secretary/Treasurer; Donna Rowe, new Treasurer; Susan Shaffer, new Secretary

Also Present: Brittany Stohr, Lena Finch, Karen Weber, Lisa Powell, Joe Forsythe, Inga Lester, Jerry Lester, James Gearhart, Pamela Marshall, Jill Lewis, Russell Finch

Place: 12133 Colonial Estates Lane, Riverview, FL 33579

Call To Order 6:37 pm by Angela Logan; second by Jim Faurote; so approved

1. Approval of the minutes of Board Meeting on January 21, 2025 - Yes approved by Angela Logan; second by Jim Faurote; So approved
2. Final approval of Violation Procedures - Yes approved by Angela Logan; second by Jim Faurote; So approved
3. Welcomed volunteers for the Violation Review Committee. Committee members are as follows Jerry Lester, Joe Forsythe, Brittany Stohr. Brittany Stohr nominated by Angela Logan to be chairperson of committee; Accepted by Brittany Stohr. The members of the committee were given a copy of goals, responsibilities, and guidelines.
4. Special Events Committee was established. Welcomed committee members as follows Shirley Rempe, Lisa Powell, Dawn Neal-Haralson, & Angela Logan. Committee will schedule the first meeting within the next month.
5. Delinquency report for assessments; Second invoice was sent April 15, 2025 by USPS mail with a due date of June 1, 2025. 8 assessments still due for 2025 and 5 are still due for 2024 and 2 partial due for 2024. Final notices to be sent on June 1, 2025 by USPS mail, certified mail, and will be hand delivered.
6. Lawn maintenance company was switched from Bo's Premier Property Maintenance to Riverview Lawn Care on April 1, 2025.
7. Maintenance completed since the last meeting includes trash can installed, mulch added in front of the development, bushes and trees trimmed, and gazebo top fixed. Roundabouts and pressure washing were not completed but will be revisited after SwiftMud inspection.
8. Assessment Collection Policy not completed yet.
9. SwiftMud/CES Inspection Update: Notification was mailed to all homeowners with property containing storm water drainage system swales or structures on April 1, 2025 to give them notice of the inspection scheduled on May 1, 2025. During inspection multiple pipes/culverts were found that need to be dug out to allow water to empty into ponds. One homeowner still needs to clear a drainage ditch on their property. Cattails need to be removed from the retention pond and the cement around the pipe in the same area needs repaired. Front detention pond needs to be excavated to remove 25 years of build up. Waiting on the official CES inspection report and estimate to determine the extent of corrections needed. The board will also get additional estimates.
10. Amendments to governing documents have been postponed until after a decision has been made on fixing SwiftMud inspection problems.

New Business

1. Violation Letters Sent
 - a. 20250415A Living in RV, Dogs barking
 - b. 20250415B Curb Appeal
 - c. 20250415C Curb Appeal
 - d. 20250415D Vehicles, Fence, Maintenance
 - e. 20250415E Dog Nuisance, Dumpster, Trash, Tree Branches, Vehicles, Noise
2. Other violation letters from complaints received will be sent out before the end of May.
3. Fence repair extension letters were mailed to homeowners with visible fence repairs needed that could be seen from the street in April notifying them that the board has extended the grace period from storm damage until July 9, 2025.
4. Board of Directors/Officer changes include acceptance of resignation from Elaine Smith, appointment of Donna Rowe as Treasurer and Susan Shaffer as Director/Secretary effective May 8, 2025.

Member Open Forum

1. Meeting opened to residents at 7:30 pm.
2. Answered general questions about SwiftMud inspection.
3. Two members requested more information about establishing an architectural committee.
4. Concerns were made about possible drainage issues from improvements made to a property with extensive concrete added to the front yard.

Meeting Adjourned: 8:00pm approved by Angela Logan; second by Jim Faurote; So approved

SwiftMud Inspection Notes

Phase 1

1. Culvert/Pipe into wet pond
 - a. Needs concrete work to repair large cracks
 - b. Cattails obstructing water flow – cattails need to be dug out 15 feet from pipe and then disposed of
 - c. Spray remaining cattails to stop them from spreading
2. Culvert/Pipe into dry section of wet pond
 - a. Remove dirt and debris from inside pipe
 - b. Remove dirt from in front and around where pipe empties at least 6 feet
3. Clear path behind outfall
 - a. Remove logs from fallen tree
 - b. Push uprooted tree base upward and back to clear path for water to flow freely
4. Road Drains located 12020 and 12021 Colonial Estates
 - a. Remove leaves and debris from inside both road drains
5. Culvert/Pipe located between 12020 and 12022 Colonial Estates
 - a. Remove dirt and debris from inside pipe
 - b. Dig trench in front of pipe to meet back swale

Phase 2

1. Culvert between 13404 and 13406
 - a. Remove dirt and debris from inside pipe
 - b. Remove dirt from in front and around where pipe empties
2. Culvert between 12128 and 12130
 - a. Remove dirt and debris from inside pipe
 - b. Swale needs to be dredged to back swale
3. Culvert/Pipe
 - a. Remove dirt and debris from inside pipe
 - b. Dredge bottom of pond around pipe 20 to 30 feet area
4. Culvert
 - a. Remove dirt and debris from inside pipe
 - b. Dredge bottom of pond around pipe 20 to 30 feet area
5. Control structure
 - a. Remove dried grass/dirt/vegetation from front 6- 12 inches

Phase 4

1. Culverts into dry pond (2)
 - a. Remove dirt and debris from inside pipes
 - b. Remove dirt in front and around where pipes empties
 - c. Spread excess dirt onto berms
2. Drainage Pipe that empties into the woods
 - a. Remove dirt and debris from inside pipe
 - b. Remove dirt in front and around where pipes empties
 - c. Remove excess vegetation including weeds and small trees



**Triple Crown
Maintenance Group**
1316 W Busch Blvd Ste E
Tampa, FL 33612
813-895-6115

Customer		Project Address	
Colonial Hills Colonial Estates Ln Riverview, FL 33579		Same	
Quote #: 202573	Date: 6/4/2025	Project Name:	
Description			Amount
Drainage Inspection Corrections Phase 1 - Remove catt ails from in front of MES (Mitered End Section) Replace damaged MES Clean storm drain catch basins (x2) Remove logs and debris from outfall structure Clear in front of discharge pipe at 12020 address Phase 2 - Clear out MES (x2) Clear under control structure 6" - 12" Clear high spots in pond Phase 4 - Clear MES (x2) Clear discharge pipe (x3) Dredge from discharge pipe to end of swale ** All work to be done in accordance of the report by CES Engeneering and will be based off of report given to Triple Crown Maintenance by Colonial Hills. All work to be inspected and passed Inside of pipes will not be cleaned out at request of customer. Only cleaning 2' - 3' inside that can be reached by hand.			\$13,000.00
Terms & Conditions All labor and material included is as specified in this estimate. All work to be complete in a workmanlike manner in accordance with industry standards. 12 month warranty on all work performed. This Contract does not include permits, fees or other documents not stated above. Deposit of 50% may apply with final Invoice upon completion of the project. If an invoice is not paid in full within 15 days, then a finance charge will be imposed from the invoice date on the balance of purchases at a periodic rate Annual) until paid. Triple Crown Maintenance Group, LLC, shall have the right to elect to stop work under this Contract until all outstanding amounts, Finance of 1.5% per month (18% Charges are paid in full. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Contractor agrees to pay all reasonable attorneys fees. This estimate shall be made part of our contract agreement for this project. This estimate is an offer for materials and service that remains open for 30 days and may be withdrawn if not accepted within 30 days. Commencement of work on this project without signature or an executed contract agreement shall constitute acceptance of the prices, terms, and conditions set forth herein. Any alteration or deviation from the work and materials specified in this estimate will be executed only upon written signed order, and will become an extra charge over and above this estimate. This estimate is contingent on no delays beyond our control.			

Total:	\$13,000.00
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Accepted By: _____

Name/Title: _____

Date: _____



CES Engineering Inc Quote

Date 2025-05-28
Quote # 7985
Customer PO #unassigned

Vendor Mailing Address:
CES Engineering Inc
521 South Martin Luther King Jr. Avenue, Suite A
Clearwater, FL 33756
Website: www.cesenggroup.com
E-mail: mike@cesenggroup.com
O: (727) 475-8305

Purchaser
COLONIAL HILLS HOA
P.O. BOX 3644
Riverview FL 33568
12033 Colonial Estates Ln Riverview FL 33579
Contact Name: Angela Logan
Email: colonialhillslogan@gmail.com
Phone: 813-455-6593
Ship Acct:

Order Title: Permit Compliance Repairs
Phase 1

reference_date	item	description	project_code	customer_code	qty	unit_sales_price	total
2025-05-03	Permit Compliance Repairs Phase 1	Clear cattails 20ft radius around MES. Repair cracked MES. Clear pipe ends behind house # 12020. Clear around fallen Oak tree behind outfall structure. Clear two road basins at 12021 Colonial. Clear 15ft radius at end of MES North Corner. Clear around pipe and near entrance.	site work	CLNH	1	7,500.00	7,500.00
2025-05-03	Project Management		site work	CLNH	1	1,095.00	1,095.00
2025-05-03	Expenses	Any shipping or travel expenses to be reimbursed at cost, including processing, at final invoice.	site work	CLNH	1	0.00	0.00

Total: 8,595.00

Terms and Conditions

- Quote valid for 30 days.
- No local, state or federal permit fees are included within the terms of the contract. The Client if applicable shall be responsible for any local, state and federal permit fees.
- It is the responsibility of the Property Owner, Manager or HOA Board to NOTIFY residents that workers will be on site and will use designated easements for access to the ponds. In the event that easements are blocked by fences or other obstructions, it will be the responsibility of the Property Owner, Manager or HOA Board to coordinate access for workers through other areas and NOTIFY those residents. We request that this be done before the work starts. If workers are disturbed by residents over access routes, then the work will stop, the Property Manager and/or HOA Board members will be notified and requested to resolve any issues before the work resumes. Re-mobilize expenses will be invoiced as additional services.
- CES Engineering is only responsible for utilities and wiring indicated by Sunshine Dig of Florida locators. Any other foreign utilities such as well and irrigation, residential alarms, gutter drains, and associated electrical wiring connections, etc., are the responsibility of the property owner to locate or identify, repair, and/or replace if damaged during excavation. If irrigation lines or sprinkler heads are accidentally broken while our work is being conducted, they will be capped, marked and the HOA will be notified. However, we would prefer that the property owner's maintenance staff or irrigation contractor mark lines or meet us at project site to review at job start.
- Please note that irrigation of any new sod is the responsibility of the property owners or others after work is completed.
- Price does not include the removal of any hazardous materials that may be uncovered while any excavation work is being conducted.
- Price does not include any work scope or allowance to repair sod, ruts, etc., or other disturbance caused by equipment and workers when accessing the pond area to conduct erosion repairs. All care will be taken to minimize damage.
- Price is quoted and shall be payable in U.S. Currency, plus any local taxes, state taxes, federal taxes, sales taxes, labor taxes, permit fees. Any typographical or clerical errors in the price or specifications are subject to correction. All prices EXCLUDE sales tax and use tax.
- The Client agrees to pay interest of 1.5% per month on net due on all past invoices.
- The Client order shall be deemed to incorporate, without exception, all the terms and conditions hereof. No modification of these terms and conditions shall be in force by CES's mere acknowledgment or acceptance of The Client purchase order forms, which may contain different terms and conditions.
- The title and rights of possession of the described articles or work product shall remain vested in CES until the client shall have made full payment thereof in cash and this right shall not be waived by attachment of said articles to the real estate. Upon failure to make agreed payments, or any part thereof, CES is to retain any and all partial payments which may have been made as liquidating damages and shall be entitled to take immediate possession of said materials.
- After acceptance, orders may be canceled only with CES's written consent and on terms that will indemnify us against loss. Returned equipment or materials will be subject to discount.
- CES guarantees to repair or replace any part of the equipment and/or materials, which has been shown to be defective in material or workmanship under normal use, F.O.B. its factory, promptly and within one year from shipment. IN NO EVENT SHALL CES BE LIABLE FOR CONSEQUENTIAL DAMAGES. (Including, without limitation, loss of time, inconvenience, loss of production, or penalties incurred). CES shall not be liable for failure to perform or delay in performing obligations if such failure or delay shall be caused directly or indirectly by insurrection, riot, war or usurped power, or by order of any civil or military authority or by fire, flood or other natural disasters, strike or labor difficulty beyond reasonable control.
- The Client shall pay to CES any cost of collection, including attorney's fees or other expenses incurred. This contract shall be governed by and subject to the laws of the State of Florida. The Client consents to the jurisdiction by the Hillsborough County Courts of Florida in matters related to this contract.
- Payment Terms: 10 days upon completion.

Please sign below to approve quote unless Purchase Order has been provided:

Name:
Title:
Date:



CES Engineering Inc Quote

Date 2025-05-27
Quote # 7986
Customer PO #unassigned

Vendor Mailing Address:
CES Engineering Inc
521 South Martin Luther King Jr. Avenue, Suite A
Clearwater, FL 33756
Website: www.cesenggroup.com
E-mail: mike@cesenggroup.com
O: (727) 475-8305

Purchaser
COLONIAL HILLS HOA
P.O. BOX 3644
Riverview FL 33568
12033 Colonial Estates Ln Riverview FL 33579
Contact Name: Angela Logan
Email: colonialhillslogan@gmail.com
Phone: 813-455-6593
Ship Acct:

Order Title: Permit Compliance Repairs Phase 2

reference_date	item	description	project_code	customer_code	qty	unit_sales_price	total
2025-05-03	Permit Compliance Repairs Phase 2	Clear vegetation and silt build up at the two MES pipes. Spread removed debris at bottom of berm. Bush hog West end of pond around (2) MES pipes.	site work	CLNH	1	3,250.00	3,250.00
2025-05-02	Project Management		site work	CLNH	1	395.00	395.00
2025-05-02	Expenses	Any shipping or travel expenses to be reimbursed at cost, including processing, at final invoice.	site work	CLNH	1	0.00	0.00

Total: 3,645.00

Terms and Conditions

- Quote valid for 30 days.
- No local, state or federal permit fees are included within the terms of the contract. The Client if applicable shall be responsible for any local, state and federal permit fees.
- It is the responsibility of the Property Owner, Manager or HOA Board to NOTIFY residents that workers will be on site and will use designated easements for access to the ponds. In the event that easements are blocked by fences or other obstructions, it will be the responsibility of the Property Owner, Manager or HOA Board to coordinate access for workers through other areas and NOTIFY those residents. We request that this be done before the work starts. If workers are disturbed by residents over access routes, then the work will stop, the Property Manager and/or HOA Board members will be notified and requested to resolve any issues before the work resumes. Re-mobilize expenses will be invoiced as additional services.
- CES Engineering is only responsible for utilities and wiring indicated by Sunshine Dig of Florida locators. Any other foreign utilities such as well and irrigation, residential alarms, gutter drains, and associated electrical wiring connections, etc., are the responsibility of the property owner to locate or identify, repair, and/or replace if damaged during excavation. If irrigation lines or sprinkler heads are accidentally broken while our work is being conducted, they will be capped, marked and the HOA will be notified. However, we would prefer that the property owner's maintenance staff or irrigation contractor mark lines or meet us at project site to review at job start.
- Please note that irrigation of any new sod is the responsibility of the property owners or others after work is completed.
- Price does not include the removal of any hazardous materials that may be uncovered while any excavation work is being conducted.
- Price does not include any work scope or allowance to repair sod, ruts, etc., or other disturbance caused by equipment and workers when accessing the pond area to conduct erosion repairs. All care will be taken to minimize damage.
- Price is quoted and shall be payable in U.S. Currency, plus any local taxes, state taxes, federal taxes, sales taxes, labor taxes, permit fees. Any typographical or clerical errors in the price or specifications are subject to correction. All prices EXCLUDE sales tax and use tax.
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- After acceptance, orders may be canceled only with CES's written consent and on terms that will indemnify us against loss. Returned equipment or materials will be subject to discount.
- CES guarantees to repair or replace any part of the equipment and/or materials, which has been shown to be defective in material or workmanship under normal use, F.O.B. its factory, promptly and within one year from shipment. IN NO EVENT SHALL CES BE LIABLE FOR CONSEQUENTIAL DAMAGES. (Including, without limitation, loss of time, inconvenience, loss of production, or penalties incurred). CES shall not be liable for failure to perform or delay in performing obligations if such failure or delay shall be caused directly or indirectly by insurrection, riot, war or usurped power, or by order of any civil or military authority or by fire, flood or other natural disasters, strike or labor difficulty beyond reasonable control.
- The Client shall pay to CES any cost of collection, including attorney's fees or other expenses incurred. This contract shall be governed by and subject to the laws of the State of Florida. The Client consents to the jurisdiction by the Hillsborough County Courts of Florida in matters related to this contract.
- Payment Terms: 10 days upon completion.

Please sign below to approve quote unless Purchase Order has been provided:

Name:
Title:
Date:



CES Engineering Inc Quote

Date 2025-05-27
Quote # 7987
Customer PO #unassigned

Vendor Mailing Address:
CES Engineering Inc
521 South Martin Luther King Jr. Avenue, Suite A
Clearwater, FL 33756
Website: www.cesenggroup.com
E-mail: mike@cesenggroup.com
O: (727) 475-8305

Purchaser
COLONIAL HILLS HOA
P.O. BOX 3644
Riverview FL 33568
12033 Colonial Estates Ln Riverview FL 33579
Contact Name: Angela Logan
Email: colonialhillslogan@gmail.com
Phone: 813-455-6593
Ship Acct:

Order Title: Permit Compliance Repairs Phase 4

reference_date	item	description	project_code	customer_code	qty	unit_sales_price	total
2025-05-03	Permit Compliance Repairs Phase 4	Clear pipe end only. Re-trench swale from pipe end down to main swale. Clear pipe end only. (located in phase 2). Repair skimmer. Clear at outfall discharge. Clear around two pipe ends (West end and North end).	site work	CLNH	1	6,450.00	6,450.00
2025-05-04	Project Management		site work	CLNH	1	995.00	995.00
2025-05-04	Expenses	Any shipping or travel expenses to be reimbursed at cost, including processing, at final invoice.	site work	CLNH	1	0.00	0.00

Total: 7,445.00

Terms and Conditions

- Quote valid for 30 days.
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- It is the responsibility of the Property Owner, Manager or HOA Board to NOTIFY residents that workers will be on site and will use designated easements for access to the ponds. In the event that easements are blocked by fences or other obstructions, it will be the responsibility of the Property Owner, Manager or HOA Board to coordinate access for workers through other areas and NOTIFY those residents. We request that this be done before the work starts. If workers are disturbed by residents over access routes, then the work will stop, the Property Manager and/or HOA Board members will be notified and requested to resolve any issues before the work resumes. Re-mobilize expenses will be invoiced as additional services.
- CES Engineering is only responsible for utilities and wiring indicated by Sunshine Dig of Florida locators. Any other foreign utilities such as well and irrigation, residential alarms, gutter drains, and associated electrical wiring connections, etc., are the responsibility of the property owner to locate or identify, repair, and/or replace if damaged during excavation. If irrigation lines or sprinkler heads are accidentally broken while our work is being conducted, they will be capped, marked and the HOA will be notified. However, we would prefer that the property owner's maintenance staff or irrigation contractor mark lines or meet us at project site to review at job start.
- Please note that irrigation of any new sod is the responsibility of the property owners or others after work is completed.
- Price does not include the removal of any hazardous materials that may be uncovered while any excavation work is being conducted.
- Price does not include any work scope or allowance to repair sod, ruts, etc., or other disturbance caused by equipment and workers when accessing the pond area to conduct erosion repairs. All care will be taken to minimize damage.
- Price is quoted and shall be payable in U.S. Currency, plus any local taxes, state taxes, federal taxes, sales taxes, labor taxes, permit fees. Any typographical or clerical errors in the price or specifications are subject to correction. All prices EXCLUDE sales tax and use tax.
- The Client agrees to pay interest of 1.5% per month on net due on all past invoices.
- The Client order shall be deemed to incorporate, without exception, all the terms and conditions hereof. No modification of these terms and conditions shall be in force by CES's mere acknowledgment or acceptance of The Client purchase order forms, which may contain different terms and conditions.
- The title and rights of possession of the described articles or work product shall remain vested in CES until the client shall have made full payment thereof in cash and this right shall not be waived by attachment of said articles to the real estate. Upon failure to make agreed payments, or any part thereof, CES is to retain any and all partial payments which may have been made as liquidating damages and shall be entitled to take immediate possession of said materials.
- After acceptance, orders may be canceled only with CES's written consent and on terms that will indemnify us against loss. Returned equipment or materials will be subject to discount.
- CES guarantees to repair or replace any part of the equipment and/or materials, which has been shown to be defective in material or workmanship under normal use, F.O.B. its factory, promptly and within one year from shipment. IN NO EVENT SHALL CES BE LIABLE FOR CONSEQUENTIAL DAMAGES. (Including, without limitation, loss of time, inconvenience, loss of production, or penalties incurred). CES shall not be liable for failure to perform or delay in performing obligations if such failure or delay shall be caused directly or indirectly by insurrection, riot, war or usurped power, or by order of any civil or military authority or by fire, flood or other natural disasters, strike or labor difficulty beyond reasonable control.
- The Client shall pay to CES any cost of collection, including attorney's fees or other expenses incurred. This contract shall be governed by and subject to the laws of the State of Florida. The Client consents to the jurisdiction by the Hillsborough County Courts of Florida in matters related to this contract.
- Payment Terms: 10 days upon completion.

Please sign below to approve quote unless Purchase Order has been provided:

Name:
Title:
Date:



CES Engineering Inc Quote

Date 2025-05-27
Quote # 8127
Customer PO #unassigned

Vendor Mailing Address:
CES Engineering Inc
521 South Martin Luther King Jr. Avenue, Suite A
Clearwater, FL 33756
Website: www.cesenggroup.com
E-mail: mike@cesenggroup.com
O: (727) 475-8305

Purchaser
COLONIAL HILLS HOA
P.O. BOX 3644
Riverview FL 33568
12033 Colonial Estates Ln Riverview FL 33579
Contact Name: Angela Logan
Email: colonialhillslogan@gmail.com
Phone: 813-455-6593
Ship Acct:

Order Title: Overgrowth

reference_date	item	description	project_code	customer_code	qty	unit_sales_price	total
2025-05-27	Clear Overgrowth	Optional Work- Clear overgrowth area behind house at 12020 Colonial.	site work	CLNH	1	900.00	900.00
2025-05-27	Project Management		site work	CLNH	1	95.00	95.00
2025-05-27	Expenses	Any shipping or travel expenses to be reimbursed at cost, including processing, at final invoice.	site work	CLNH	1	0.00	0.00

Total: 995.00

Terms and Conditions

1. Quote valid for 30 days.
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3. It is the responsibility of the Property Owner, Manager or HOA Board to NOTIFY residents that workers will be on site and will use designated easements for access to the ponds. In the event that easements are blocked by fences or other obstructions, it will be the responsibility of the Property Owner, Manager or HOA Board to coordinate access for workers through other areas and NOTIFY those residents. We request that this be done before the work starts. If workers are disturbed by residents over access routes, then the work will stop, the Property Manager and/or HOA Board members will be notified and requested to resolve any issues before the work resumes. Re-mobilize expenses will be invoiced as additional services.
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5. Please note that irrigation of any new sod is the responsibility of the property owners or others after work is completed.
6. Price does not include the removal of any hazardous materials that may be uncovered while any excavation work is being conducted.
7. Price does not include any work scope or allowance to repair sod, ruts, etc., or other disturbance caused by equipment and workers when accessing the pond area to conduct erosion repairs. All care will be taken to minimize damage.
8. Price is quoted and shall be payable in U.S. Currency, plus any local taxes, state taxes, federal taxes, sales taxes, labor taxes, permit fees. Any typographical or clerical errors in the price or specifications are subject to correction. All prices EXCLUDE sales tax and use tax.
9. The Client agrees to pay interest of 1.5% per month on net due on all past invoices.
10. The Client order shall be deemed to incorporate, without exception, all the terms and conditions hereof. No modification of these terms and conditions shall be in force by CES's mere acknowledgment or acceptance of The Client purchase order forms, which may contain different terms and conditions.
11. The title and rights of possession of the described articles or work product shall remain vested in CES until the client shall have made full payment thereof in cash and this right shall not be waived by attachment of said articles to the real estate. Upon failure to make agreed payments, or any part thereof, CES is to retain any and all partial payments which may have been made as liquidating damages and shall be entitled to take immediate possession of said materials.
12. After acceptance, orders may be canceled only with CES's written consent and on terms that will indemnify us against loss. Returned equipment or materials will be subject to discount.
13. CES guarantees to repair or replace any part of the equipment and/or materials, which has been shown to be defective in material or workmanship under normal use, F.O.B. its factory, promptly and within one year from shipment. IN NO EVENT SHALL CES BE LIABLE FOR CONSEQUENTIAL DAMAGES. (Including, without limitation, loss of time, inconvenience, loss of production, or penalties incurred). CES shall not be liable for failure to perform or delay in performing obligations if such failure or delay shall be caused directly or indirectly by insurrection, riot, war or usurped power, or by order of any civil or military authority or by fire, flood or other natural disasters, strike or labor difficulty beyond reasonable control.
14. The Client shall pay to CES any cost of collection, including attorney's fees or other expenses incurred. This contract shall be governed by and subject to the laws of the State of Florida. The Client consents to the jurisdiction by the Hillsborough County Courts of Florida in matters related to this contract.
15. Payment Terms: 10 days upon completion.

Please sign below to approve quote unless Purchase Order has been provided:

Name:
Title:
Date:



Zoller Engineering LLC
512 Riverside Drive East
Bradenton, Florida 34208

ERP (Permit) #: 20330.000
EXPIRES on: 7/5/2025

PROPOSAL

PO Box 3644,
Riverview, Florida 33568
(Due: 7/5/2025)

Regarding: Colonial Hills - Phase 2, (31.2AC)
(Project Name & Acreage)

Dear Operation & Maintenance Entity,

Your storm water management system is PAST due to be inspected & recertified by **7/5/2025**. This is a requirement of your Environmental Resource Permit obtained from the Southwest Florida Water Management District (SWFWMD). If not brought into compliance by the due date, SWFWMD's Legal Department may **ENFORCE LEGAL ACTION!!!** Zoller Engineering is offering the following services to quickly satisfy all permit requirements.

1. Obtain the permit & as-built plans from SWFWMD.
2. Inspect the storm water management system.
3. Perform minor maintenance typically including removing vegetation & silt from the control structure to allow water to flow under the skimmer, over the weir, & discharge from the pond.
4. Send a report of the system (with color photographs) along with an invoice. We accept checks or credit cards.
5. Submit a signed & sealed Statement of Inspection form R.044.00 to SWFWMD & to you.

That's it, we take care of everything!

Total \$ **147.00**

If you would like us to schedule your ERP recertification, simply fill out the information below & email it to **Bryan.Zoller@Gmail.com**. Email is preferred but you may also take a picture of this proposal & text it to: (941) 812-2585. We will email you back an aerial of your site highlighted in yellow & address to verify the permitted area. Also, please feel free to contact us if you have any questions. Thank you & have a great day!

Sincerely,

Bryan Zoller, PE
President, Zoller Engineering LLC (Fully Insured)
Registered Florida Professional Engineer #63933
Email: **Bryan.Zoller@Gmail.com**
Website: ZollerEngineering.Net
Phone: (941) 812-2585

(Print Name of Authorized Representative)

(Email Address) Please email us in case we cannot read it!

(Project Address)

(Gate Code if applicable)

(Phone Number)



Zoller Engineering LLC
512 Riverside Drive East
Bradenton, Florida 34208

ERP (Permit) #: 20330.001
EXPIRES on: 7/5/2025

PROPOSAL

PO Box 3644,
Riverview, Florida 33568
(Due: 7/5/2025)

Regarding: Colonial Hills - Phase 4, (10.2AC)
(Project Name & Acreage)

Dear Operation & Maintenance Entity,

Your storm water management system is PAST due to be inspected & recertified by **7/5/2025**. This is a requirement of your Environmental Resource Permit obtained from the Southwest Florida Water Management District (SWFWMD). If not brought into compliance by the due date, SWFWMD's Legal Department may **ENFORCE LEGAL ACTION!!!** Zoller Engineering is offering the following services to quickly satisfy all permit requirements.

1. Obtain the permit & as-built plans from SWFWMD.
2. Inspect the storm water management system.
3. Perform minor maintenance typically including removing vegetation & silt from the control structure to allow water to flow under the skimmer, over the weir, & discharge from the pond.
4. Send a report of the system (with color photographs) along with an invoice. We accept checks or credit cards.
5. Submit a signed & sealed Statement of Inspection form R.044.00 to SWFWMD & to you.

That's it, we take care of everything!

Total \$ **115.00**

If you would like us to schedule your ERP recertification, simply fill out the information below & email it to **Bryan.Zoller@Gmail.com**. Email is preferred but you may also take a picture of this proposal & text it to: (941) 812-2585. We will email you back an aerial of your site highlighted in yellow & address to verify the permitted area. Also, please feel free to contact us if you have any questions. Thank you & have a great day!

Sincerely,

Bryan Zoller, PE
President, Zoller Engineering LLC (Fully Insured)
Registered Florida Professional Engineer #63933
Email: **Bryan.Zoller@Gmail.com**
Website: ZollerEngineering.Net
Phone: (941) 812-2585

(Print Name of Authorized Representative)

(Email Address) Please email us in case we cannot read it!

(Project Address)

(Gate Code if applicable)

(Phone Number)



Zoller Engineering LLC
512 Riverside Drive East
Bradenton, Florida 34208

ERP (Permit) #: 17814.000
EXPIRES on: 7/14/2025

PROPOSAL

PO Box 3644,
Riverview, Florida 33568
(Due: 7/14/2025)

Regarding: Colonial Hills - Phase I, (21.3AC)
(Project Name & Acreage)

Dear Operation & Maintenance Entity,

Your storm water management system is PAST due to be inspected & recertified by **7/14/2025**. This is a requirement of your Environmental Resource Permit obtained from the Southwest Florida Water Management District (SWFWMD). If not brought into compliance by the due date, SWFWMD's Legal Department may **ENFORCE LEGAL ACTION!!!** Zoller Engineering is offering the following services to quickly satisfy all permit requirements.

1. Obtain the permit & as-built plans from SWFWMD.
2. Inspect the storm water management system.
3. Perform minor maintenance typically including removing vegetation & silt from the control structure to allow water to flow under the skimmer, over the weir, & discharge from the pond.
4. Send a report of the system (with color photographs) along with an invoice. We accept checks or credit cards.
5. Submit a signed & sealed Statement of Inspection form R.044.00 to SWFWMD & to you.

That's it, we take care of everything!

Total \$ **132.00**

If you would like us to schedule your ERP recertification, simply fill out the information below & email it to **Bryan.Zoller@Gmail.com**. Email is preferred but you may also take a picture of this proposal & text it to: (941) 812-2585. We will email you back an aerial of your site highlighted in yellow & address to verify the permitted area. Also, please feel free to contact us if you have any questions. Thank you & have a great day!

Sincerely,

Bryan Zoller, PE
President, Zoller Engineering LLC (Fully Insured)
Registered Florida Professional Engineer #63933
Email: **Bryan.Zoller@Gmail.com**
Website: ZollerEngineering.Net
Phone: (941) 812-2585

(Print Name of Authorized Representative)

(Email Address) Please email us in case we cannot read it!

(Project Address)

(Gate Code if applicable)

(Phone Number)



Angela Logan <colonialhillslogan@gmail.com>

RE: SWFWMD Inspection - Permits 17814.0, 20330.0, and 20330.1 Colonial Hills - Phase 1, 2, and 4

1 message

Stephanie E. Kinney (stephanie@kinney-engineering.com) <stephanie@kinney-engineering.com>

Thu, May 29, 2025 at 4:42 PM

To: "colonialhillslogan@gmail.com" <colonialhillslogan@gmail.com>, "colonialjimbo@gmail.com" <colonialjimbo@gmail.com>

Cc: "Jason D. Kinney (jason@kinney-engineering.com)" <jason@kinney-engineering.com>

Angela and Jim,

1. We would like a quote for inspections including all costs like travel and expenses. We would also like to know re-inspection costs if we fail any portion of the inspections. The company we have been using for years used to allow us to take photos to prove we corrected any issues. **Our quote is below these responses. The fee covers all expenses. We do not charge reinspection fees, but we generally accept photos of any repairs so that we do not have to go back to the site, unless it's something major that we must return to see.**
2. And we would like to know your policy of recommending contractors to fix issues or for maintenance so we have no issues. Do you charge project management fees to use your recommended contractors or require us to use your recommended contractors? **If any repairs are necessary, we can recommend a couple of contractors in case you do not have your own that are familiar with the type of repairs that may be necessary. We do not charge any project management fees as we will not manage the repair activities. However, we will coordinate with your contractor as needed.**

Thank you for contacting us regarding the required inspection for Permit 17814.0 Colonial Hills - Phase 1, 20330.0 Colonial Hills - Phase 2, and 20330.1 Colonial Hills - Phase 4 located in Riverview, FL. Based upon our understanding of the systems, Kinney Engineering will perform the required SWFWMD Permit Inspection and Certifications for a total fee of **\$550.00**.

We will also update the current contact person (Dave Charbeneau) to whichever of you wants to be the point of contact on file with SWFWMD for no additional fees.

Please reply to this email that the terms are acceptable to you or let us know if you choose the services of another firm.

SERVICES PROVIDED:

1. There are 31.2 acres under these permits, with no other permits requiring regular inspections. Your permits are currently on 60 and 18-month cycles and are due for inspection on **July 14, 2025** and **August 20, 2025**, so we will place the inspection among a day of scheduled inspections in the area with time to complete the certification papers. If the process cannot be completed by that date, we can request extensions from SWFWMD, which is a common and accepted process.
2. We have contact number(s) of Jim (813) 477-7738 if we need to reach you.
3. **If you have any special access requirements (gates, access codes, fencing, locks, etc.), we will need to know those in advance.**
4. As Engineer, we will research the permit(s) and perform a field inspection of the system(s).
5. After the inspection, we will provide you with a copy of a specialized report and an invoice via email. If printed copies must be mailed, please notify us.
6. Upon receipt of payment, we will send the required documents to SWFWMD. Any requests for address, contact, or project name changes will be made with the certification to SWFWMD.
7. The Engineer may complete minor maintenance during the inspection, but if more extensive maintenance or repairs are required prior to certification, those will have to be completed by a contractor or landscape company.
8. Any work outside the above listed scope and special on-site consultations will incur additional fees and is subject to Engineer's current workload and availability.
9. **Please also let us know if you have any vendor requirements and/or paperwork that needs to be completed (i.e. W-9, Certificate of Insurance, Worker's Compensation Exemptions or licenses). If you require registration through an online service with service fees, our quoted fee will require adjustment to account for those added fees and the additional efforts to complete that process. If you require a contract signed, we will need to review and approve the contract prior to authorization.**

If you have any questions, please do not hesitate to contact me via email or phone. Thank you for your consideration, we look forward to working with you.

Sincerely,

Stephanie E. Kinney, P.E.

Kinney Engineering

(813) 546-9135

stephanie@kinney-engineering.com

From: Jason D. Kinney (jason@kinney-engineering.com) <jason@kinney-engineering.com>

Sent: Thursday, May 29, 2025 4:20 PM

To: Stephanie E. Kinney (stephanie@kinney-engineering.com) <stephanie@kinney-engineering.com>

Subject: Fwd: Quote for SwiftMud inspections

Thank you,

Jason Kinney, PE

Begin forwarded message:

From: Angela Logan <colonialhillslogan@gmail.com>
Date: May 29, 2025 at 4:17:42 PM EDT
To: "Jason D. Kinney (jason@kinney-engineering.com)" <jason@kinney-engineering.com>
Cc: Jim Faurote <colonialjimbo@gmail.com>
Subject: Quote for SwiftMud inspections

Phase 1 Permit 44017814.000

Phase 2 Permit 20330.000

Phase 4 Permit 20330.001

We would like a quote for inspections including all costs like travel and expenses. We would also like to know re-inspection costs if we fail any portion of the inspections. The company we have been using for years used to allow us to take photos to prove we corrected any issues.

And we would like to know your policy of recommending contractors to fix issues or for maintenance so we have no issues. Do you charge project management fees to use your recommended contractors or require us to use your recommended contractors?

If you have any questions, please call Jim Faurote at 813-477-7738

Thanks

Angela Logan

Colonial Hills HOA
President

CES Engineering, Inc.

521a S M.L.K. Jr Ave, Clearwater, FL 33756

Colonial Hills Phase 1

SWFWMD Permit # 44 017814.000

OPERATIONS AND MAINTENANCE DRAINAGE INSPECTION CHECKLIST

Review plans, identify and highlight important features of the collection, delivery and disposal system. Take photos of the pond and outfall.

1. Streets/Roads/parking area used to convey stormwater:

a. Grated inlets clear	Pass X	Fail <input type="checkbox"/>
b. Grated in place	Pass X	Fail <input type="checkbox"/>
c. Check for areas of sunken or deteriorated pavement which may be a sign of a drainage problem.	Pass X	Fail <input type="checkbox"/>

2. Retention/Detention ponds/Swales:

a. Side slope, vegetated, erosion controlled	Pass X	Fail <input type="checkbox"/>
b. Fences where required are intact.	Pass X	Fail <input type="checkbox"/>

c. Are 'dry' pond dry	Pass X	Fail <input type="checkbox"/>
d. Are 'wet' pond wet	Pass X	Fail <input type="checkbox"/>


3. In addition for wet ponds:

a. Littoral zone (35% percent or more of lake area shallow, dense vegetated with native aquatic plants) NA	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>
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4. Underdrain system::

a. Clearouts intact	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>
b. Is it working	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>

5. Water Control Structure (inlet, outlet structure, culverts, flumes, berms, weirs):

<p>a. Overall Structures Intact. MES is cracked.</p> 	<p>Pass <input type="checkbox"/></p>	<p>Fail X</p>
<p>b. Excessive vegetation or debris</p>	<p>Pass X</p>	<p>Fail <input type="checkbox"/></p>
<p>c. Erosion controlled</p>	<p>Pass X</p>	<p>Fail <input type="checkbox"/></p>
<p>d. Orifice clear</p>	<p>Pass <input type="checkbox"/></p>	<p>Fail X</p>
<p>e. Catch basin grates, manhole covers and outfalls are to be free of obstructions and are functional. Debris in storm strains must be</p>	<p>Pass <input type="checkbox"/></p>	<p>Fail X</p>

cleared.



f. Catch basins depth of material in a pipe shall not exceed 25% of the diameter of the pipe and the depth of material in a catch basin sump shall not exceed 25% of the distance from the bottom of the structure to the lowest pipe invert.

Pass ☐

Fail X

g. Check headwalls for deterioration and any signs of erosion.

Pass X

Fail ☐

h. Check weirs and baffles installation (12" min. sump clearance from bottom of structure to bottom of baffle, if applicable)

Pass X

Fail ☐

i. Drainage pipes clear. Must be cleared out.	Pass <input type="checkbox"/>	Fail X
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6. Wetlands:

a. Encroachment into wetlands	Pass X	Fail <input type="checkbox"/>
b. Erosion in wetlands.	Pass X	Fail <input type="checkbox"/>

Other Notes and COMMENTS: Although this system appears to be functioning there are several issues of concern. The MES Structure is cracked and cattails are blocking proper water flow. Behind house #12020 overgrowth is blocking the natural flow of water on the swale and must be removed. The discharge pipe that runs along side the house located at 12020 is also in need of being cleared. The MES structure at the road entrance needs to be cleared of silt and debris. Due to these findings this permit has failed.



Above are the areas of concern behind house # 12020.



Overview of pond and Control Structure.



MES Structure at road entrance.

Project Name: Colonial Hills Phase 1

Permit No: 44 017814.000

Date: 2025-05-01

Inspector: James and Almira Gravel

Overgrowth must be remove on swale.

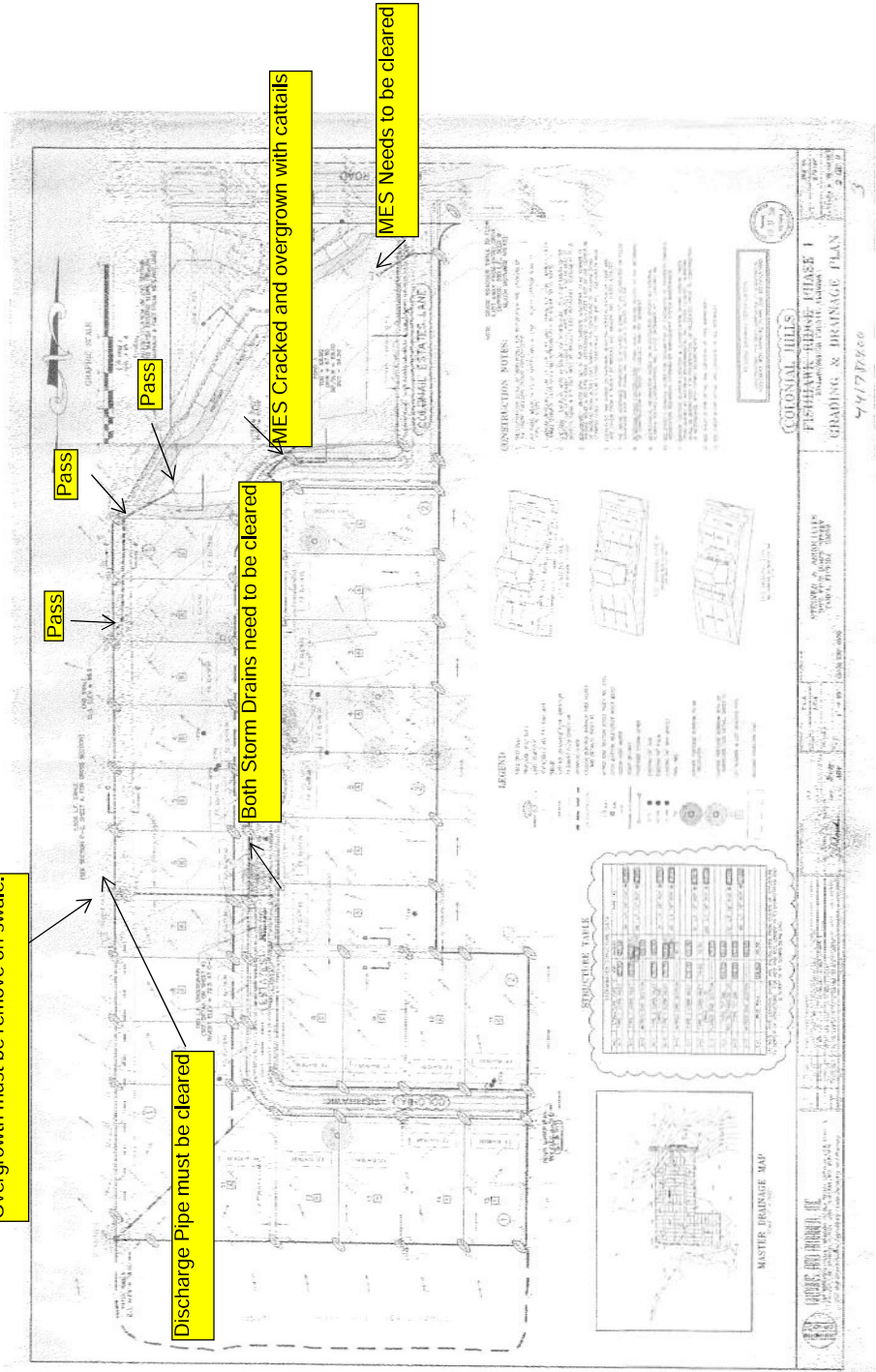
Note: If not stated storm drains are clear

Discharge Pipe must be cleared

Both Storm Drains need to be cleared

MES Cracked and overgrown with cattails

MES Needs to be cleared



CES Engineering, Inc.

521a S M.L.K. Jr Ave, Clearwater, FL 33756

Colonial Hills Phase 2

SWFWMD # 44 20330.000

OPERATIONS AND MAINTENANCE DRAINAGE INSPECTION CHECKLIST

Review plans, identify and highlight important features of the collection, delivery and disposal system. Take photos of the pond and outfall.

1. Streets/Roads/parking area used to convey stormwater:

a. Grated inlets clear	Pass X	Fail <input type="checkbox"/>
b. Grated in place	Pass X	Fail <input type="checkbox"/>
c. Check for areas of sunken or deteriorated pavement which may be a sign of a drainage problem.	Pass X	Fail <input type="checkbox"/>

2. Retention/Detention ponds/Swales:

a. Side slope, vegetated, erosion controlled	Pass X	Fail <input type="checkbox"/>
b. Fences where required are intact.	Pass X	Fail <input type="checkbox"/>

c. Are 'dry' pond dry	Pass X	Fail <input type="checkbox"/>
d. Are 'wet' pond wet	Pass X	Fail <input type="checkbox"/>

3. In addition for wet ponds:



a. Littoral zone (35% percent or more of lake area shallow, dense vegetated with native aquatic plants)	Pass X	Fail <input type="checkbox"/>
b. Are pond overgrown with cattails	Pass X	Fail <input type="checkbox"/>

4. Underdrain system::

a. Clearouts intact	Pass X	Fail <input type="checkbox"/>
b. Is it working	Pass X	Fail <input type="checkbox"/>

5. Water Control Structure (inlet, outlet structure, culverts, flumes, berms, weirs):

a. Overall Structures Intact	Pass X	Fail <input type="checkbox"/>
b. Excessive vegetation or debris	Pass X	Fail <input type="checkbox"/>
c. Erosion controlled	Pass X	Fail <input type="checkbox"/>
d. Orifice clear. MES's Have to be cleared out.	Pass <input type="checkbox"/>	Fail X
e. Catch basin grates, manhole covers and outfalls are to be free of obstructions and are functional	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>
f. Catch basins depth of material in a pipe shall not exceed 25% of the diameter of the pipe and the depth of material in a catch basin sump shall not exceed 25% of the distance from the bottom of the structure to the lowest pipe invert.	Pass X	Fail <input type="checkbox"/>
g. Check headwalls for deterioration and any signs of erosion.	Pass X	Fail <input type="checkbox"/>

<p>h. Check weirs and baffles installation (12" min. sump clearance from bottom of structure to bottom of baffle, if applicable)</p> <p>Recommend clearing under the control structure to 6"-12"</p> 	<p>Pass X</p>	<p>Fail <input type="checkbox"/></p>
<p>i. Drainage pipes clear.</p>  <p>ii.</p>	<p>Pass <input type="checkbox"/></p>	<p>Fail X</p>

6. Wetlands:

<p>a. Encroachment into wetlands</p>	<p>Pass X</p>	<p>Fail <input type="checkbox"/></p>
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Other Notes and COMMENTS: Although this system appears to be functional the pond is in need of excavation to bring is down to the proper level so the system can flow properly. The MES structures need to be cleared out. Due to these concerns this permit has failed.



Project Name: Colonial Hills Phase 2

Permit No: 44 20330.000

Date: 2025-05-01

Inspector: James and Almira Gravel



ARONIS AND ASSOCIATES, INC.
 1100 N. W. 11th St., Suite 1000
 Ft. Lauderdale, FL 33304-1100
 P.O. Box 1100 - Ft. Lauderdale, FL 33304-1100
 Tel: (954) 571-1100 Fax: (954) 571-1101
 Civil and Environmental Engineering - Land Surveying and Planning

DATE: 5/9/00
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 DATE: 5/9/00

PROJECT NO.: 95-01
 SHEET NO.: 4 OF 12
 DATE: 5/9/00

RECORD DRAWING
 BY: J. J. JONES
 DATE: 5/9/00
 SCALE: 1" = 40'

STEINER & ASSOCIATES
 1100 N. W. 11th St., Suite 1000
 Ft. Lauderdale, FL 33304-1100
 Tel: (954) 571-1100 Fax: (954) 571-1101

COLONIAL HILLS PHASE 2
 HILLSBOROUGH COUNTY, FLORIDA
GRADING & DRAINAGE PLAN

442,030.000

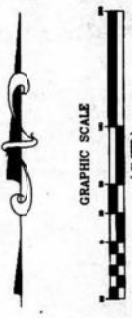
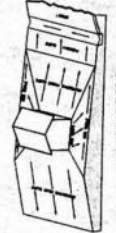
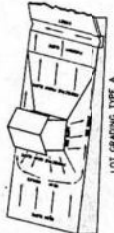


RECORD DRAWING CERTIFICATION
 I, J. J. JONES, P.E.,
 AMERICAN PROFESSIONAL ENGINEERS
 ASSOCIATION OF FLORIDA
 LICENSE NO. 18,000
 DATE: 5/9/00

1/4" = 1' HORIZONTAL
 1/8" = 1' VERTICAL

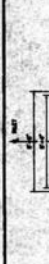
STRUCTURE TABLE

NO.	DESCRIPTION	TYPE	INVERT	OUTLET
1-4	TYPE 1 CURB INLET	77.00	73.00	73.00
5-8	TYPE 1 CURB INLET	77.00	73.00	73.00
9-10	TYPE 1 CURB INLET	77.00	73.00	73.00
11-12	TYPE 1 CURB INLET	77.00	73.00	73.00
13-14	TYPE 1 CURB INLET	77.00	73.00	73.00
15-16	TYPE 1 CURB INLET	77.00	73.00	73.00
17-18	TYPE 1 CURB INLET	77.00	73.00	73.00
19-20	TYPE 1 CURB INLET	77.00	73.00	73.00
21-22	TYPE 1 CURB INLET	77.00	73.00	73.00
23-24	TYPE 1 CURB INLET	77.00	73.00	73.00
25-26	TYPE 1 CURB INLET	77.00	73.00	73.00
27-28	TYPE 1 CURB INLET	77.00	73.00	73.00
29-30	TYPE 1 CURB INLET	77.00	73.00	73.00
31-32	TYPE 1 CURB INLET	77.00	73.00	73.00
33-34	TYPE 1 CURB INLET	77.00	73.00	73.00
35-36	TYPE 1 CURB INLET	77.00	73.00	73.00
37-38	TYPE 1 CURB INLET	77.00	73.00	73.00
39-40	TYPE 1 CURB INLET	77.00	73.00	73.00
41-42	TYPE 1 CURB INLET	77.00	73.00	73.00
43-44	TYPE 1 CURB INLET	77.00	73.00	73.00
45-46	TYPE 1 CURB INLET	77.00	73.00	73.00
47-48	TYPE 1 CURB INLET	77.00	73.00	73.00
49-50	TYPE 1 CURB INLET	77.00	73.00	73.00
51-52	TYPE 1 CURB INLET	77.00	73.00	73.00
53-54	TYPE 1 CURB INLET	77.00	73.00	73.00
55-56	TYPE 1 CURB INLET	77.00	73.00	73.00
57-58	TYPE 1 CURB INLET	77.00	73.00	73.00
59-60	TYPE 1 CURB INLET	77.00	73.00	73.00
61-62	TYPE 1 CURB INLET	77.00	73.00	73.00
63-64	TYPE 1 CURB INLET	77.00	73.00	73.00
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67-68	TYPE 1 CURB INLET	77.00	73.00	73.00
69-70	TYPE 1 CURB INLET	77.00	73.00	73.00
71-72	TYPE 1 CURB INLET	77.00	73.00	73.00
73-74	TYPE 1 CURB INLET	77.00	73.00	73.00
75-76	TYPE 1 CURB INLET	77.00	73.00	73.00
77-78	TYPE 1 CURB INLET	77.00	73.00	73.00
79-80	TYPE 1 CURB INLET	77.00	73.00	73.00
81-82	TYPE 1 CURB INLET	77.00	73.00	73.00
83-84	TYPE 1 CURB INLET	77.00	73.00	73.00
85-86	TYPE 1 CURB INLET	77.00	73.00	73.00
87-88	TYPE 1 CURB INLET	77.00	73.00	73.00
89-90	TYPE 1 CURB INLET	77.00	73.00	73.00
91-92	TYPE 1 CURB INLET	77.00	73.00	73.00
93-94	TYPE 1 CURB INLET	77.00	73.00	73.00
95-96	TYPE 1 CURB INLET	77.00	73.00	73.00
97-98	TYPE 1 CURB INLET	77.00	73.00	73.00
99-100	TYPE 1 CURB INLET	77.00	73.00	73.00



LEGEND

- EXIST SPOT ELEV
- PROPOSED SPOT ELEV
- EXIST CENTERLINE
- PROPOSED CENTERLINE
- EXIST 12" DRAIN
- PROPOSED 12" DRAIN
- EXIST 18" DRAIN
- PROPOSED 18" DRAIN
- EXIST 24" DRAIN
- PROPOSED 24" DRAIN
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BROWN AND ARROW, INC.
Civil and Environmental Engineering - Land Surveying and Planning
P.O. Box 1027 • Tallahassee, Florida 32302 • Tel: (904) 833-1125
Fax: (904) 833-1126 • Telex: 511000 • Cable: BROWN

RECORD CERTIFICATION		RECORD BY		DATE	
DATE	BY	DATE	BY	DATE	BY
12/1/83	W. J. BROWN	12/1/83	W. J. BROWN	12/1/83	W. J. BROWN
12/1/83	W. J. BROWN	12/1/83	W. J. BROWN	12/1/83	W. J. BROWN
12/1/83	W. J. BROWN	12/1/83	W. J. BROWN	12/1/83	W. J. BROWN

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12/1/83	W. J. BROWN	12/1/83	W. J. BROWN	12/1/83	W. J. BROWN

STEINER & ASSOCIATES
P.L.L.C.
TALLAHASSEE, FLORIDA 32309
(904) 886-6600

COLONIAL HILLS PHASE 2
TALLAHASSEE COUNTY, FLORIDA
PAVEMENT & DRAINAGE DETAILS

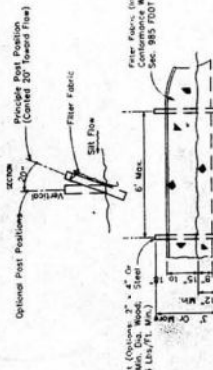
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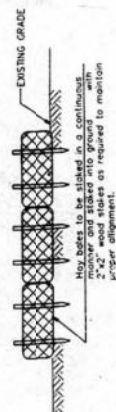
EROSION PROTECTION DETAILS

- EROSION AND SEDIMENTATION CONTROL NOTES:**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
 2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
 3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
 5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
 6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
 7. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.

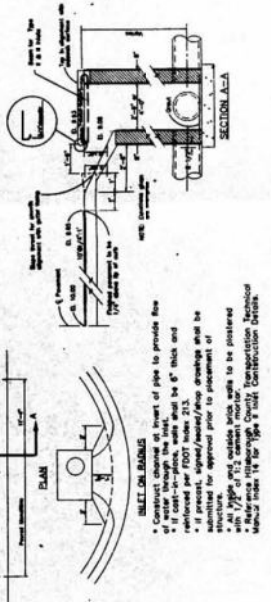
SILT SCREEN DETAIL



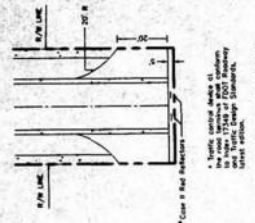
HAY BALE DETAIL



STANDARD STORM WATER CURB INLET TYPE I



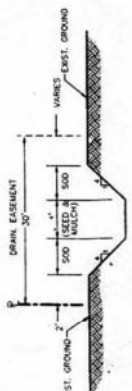
TEMPORARY TYPE TURNAROUND



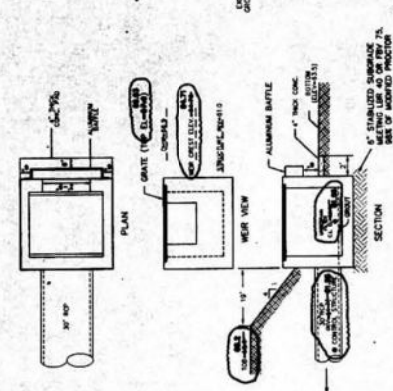
SWALE (SECTION E-E)



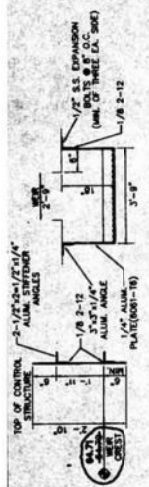
SWALE (SECTION D-D)



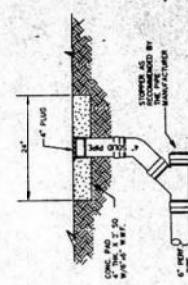
CONTROL STRUCTURE DETAIL (MODIFIED FOOT TYPE 'D' INLET)



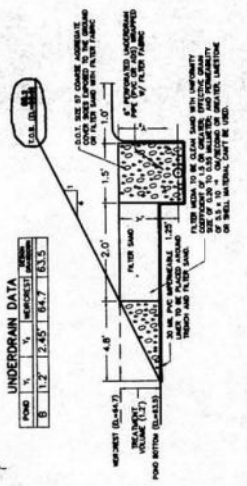
ALUMINUM BAFFLE DETAIL



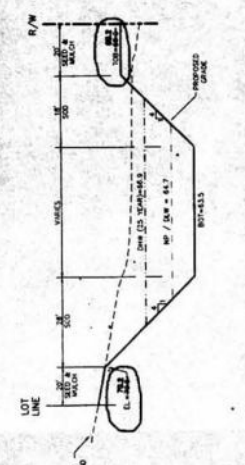
CLEAN-OUT DETAIL



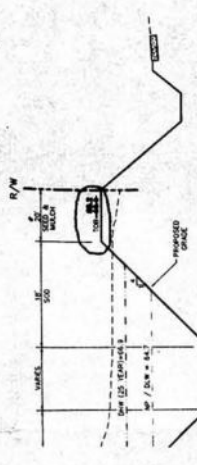
UNDERDRAIN FILTER DETAIL



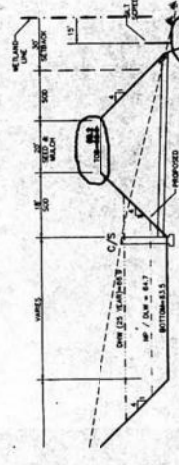
POND "B" (SECTION A-A)



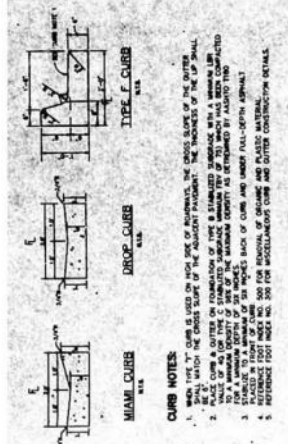
POND "B" (SECTION B-B)



POND "B" (SECTION C-C)



CURB DETAILS



CURB NOTES

1. WHEN THE "T" CURB IS USED ON THE SIDE OF A ROADWAY, THE CROSS SLOPE OF THE DITCH SHALL BE 1:1.
2. PLACE CURB ON THE INSIDE OF THE DITCH. THE THICKNESS OF THE CURB SHALL BE 12 INCHES.
3. THE CURB SHALL BE 12 INCHES HIGH AT THE DITCH EDGE AND 6 INCHES HIGH AT THE ROADWAY EDGE.
4. THE CURB SHALL BE 12 INCHES WIDE AT THE DITCH EDGE AND 6 INCHES WIDE AT THE ROADWAY EDGE.
5. THE CURB SHALL BE 12 INCHES WIDE AT THE DITCH EDGE AND 6 INCHES WIDE AT THE ROADWAY EDGE.
6. THE CURB SHALL BE 12 INCHES WIDE AT THE DITCH EDGE AND 6 INCHES WIDE AT THE ROADWAY EDGE.
7. THE CURB SHALL BE 12 INCHES WIDE AT THE DITCH EDGE AND 6 INCHES WIDE AT THE ROADWAY EDGE.



LEGEND

- EXIST SPOT ELEV
- PROPOSED SPOT ELEV
- EXIST CONTOUR
- PROPOSED CONTOUR
- EXIST 20' WIDE DRIVE
- PROPOSED 20' WIDE DRIVE
- EXIST 10' WIDE DRIVE
- PROPOSED 10' WIDE DRIVE
- EXIST 5' WIDE DRIVE
- PROPOSED 5' WIDE DRIVE
- EXIST 2' WIDE DRIVE
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CES Engineering, Inc.

521a S M.L.K. Jr Ave, Clearwater, FL 33756

Colonail Hills Phase 4

SWFWMD # 44 20330.001

OPERATIONS AND MAINTENANCE DRAINAGE INSPECTION CHECKLIST

Review plans, identify and highlight important features of the collection, delivery and disposal system. Take photos of the pond and outfall.

1. Streets/Roads/parking area used to convey stormwater:

a. Grated inlets clear	Pass X	Fail <input type="checkbox"/>
b. Grated in place	Pass X	Fail <input type="checkbox"/>
c. Check for areas of sunken or deteriorated pavement which may be a sign of a drainage problem.	Pass X	Fail <input type="checkbox"/>

2. Retention/Detention ponds/Swales:

a. Side slope, vegetated, erosion controlled	Pass X	Fail <input type="checkbox"/>
b. Fences where required are intact.	Pass X	Fail <input type="checkbox"/>

c. Are 'dry' pond dry	Pass X	Fail <input type="checkbox"/>
d. Are 'wet' pond wet	Pass X	Fail <input type="checkbox"/>


3. In addition for wet ponds:



a. Littoral zone (35% percent or more of lake area shallow, dense vegetated with native aquatic plants)	Pass X	Fail <input type="checkbox"/>
b. Are pond overgrown with cattails	Pass X	Fail <input type="checkbox"/>

4. Underdrain system::

a. Clearouts intact	Pass X	Fail <input type="checkbox"/>
b. Is it working	Pass X	Fail <input type="checkbox"/>

5. Water Control Structure (inlet, outlet structure, culverts, flumes, berms, weirs):

a. Overall Structures Intact	Pass <input checked="" type="checkbox"/>	Fail <input type="checkbox"/>
b. Excessive vegetation or debris	Pass <input checked="" type="checkbox"/>	Fail <input type="checkbox"/>
c. Erosion controlled	Pass <input checked="" type="checkbox"/>	Fail <input type="checkbox"/>
d. Orifice clear. Needs to be cleared out 	Pass <input type="checkbox"/>	Fail <input checked="" type="checkbox"/>
e. Catch basin grates, manhole covers and outfalls are to be free of obstructions and are functional.	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>
f. Catch basins depth of material in a pipe shall not exceed 25% of the diameter of the pipe and the depth of material in a catch basin	Pass <input checked="" type="checkbox"/>	Fail <input type="checkbox"/>

<p>sump shall not exceed 25% of the distance from the bottom of the structure to the lowest pipe invert.</p>		
<p>g. Check headwalls for deterioration and any signs of erosion.</p>	<p>Pass X</p>	<p>Fail <input type="checkbox"/></p>
<p>h. Check weirs and baffles installation (12" min. sump clearance from bottom of structure to bottom of baffle, if applicable)</p> 	<p>Pass X</p>	<p>Fail <input type="checkbox"/></p>
<p>i. Drainage pipes clear.</p>  <p>ii.</p>	<p>Pass</p>	<p>Fail X</p>

6. Wetlands:

a. Encroachment into wetlands	Pass X	Fail <input type="checkbox"/>
b. Erosion in wetlands.	Pass X	Fail <input type="checkbox"/>

Other Notes and COMMENTS: Although this system appears to be functioning several discharge pipes are in need of clearing and proper grading. Due to these issues this permit has failed.

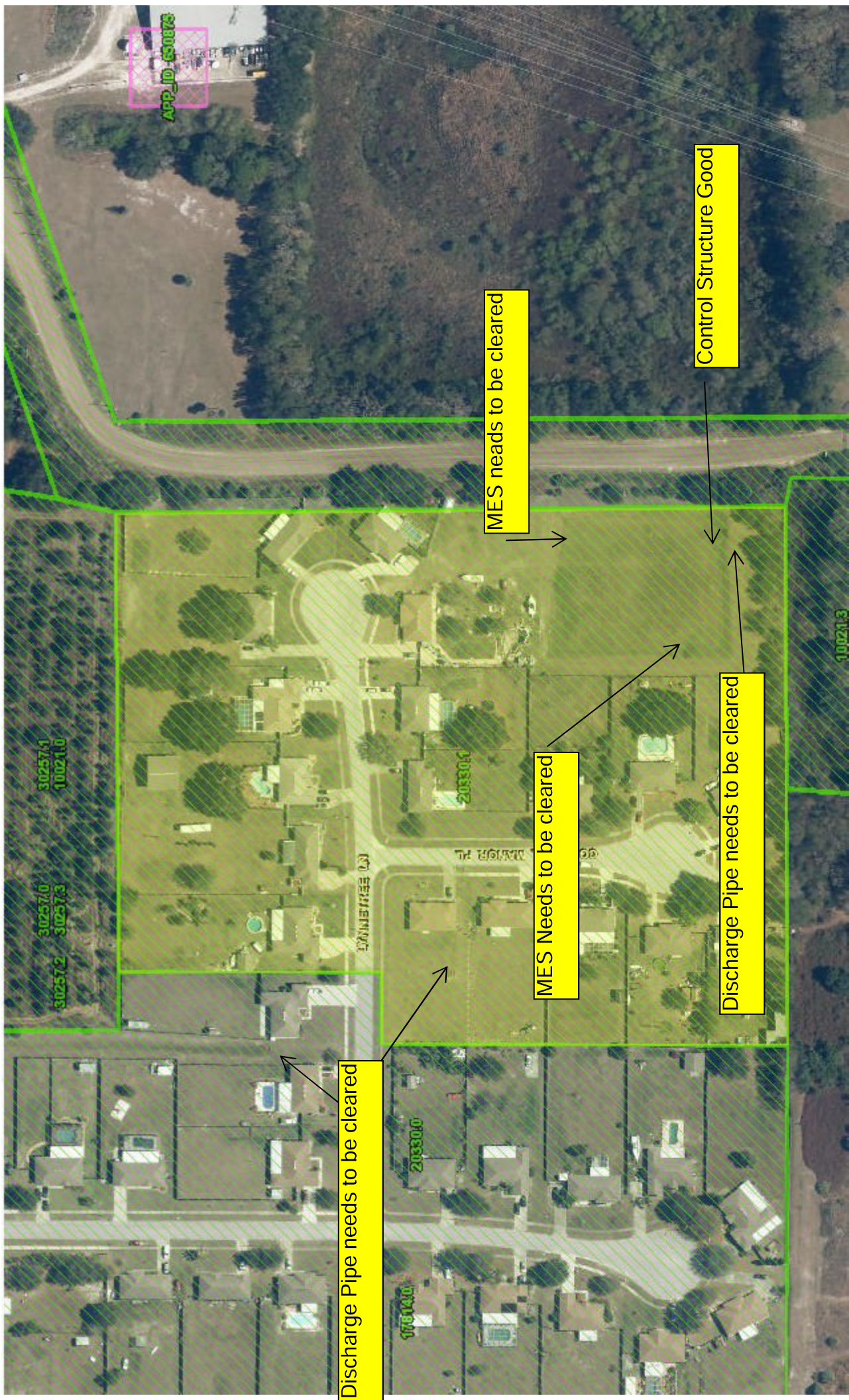


Project Name: Colonial Hills Phase 4

Permit No: 44 20330.001

Date: 2025-05-01

Inspector: James and Almira Gravel



APP_ID: 650875

Discharge Pipe needs to be cleared

MES Needs to be cleared

MES needs to be cleared

Discharge Pipe needs to be cleared

Control Structure Good

COLONIAL HILLS HOMEOWNERS' ASSOCIATION

Special Events Committee Meeting

Minutes of, June 3, 2025 at 6:30PM

PRESENT: Angela Logan, Shirley Rempe, Lisa Powell, Dawn Haralson

ALSO PRESENT: No residents attended

PLACE: 12205 Creighton Place, Riverview, FL 33579

Call To Order 6:34 pm by Angela Logan

1. Angela Logan volunteered to be chairperson of the Special Events Committee and will schedule future meetings and will document meeting minutes
2. Committee discussed briefly all ideas submitted for future events.
3. Yard of the Month: Committee decided Yard of the Quarter would be more manageable. First contest date will be July 1, 2025 and every three months after. Committee will get together on Tuesday, June 24, 2025 at 6:30PM and choose five yards in the community as the final contestants. Those five yards will be posted on Facebook, the website, and sent to homeowners that have given email consent so homeowners can vote on which yard will receive a prize. Shirley will make sign announcing the contestant and write details to post on Facebook, the website and sent via email. Prize will be a \$25.00 gift card from Lowes.
4. Halloween/Christmas Decorations Contest: Committee approved these contests and will discuss details at future meetings. Prize will be \$50.00 gift card to be determined later for each contest.
5. Fall Festival: Committee approved. Discussed previous festivals held. Chilli Cookoff to be included. Will start planning no later than August 1, 2025.
6. Outdoor Movie: Suggested by Lisa. Committee approved and will plan at a later date when the weather is cooler.
7. Clothes/Food Drive: Committee approved and will plan some time before Thanksgiving.
8. Craft/Painting/Sewing/Board Game Parties: Committee will consider at later date.
9. Swimming Pool Parties and Dog Parties: Committee decided against these events for liability reasons.
10. Day Trips: Committee decided against these events so that we can focus on events inside the community.
11. Community Directory: Committee decided against this idea.

Meeting Adjourned: 7:37 PM