



ELITE LAWNS

To: Jason Pierman
AVENIR COMMUNITY DEVELOPMENT DISTRICT
2501 A Burns Road
Palm Beach Gardens, FL 33410

DATE: April 17, 2026

Dear Mr. Pierman:

The undersigned, as Bidder, hereby declares that he is acquainted with the site of the construction as shown on the plans and has fully acquainted himself with the work to be done; that he has thoroughly examined the specifications and all contract documents pertaining thereto; and has read any and/or all addenda issued prior to the opening of the bids. The bidder proposes and agrees, if this proposal is accepted, to furnish all necessary materials, tools, construction equipment, transportation, and labor to complete the construction as shown, detailed, and described in the specifications and on the drawings. It is understood by the Bidder that no additional compensation shall be allowed for extra work unless authorized in writing by the District. The Bidder agrees that, if awarded the Contract, he will sign the Contract Documents within fifteen (15) calendar days of the award of the bid, that he will commence the work on the date stated in the notice to proceed, and that he will complete the work within 180 calendar days, thereafter.

The Bidder is licensed as a Contractor to perform the work or services contemplated by this bid and holds License No. 201007004 issued by Palm Beach County, Florida, or in the alternative, is qualified by examination of reciprocity to be so licensed to do this work.

BIDDER: Elite Lawns, Inc.

ADDRESS: 12773 Forest Hill Blvd Ste 202, Wellington FL 33414

BY: Garrett Knowles

TITLE: President



ELITE LAWNS

April 17, 2025

**Jason Pierman – Avenir Community Development District
Re: Coconut Boulevard Extension Landscape and Irrigation
Palm Beach Gardens, FL**

Thank you for considering Elite Lawns for your landscaping needs. We are excited about the opportunity to work with you to enhance the beauty and functionality of your outdoor space. Please find below a detailed proposal outlining the scope of work and costs associated with the project.

Scope of work:

1. **Site Preparation**
 - Grading and leveling as needed.
2. **Landscape Installation**
 - **Softscaping:** Planting of trees, shrubs, and ground cover per design plans dated 4.25.25
 - Topsoil for backfilling, 24" min around trees and shrubs (1200 yds) **\$43,680.00**
 - DeepRoot Root Barrier (3795 LF). **\$32,968.00**
 - Bracing of trees (268) @ \$30ea. **\$8,040.00**
 - Bracing of palms (302) @ \$45ea. **\$13,590.00**
 - Onsite wheel-loader and excavator. **\$3,500.00**
 - Delivery of all plant material **\$18,000.00**
3. **Irrigation Installation**
 - Complete automatic irrigation system as per plans & specifications by Parker and Yannette Design Group sheets IR-C to IR-18
 - Does not include permit fees
 - Does not include power to pump and controller
 - **(\$465,300.00)**
4. **Finishing Touches**
 - Mulching (Melaleuca) and soil amendments. (139,735sf) \$372.00/pallet, **\$98,208.00**
 - Floritam Sod (4,036sf) .62 per sf **\$2,502.32**
 - Bahia Sod (1,076,877sf) .40 per sf **\$430,750.80**
 - Final cleanup and debris removal.
 - Post-installation inspection and adjustments.



ELITE LAWNS

	TREES	Qty	Per Unit	Total
BA	Bulnesia arborea / Verawood Container Grown, 12' Ht. X 5' Spr., 2.5" Cal., Full and Dense Foliage	14	\$ 536.25	\$ 7,507.50
CE2	Conocarpus erectus / Green Buttonwood Container Grown, 12' Ht. x 6' Spr., Single Straight Trunk, 2.5" Cal., Full Canopy	127	\$ 243.75	\$ 30,956.25
PE	Pinus elliottii var. densa / South Florida Slash Pine Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full and Dense Foliage	51	\$ 468.00	\$ 23,868.00
QV14	Quercus virginiana / Southern Live Oak Container Grown, 14' Ht. x 6' Spr., 3.5" Cal., Single Straight Trunk, Full and Even Canopy, No Low Crotch	76	\$ 536.25	\$ 40,755.00
	PALMS			
AW	Acoelorrhaphe wrightii / Paurotis Palm Field Grown, Clump, 10+ Canes, 12' OA Ht. x 10' Spr., Canes Cleared to Approx. 4' -5' Ht., Full and Dense	45	\$ 1,287.00	\$ 57,915.00
SP	Sabal palmetto / Cabbage Palmetto Field Grown, Varying Heights, 12' -18' CT, Slick Straight Trunk, Hurricane Cut	224	\$ 195.00	\$ 43,680.00
SPR	Sabal palmetto / Curved Trunk Sabal Palm Field Grown, Varying Heights, 15' -20' CT, Slick Trunk, Curved, Hurricane Cut	78	\$ 243.75	\$ 19,012.50
	SHRUBS			
SRE	Serenoa repens / Saw Palmetto 3 Gal., 18" Ht. x 18" Spr., Full and Dense, Full to Base	204	\$ 24.38	\$ 4,972.50
	SHRUB AREAS			
CHR	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum 3 Gal., 18" Ht. x 12" Spr., 24" O.C., Full to Base and Dense	49	\$ 8.78	\$ 429.98
CHR1	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum 1 Gal., 10" Ht. Min. x 8" Spr., 36" O.C., Full to Base and Dense, Disease Free	1592	\$ 8.78	\$ 13,969.80
CON1	Conocarpus erectus / Green Buttonwood 1 Gal., 10" Ht. x 10" Spr., 36" O.C., Full to Base and Dense	852	\$ 8.78	\$ 7,476.30
MYR1	Myrcianthes fragrans / Simpson`s Stopper 1 Gal., 12" Ht. x 10" Spr., 36" O.C., Full and Dense	297	\$ 10.73	\$ 3,185.33
SER1	Serenoa repens / Saw Palmetto 1 Gal., 10" Ht. x 10" Spr., 36" O.C., Full to Base and Dense	646	\$ 24.38	\$ 15,746.25
ZAM1	Zamia pumila / Coontie 1 Gal., 12" Ht. x 12" Spr., 36" O.C., Full and Dense, No Spots	469	\$ 19.50	\$ 9,145.50
	GRASSES			
MUH	Muhlenbergia capillaris / Pink Muhly Grass 1 Gal., 16" Ht. x 16" Spr., 36" O.C., Fully Rooted and Dense	2216	\$ 8.78	\$ 19,445.40
SPA	Spartina bakeri / Sand Cord Grass 1 Gal., 24" Ht. x 22" Spr., 36" O.C., Fully Rooted and Dense	4538	\$ 8.78	\$ 39,820.95
FAK	Tripsacum dactyloides / Fakahatchee Grass 1 Gal., 24" Ht. x 22" Spr., 36" O.C., Fully Rooted and Dense	4646	\$ 8.78	\$ 40,768.65
GAM	Tripsacum floridanum / Florida Gamagrass 1 Gal., 24" Ht. x 22" Spr., 36" O.C., Fully Rooted and Dense	2260	\$ 8.78	\$ 19,831.50

\$428,810.62

12773 Forest Hill Blvd Suite 202
Wellington, FL 33414
561-249-1510
elitelawns1@outlook.com



ELITE LAWNS

We hereby propose to furnish labor and materials, in accordance with the above specifications, for **\$1,545,349.74**. This price includes all plant material, softscaping, irrigation and finishing products. All work shall be performed in a professional manner according to standard practices.

Any services rendered that are in addition to or beyond the scope of work required by this initial agreement will be billed separately.

Liability: Elite Lawns is not responsible for conditions due to freezing weather, excessive rain, storm damage or extensive drought. In the event of any damage caused to the property by Elite Services during the performance of work, we will take responsibility and repair said damage. Additionally, it is understood that Elite Services is not to be held liable for any damage of any kind that is not caused by our own negligence, by contractors, or employees.

If you wish to proceed with this proposal, please sign below and return a copy to us as soon as possible. If you have any questions or need further modifications, feel free to contact us.

Thank you for the opportunity to work with you. We look forward to creating a beautiful and functional outdoor space for you.

Garrett Knowles

Elite Lawns
561-436-4799

Customer Name: _____

Signature: _____

Date: _____

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Elite Lawns Inc.
12773 Forest Hill Boulevard, Suite 202, Wellington, FL 33414

SURETY (Name, and Address of Principal Place of Business):

Merchants National Bonding, Inc.
P.O. Box 14498, Des Moines, IA 50306-3498

OWNER (Name and Address):

Avenir Community Development District
2501-A Burns Road, Palm Beach Gardens, FL 33410

BID

Bid Due Date: April 20, 2026
Description (Project Name— Include Location): Coconut Boulevard Extension Landscape and Irrigation,
Palm Beach Gardens, FL

BOND

Bond Number: Bid Bond
Date: April 20, 2026
Penal sum Ten Percent of Amount Bid \$ 10%
(Words) (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

Elite Lawns Inc.
Bidder's Name and Corporate Seal

By:

Signature

Garrett Knowles
Print Name

President
Title

Attest:

Ashlee Summers
Signature Ashlee Summers
Title Secretary

SURETY

Merchants National Bonding, Inc.
Surety's Name and Corporate Seal

By:

Signature (Attach Power of Attorney)

Wendy A. Bright
Print Name

Attorney-in-Fact
Title

Attest:

Cheri Ritz
Signature Cheri Ritz
Title Witness

Note: Addresses are to be used for giving any required notice.
Provide execution by any additional parties, such as joint venturers, if necessary.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Wendy A. Bright**

Surety Bond #: Bid Bond

Principal: Elite Lawns Inc.

Obligee: Avenir Community Development District

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 20th day of April, 2026



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 20th day of April, 2026, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 20th day of April, 2026



Secretary



April 17, 2026

Re: Elite Lawns, Inc.

To Whom It May Concern:

This letter serves as verification that the above-mentioned customer has an established account with First National Bank Coastal Community (FNBCC). This account is in good standing.

Please do not hesitate to contact me if any further information is required.

Thank you,

A handwritten signature in blue ink, appearing to read "Dale Mutschler", with a long horizontal flourish extending to the right.

Dale Mutschler
Assistant Branch Manager
First National Bank Coastal Community
12140 South Shore Blvd
Wellington, FL 33414
561-231-5444
dale.mutschler@fnbccfl.com



ELITE LAWNS

Client References

Hawkins Construction

Project: Avenir Town Center

Contact: John Kim

Phone: 727-946-8608

Scope of Work: Landscaping services for a Publix retail center, including multiple outparcel buildings, berm installation, and surrounding site areas.

Duration: August 2024 – Present

Yellowfin Builders

Contact: Guy Bartels

Phone: 561-469-7318

Scope of Work: Landscaping of multiple large-scale, high-end equestrian properties.

Duration: 2016 – Present

IDA Development

Contact: Jordan Gatchell

Phone: 561-285-3332

Scope of Work: Installation and landscaping of multiple large-scale, high-end equestrian properties.

Duration: 2025 – Present

Streamline Building and Development

Contact: Nick Infante

Phone: 561-635-7482

Scope of Work: Installation and landscaping of multiple new luxury residential properties.

Duration: 2025 – Present

Scrutinized Company Certification

I hereby swear or affirm that as of the date below this company is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes I further affirm that:

1. This company is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
2. This Company does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
 - b. Have a material business relationship involving the supply of military equipment, or
 - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - d. Have been complicit in the genocidal campaign in Darfur.
3. This Company does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
 - b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
4. This Company is not engaged in business operations in Cuba or Syria.

VENDOR/COMPANY NAME:

Elite Lawns, Inc.

SIGNATURE and DATE:

 4/15/20

NAME AND TITLE:

Garrett Knowles/President

The scrutinized company list is maintained by the State Board of Administration and available at <http://www.sbafla.com/>



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

****LOCATED AT****
12773 FOREST HILL BLVD
WELLINGTON, FL 33414

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
LAWN MAINTENANCE	KNOWLES GARRETT		B25.638435 07/24/2025	\$33.00	B40123595

This document is valid only when receipted by the Tax Collector's Office.



3
7-300

ELITE LAWNS INC
ELITE LAWNS INC
12773 FOREST HILL BLVD STE 202
WELLINGTON FL 33414-4762



**STATE OF FLORIDA
PALM BEACH COUNTY**
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 201007004
EXPIRES: 09/30/2026

This receipt **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



Village of Wellington

12300 Forest Hill Blvd., Wellington, FL 33414
(561) 791-4000 | BTR@wellingtonfl.gov

2026
LOCAL BUSINESS TAX RECEIPT

Business Name: Elite Lawns Inc.
DBA: Elite Services

Business Type(s): 561730 Landscape care and maintenance services

Business Location: 12773 Forest Hill Blvd 202
Wellington, FL 33414

Mailing Address: 12773 Forest Hill Blvd 202
Wellington, FL 33414

Owner: Garrett Knowles

License Number: BTR-000379-2022

License Type: Business Tax Receipt

Issued Date: 10/1/2025

Classification: Landscape

Expiration Date: 9/30/2026

Sub Classification: Mobile Lawn and Garden Services

This receipt expires September 30th of each year. It is your responsibility to renew your receipt annually.

TO BE POSTED IN A CONSPICUOUS PLACE