Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey
Mindy Brady

YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL
REGULAR MEETING AGENDA
November 2, 2026, AT 6:00 PM

Town Administrator
Seante M Gyukeri
Administrative Assistant
David Weaver
Deputy Clerk
Staci DeBolt
Maintenance Supervisor
Barrett Blais
Attorney
Norm D Fugate

MEETING CALLED TO ORDER:
(Please turn off Cell phones)
PLEDGE OF ALLEGIANCE:

ROLL CALL: Laurence Vorisek, Tim Ecker, Bob Terrian, Allen Casey, Mindy Brady, Seante Gyukeri, Staci DeBolt and Norm Fugate.

AGENDA:

1. **Minutes**
   A. 10.5.26 Hearing Ordinance 2026-02
   B. 10.5.26.Regular Meeting Minutes
2. **Yankeetown School Alexis Richardson**
3. **Asphalt Bid**
4. **Lions Club President Steve Norton- Seafood Festival**
5. **Ordinance 2026-04 Right-of Way Mowing first reading**
6. **Sealed Bids- Trailer**
7. **Waste Pro Contract Updates**
8. **Resolution 2026-09 Garbage Rate Increase**
9. **Municode Codification Quote**
10. **Ordinance 2026-03 Feral Cat Ordinance second reading**
11. **Savinacious Monthly Updates**

COUNCIL REPORTS OR ANNOUNCEMENTS:
Laurence Vorisek:
Tim Ecker:
Bob Terrian:
Allen Casey:
Mindy Brady:

MAYOR REPORTS OR ANNOUNCEMENTS:

TOWN ADMINISTRATOR REPORT OR ANNOUNCEMENTS:

AREA RESIDENT COMMENTS OR ANNOUNCEMENTS: (Please Limit to Three (3) Minutes)

ADJOURNMENT:

Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey
Mindy Brady

YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL 34498
352-447-2511

Town Administrator
Seante M Gyukeri
Deputy Clerk
Staci DeBolt
Maintenance Supervisor
Barrett Blais
Town Attorney
Norm D Fugate

TOWN OF YANKEETOWN
SECOND PUBLIC HEARING – ORDINANCE 2026-02
OCTOBER 5, 2026 – 5:30 P.M.
YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN, FLORIDA

CALL TO ORDER
Mayor Laurence Vorisek called the second public hearing on Ordinance 2026-02 to order at 5:30 P.M.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was recited.

ATTENDANCE
Present: Mayor Laurence Vorisek; Councilmembers Mindy Brady and Bob Terrian; Town Administrator Seante M. Gyukeri; Deputy Clerk Staci DeBolt; and Town Attorney Norm D. Fugate. Members of the public included Dan Oats and Kayle Kukla.

ORDINANCE 2026-02 – SECOND READING
Ordinance 2026-02 was presented on second reading. The ordinance amends the Town Code to provide that members of the Planning and Zoning Commission also serve as members of the Board of Adjustment, with provisions for qualifications, conflicts, severability, and an effective date.

PUBLIC COMMENT
A member of the public asked whether adoption would eliminate the Board of Adjustment as a separate board and whether a person could serve only on the Board of Adjustment. Town Attorney Fugate explained that the Board of Adjustment would continue to meet separately when necessary, but the same individuals appointed to the Planning and Zoning Commission would also serve as the Board of Adjustment.

COUNCIL ACTION
Councilmember Mindy Brady made a motion to approve Ordinance 2026-02 on second reading. Councilmember Bob Terrian seconded the motion.

Roll Call Vote:
Councilmember Mindy Brady – Yea
Councilmember Bob Terrian – Yea
Mayor Laurence Vorisek – Yea
Motion carried unanimously, 3-0.

ADJOURNMENT
The hearing was adjourned at 5:35 P.M.

_____ _____

Laurence Vorisek, Mayor

Seante M. Gyukeri, Town Administrator

Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey
Mindy Brady

Town Administrator
Seante M Gyukeri
Deputy Clerk
Staci DeBolt
Maintenance Supervisor
Barrett Blais
Town Attorney
Norm D Fugate

YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL 34498
352-447-2511

TOWN OF YANKEETOWN
REGULAR TOWN COUNCIL MEETING
OCTOBER 5, 2026 – 6:00 P.M.
YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN, FLORIDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Mayor Laurence Vorisek called the regular meeting to order at 6:00 P.M. The Pledge of Allegiance was recited.

ROLL CALL

Present: Mayor Laurence Vorisek; Councilmembers Bob Terrian and Mindy Brady; Town Administrator Seante M. Gyukeri; Deputy Clerk Staci DeBolt; and Town Attorney Norm D. Fugate. Councilmembers Tim Ecker and Allen Casey were absent. Approximately 21 members of the public were in attendance.

AGENDA AMENDMENTS

The agenda was amended to add Alexis Richardson/Yankeetown School as Item 3, the Interlocal Animal Control Agreement as Item 10, and Town Hall hours as Item 11.

1. APPROVAL OF MINUTES

Councilmember Mindy Brady made a motion, seconded by Councilmember Bob Terrian, to approve the September 8, 2026 Regular Meeting minutes; September 9, 2026 Fire Assessment Hearing minutes; September 9, 2026 Tentative Millage Rate and Tentative Budget Hearing minutes; and September 23, 2026 Final Budget and Final Millage Rate Hearing minutes.

Roll Call Vote:
Mayor Laurence Vorisek – Yea
Councilmember Bob Terrian – Yea
Councilmember Mindy Brady – Yea
Motion carried unanimously, 3-0.

2. WASTE PRO – SOLID WASTE SERVICE AND RATE INCREASE

Tripp Lancaster of Waste Pro addressed Council regarding Levy County's new $85-per-ton residential solid-waste tipping fee. Waste Pro explained that the fee could not be absorbed and reviewed service alternatives, including one- or two-times-per-week garbage collection and possible removal of recycling and yard-waste service. Town staff also presented resident survey results and estimated customer rates.

Following Council and public discussion, Councilmember Bob Terrian moved to retain the current service level of twice-weekly garbage collection, recycling, and yard-waste service at a new customer rate of $27.39 per month, inclusive of the Town's $1.00 administrative fee. Councilmember Mindy Brady seconded the motion.

Roll Call Vote:
Mayor Laurence Vorisek – Nay
Councilmember Bob Terrian – Yea
Councilmember Mindy Brady – Yea
Motion carried 2-1.

3. YANKEETOWN SCHOOL REPORT

Alexis Richardson provided the Yankeetown School report. She reported completion of the first nine weeks, a successful eighth-grade spaghetti dinner fundraiser, PTO fundraising activities, the October 23 Fall Festival, upcoming Turkey Bingo, efforts to improve auditorium lighting and sound, athletic activities, and opportunities for community members to participate as lunch buddies.

4. FUGATE & FUGATE LAW FIRM – CONTRACT FOR SERVICES

Council reviewed the proposed renewal of the Town Attorney's legal-services contract. Councilmember Mindy Brady moved to approve the contract renewal, and Councilmember Bob Terrian seconded the motion.

Roll Call Vote:
Councilmember Mindy Brady – Yea
Councilmember Bob Terrian – Yea
Mayor Laurence Vorisek – Yea
Motion carried unanimously, 3-0.

5. FLATBED TRAILER – SURPLUS AND DISPOSITION

Council discussed the flatbed trailer purchased April 14, 2025 for $4,033.25, its lack of current municipal use, and needed repairs. Councilmember Bob Terrian moved to declare the trailer surplus and dispose of it through a sealed-bid process with a minimum bid of $4,033.25. Councilmember Mindy Brady seconded the motion.

Roll Call Vote:
Mayor Laurence Vorisek – Yea
Councilmember Bob Terrian – Yea
Councilmember Mindy Brady – Yea
Motion carried unanimously, 3-0.

6. FERAL CAT PROPOSED ORDINANCE – FIRST READING

Town Attorney Fugate presented proposed Ordinance 2026-03 on first reading. The ordinance would amend Section 4-23 of the Town Code regarding at-large, stray, and feral cats and would prohibit feeding or otherwise enticing or encouraging at-large stray or feral cats. Council and members of the public discussed feeding on private and public property, trap-neuter-return practices, animal-control enforcement, and nuisance concerns. No vote was required on first reading.

7. HISTORIC BOARD VACANCY

Council announced a vacancy on the Historic Board and encouraged interested residents to apply. A potential interested resident was identified for follow-up. No appointment was made.

8. PARKS & RECREATION – HALLOWEEN EVENT CLOSURE

Councilmember Mindy Brady moved to close the pavilion, playground, and basketball court from October 24, 2026 through November 1, 2026 to allow setup and operation of the Parks & Recreation Halloween event. Councilmember Bob Terrian seconded the motion.

Roll Call Vote:
Councilmember Mindy Brady – Yea
Councilmember Bob Terrian – Yea
Mayor Laurence Vorisek – Yea
Motion carried unanimously, 3-0.

9. SAVINACIOUS UPDATE

Jason Benoit provided an update on Town grant and infrastructure projects. The State Revolving Fund application for water-system improvements remains in process, with a required public meeting scheduled for the following week. He discussed potential principal forgiveness, the pending CDBG application, and the status of HMGP Idalia and Helene projects, including residential elevation applications. He advised

that the Town's applications remain pending at the state/federal level and that no statewide HMGP awards for the referenced cycles had yet been released.

10. INTERLOCAL ANIMAL CONTROL AGREEMENT

Council discussed the negotiated interlocal animal-control agreement at $955.35 per month for the period October 1, 2026 through October 1, 2027. Councilmember Mindy Brady moved to approve the agreement, and Councilmember Bob Terrian seconded the motion.

Roll Call Vote:

Mayor Laurence Vorisek – Yea
Councilmember Bob Terrian – Yea
Councilmember Mindy Brady – Yea
Motion carried unanimously, 3-0.

11. TOWN HALL HOURS

Council discussed extending Town Hall public hours to 8:00 A.M. through 5:00 P.M., Monday through Friday, on a 90-day trial basis. The staffing plan provides for two office staff members to work four nine-hour days per week while maintaining weekday coverage. Councilmember Mindy Brady moved to implement the 90-day trial, effective October 5, 2026, with the option to continue or revise the schedule following evaluation. Councilmember Bob Terrian seconded the motion.

Roll Call Vote:

Mayor Laurence Vorisek – Yea
Councilmember Mindy Brady – Yea
Councilmember Bob Terrian – Yea
Motion carried unanimously, 3-0.

COUNCIL REPORTS AND ANNOUNCEMENTS

Councilmember Brady reported on Parks & Recreation preparations for the Halloween event, Town-logo shirts, and plans for holiday and American flags. Councilmember Terrian reported law-enforcement and fire activity. Mayor Vorisek reported on water operations, road and drainage work, tree planting, alleyway clearing, planned road repairs, and continued Levy County ditch work. The Mayor also reported that Inglis had been purchasing water from Yankeetown and discussed the associated intergovernmental water account.

TOWN ADMINISTRATOR REPORT

The Animal Control monthly report was received. The Code Enforcement report reflected four new cases, ten prior cases closed through compliance, two second letters issued, and two matters potentially proceeding to the magistrate. Case types included dilapidated structures, nuisance complaints, land-development violations, and inadequately maintained property.

AREA RESIDENT COMMENTS

A resident requested an update on Cattail Creek cleanup. Town officials advised that the project remains pending necessary permitting and agreed to continue pursuing the matter. Another resident thanked Council members for their work planting and maintaining new trees.

ADJOURNMENT

Councilmember Mindy Brady made a motion to adjourn, seconded by Councilmember Bob Terrian. The motion carried 3-0. The meeting adjourned at approximately 7:57 P.M.

_____ _____

Laurence Vorisek, Mayor Seante M. Gyukeri, Town Administrator

ASPHALT
Sealing and Striping
352-732-0900

October 26, 2026

✓ COMPLETE

ASPHALT
Sealing and Striping
352-732-0900

Asphalt Roadway Proposal

Submitted to
Staci DeBolt
Town of Yankeetown
(352) 447-2511
Staci@Yankeetownfl.org

Contact
Devon M Freshwater
(352) 732-0900
devon@asphaltsas.com

Asphalt Roadway Proposal

ASPHALT Sealing and Striping 352-732-0900

About us

We Solve Problems & Make Pavement Maintenance Simple

Asphalt Sealing & Striping provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets within a 60-mile radius of providing service to the Ocala Fl and surrounding communities.

Asphalt Sealing & Striping is a local female owned company located in Ocala, FL and has been serving Central Florida since 1967. We're licensed and experienced to better serve the needs of our customers. Our business is also a certified drug-free workplace for your peace of mind. We are fully insured with General Liability and Workers Compensation.

Submitted to
Staci DeBolt
(352) 447-2511
Staci@Yankeetownfl.org

Proposal Date 10/26/2026
Project ID 26-0333
Job Site 6241 Harmony Ln
Yankeetown, FL 34498

Contact
Devon M Freshwater
(352) 732-0900
devon@asphaltsas.com

Services

Asphalt Roadway Estimate

19 Patrica $2,800.00

ROADWAY RESURFACING — TACK COAT, 1.5-INCH ASPHALT OVERLAY & PAVEMENT MARKINGS
Furnish all labor, materials, equipment, and supervision necessary to resurface the designated roadway areas as outlined below.
AREA (18x39 78 SQ YDS)

- **Surface Preparation:** Mechanically sweep and clean the existing pavement to remove dirt, loose aggregate, vegetation, and debris that may interfere with adhesion of the asphalt overlay.
- **Tack Coat Application:** Apply asphalt emulsion tack coat uniformly to the prepared pavement and adjoining asphalt contact surfaces to promote bonding between the existing pavement and new asphalt course.
- **Asphalt Installation:** Furnish and install SP 9.5 hot-mix asphalt to a finished, compacted thickness of 1.5 inches. Place asphalt using paving equipment to provide consistent coverage, uniform texture, and a smooth riding surface.
- **Compaction & Joints:** Compact the asphalt using suitable rollers. Properly construct and compact longitudinal and transverse joints, pavement edges, and tie-ins within the resurfacing limits.
- **Pavement Markings:** Where required within the resurfaced areas, restore existing roadway markings using traffic-rated pavement marking paint. Coordinate marking locations and layout with the Town's designated representative before installation.
- **Work Area Coordination:** Coordinate the paving schedule, roadway access, and temporary traffic control arrangements with the Town's designated representative prior to mobilization.
- **Final Cleanup:** Remove debris generated by the work and leave the roadway and adjacent work areas clean upon completion.

Scope Clarifications: Resurfacing will generally follow the existing roadway grades and cross slopes. Correction of existing drainage deficiencies, depressions, or standing water is excluded unless specifically identified in the proposal. Milling, full-depth pavement repairs, base stabilization, utility structure adjustments, thermoplastic markings, and additional work outside the designated resurfacing limits are excluded unless expressly included. Any additional work shall require written authorization from the Town before proceeding.

Asphalt Roadway Proposal

ASPHALT Sealing and Striping 352-732-0900

Pamela Rd $26,000.00

ROADWAY RESURFACING — TACK COAT, 1.5-INCH ASPHALT OVERLAY & PAVEMENT MARKINGS
Furnish all labor, materials, equipment, and supervision necessary to resurface the designated roadway areas as outlined below.
AREA (18x377 754 SQ YDS)

- **Surface Preparation:** Mechanically sweep and clean the existing pavement to remove dirt, loose aggregate, vegetation, and debris that may interfere with adhesion of the asphalt overlay.
- **Tack Coat Application:** Apply asphalt emulsion tack coat uniformly to the prepared pavement and adjoining asphalt contact surfaces to promote bonding between the existing pavement and new asphalt course.
- **Asphalt Installation:** Furnish and install SP 9.5 hot-mix asphalt to a finished, compacted thickness of 1.5 inches. Place asphalt using paving equipment to provide consistent coverage, uniform texture, and a smooth riding surface.
- **Compaction & Joints:** Compact the asphalt using suitable rollers. Properly construct and compact longitudinal and transverse joints, pavement edges, and tie-ins within the resurfacing limits.
- **Pavement Markings:** Where required within the resurfaced areas, restore existing roadway markings using traffic-rated pavement marking paint. Coordinate marking locations and layout with the Town's designated representative before installation.
- **Work Area Coordination:** Coordinate the paving schedule, roadway access, and temporary traffic control arrangements with the Town's designated representative prior to mobilization.
- **Final Cleanup:** Remove debris generated by the work and leave the roadway and adjacent work areas clean upon completion.

Scope Clarifications: Resurfacing will generally follow the existing roadway grades and cross slopes. Correction of existing drainage deficiencies, depressions, or standing water is excluded unless specifically identified in the proposal. Milling, full-depth pavement repairs, base stabilization, utility structure adjustments, thermoplastic markings, and additional work outside the designated resurfacing limits are excluded unless expressly included. Any additional work shall require written authorization from the Town before proceeding.

60TH $800.00

ROADWAY RESURFACING — TACK COAT, 1.5-INCH ASPHALT OVERLAY & PAVEMENT MARKINGS
Furnish all labor, materials, equipment, and supervision necessary to resurface the designated roadway areas as outlined below.
AREA (5x18 10 SQ YDS)

- **Surface Preparation:** Mechanically sweep and clean the existing pavement to remove dirt, loose aggregate, vegetation, and debris that may interfere with adhesion of the asphalt overlay.
- **Tack Coat Application:** Apply asphalt emulsion tack coat uniformly to the prepared pavement and adjoining asphalt contact surfaces to promote bonding between the existing pavement and new asphalt course.
- **Asphalt Installation:** Furnish and install SP 9.5 hot-mix asphalt to a finished, compacted thickness of 1.5 inches. Place asphalt using paving equipment to provide consistent coverage, uniform texture, and a smooth riding surface.
- **Compaction & Joints:** Compact the asphalt using suitable rollers. Properly construct and compact longitudinal and transverse joints, pavement edges, and tie-ins within the resurfacing limits.
- **Pavement Markings:** Where required within the resurfaced areas, restore existing roadway markings using traffic-rated pavement marking paint. Coordinate marking locations and layout with the Town's designated representative before installation.
- **Work Area Coordination:** Coordinate the paving schedule, roadway access, and temporary traffic control arrangements with the Town's designated representative prior to mobilization.
- **Final Cleanup:** Remove debris generated by the work and leave the roadway and adjacent work areas clean upon completion.

Scope Clarifications: Resurfacing will generally follow the existing roadway grades and cross slopes. Correction

ASPHALT Sealing and Striping 352-732-0900

of existing drainage deficiencies, depressions, or standing water is excluded unless specifically identified in the proposal. Milling, full-depth pavement repairs, base stabilization, utility structure adjustments, thermoplastic markings, and additional work outside the designated resurfacing limits are excluded unless expressly included. Any additional work shall require written authorization from the Town before proceedings.

66TH $1,600.00

ROADWAY RESURFACING — TACK COAT, 1.5-INCH ASPHALT OVERLAY & PAVEMENT MARKINGS
Furnish all labor, materials, equipment, and supervision necessary to resurface the designated roadway areas as outlined below.
AREA (5-3x18 30 SQ YDS 6x18 12 SQ YDS)

- **Surface Preparation:** Mechanically sweep and clean the existing pavement to remove dirt, loose aggregate, vegetation, and debris that may interfere with adhesion of the asphalt overlay.
- **Tack Coat Application:** Apply asphalt emulsion tack coat uniformly to the prepared pavement and adjoining asphalt contact surfaces to promote bonding between the existing pavement and new asphalt course.
- **Asphalt Installation:** Furnish and install SP 9.5 hot-mix asphalt to a finished, compacted thickness of 1.5 inches. Place asphalt using paving equipment to provide consistent coverage, uniform texture, and a smooth riding surface.
- **Compaction & Joints:** Compact the asphalt using suitable rollers. Properly construct and compact longitudinal and transverse joints, pavement edges, and tie-ins within the resurfacing limits.
- **Pavement Markings:** Where required within the resurfaced areas, restore existing roadway markings using traffic-rated pavement marking paint. Coordinate marking locations and layout with the Town's designated representative before installation.
- **Work Area Coordination:** Coordinate the paving schedule, roadway access, and temporary traffic control arrangements with the Town's designated representative prior to mobilization.
- **Final Cleanup:** Remove debris generated by the work and leave the roadway and adjacent work areas clean upon completion.

Scope Clarifications: Resurfacing will generally follow the existing roadway grades and cross slopes. Correction of existing drainage deficiencies, depressions, or standing water is excluded unless specifically identified in the proposal. Milling, full-depth pavement repairs, base stabilization, utility structure adjustments, thermoplastic markings, and additional work outside the designated resurfacing limits are excluded unless expressly included. Any additional work shall require written authorization from the Town before proceeding.

5 Asphalt Patches $8,000.00

ROADWAY RESURFACING — TACK COAT, 1.5-INCH ASPHALT OVERLAY & PAVEMENT MARKINGS
Furnish all labor, materials, equipment, and supervision necessary to resurface the designated roadway areas as outlined below.
(5) Patches sent via Email

- **Surface Preparation:** Mechanically sweep and clean the existing pavement to remove dirt, loose aggregate, vegetation, and debris that may interfere with adhesion of the asphalt overlay.
- **Tack Coat Application:** Apply asphalt emulsion tack coat uniformly to the prepared pavement and adjoining asphalt contact surfaces to promote bonding between the existing pavement and new asphalt course.
- **Asphalt Installation:** Furnish and install SP 9.5 hot-mix asphalt to a finished, compacted thickness of 1.5 inches. Place asphalt using paving equipment to provide consistent coverage, uniform texture, and a smooth riding surface.
- **Compaction & Joints:** Compact the asphalt using suitable rollers. Properly construct and compact longitudinal and transverse joints, pavement edges, and tie-ins within the resurfacing limits.
- **Pavement Markings:** Where required within the resurfaced areas, restore existing roadway markings using traffic-rated pavement marking paint. Coordinate marking locations and layout with the Town's designated representative before installation.
- **Work Area Coordination:** Coordinate the paving schedule, roadway access, and temporary traffic control

arrangements with the Town's designated representative prior to mobilization.

- **Final Cleanup:** Remove debris generated by the work and leave the roadway and adjacent work areas clean upon completion.

Scope Clarifications: Resurfacing will generally follow the existing roadway grades and cross slopes. Correction of existing drainage deficiencies, depressions, or standing water is excluded unless specifically identified in the proposal. Milling, full-depth pavement repairs, base stabilization, utility structure adjustments, thermoplastic markings, and additional work outside the designated resurfacing limits are excluded unless expressly included. Any additional work shall require written authorization from the Town before proceeding.

Total: $39,200.00

Payment Terms & Conditions

- **Commercial Projects:** Standard terms are Net 30. However, if no deposit is provided or if there is a history of delayed payments, terms may be modified at our discretion.

- **Residential Projects:** Payment is due upon receipt of invoice.

- **Projects Over $5,000:** A 50% deposit is required for **ALL** commercial or residential projects exceeding $5,000, unless an exception is granted in writing by administration.

Acceptance

Staci DeBolt Town of Yankeetown Staci@Yankeetownfl.org	Date	Devon M Freshwater Asphalt Sealing & Striping devon@asphaltsas.com

Legal Terms & Conditions

A. CHAPTER 558 NOTICE OF CLAIM. CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

B. MANDATORY PROVISION REQUIRED BY FLA. STAT. §713.015.
ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM

FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. OWNER HEREBY ACKNOWLEDGES AND REPRESENTS THAT: 1) OWNER HAS READ AND UNDERSTANDS THIS CONTRACT, INCLUDING ALL PROVISIONS CONTAINED IN THE CONTRACT, THE BASIC TERMS AND ALL EXHIBITS AND ADDENDA ATTACHED TO THIS CONTRACT; 2) THAT OWNER IS BOUND BY ALL OF ITS TERMS AND 3) THAT OWNER IS NOT RELYING ON ANY STATEMENT, PROMISE, CONDITION, DOCUMENT OR STIPULATION NOT SPECIFICALLY REFERENCED OR SET FORTH IN THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO, ANY MARKETING OR OTHER PROMOTIONAL MATERIALS). OWNER HEREBY UNDERSTANDS AND AGREES THAT CONTRACTOR IS RELYING ON THIS ACKNOWLEDGMENT AND REPRESENTATION AND THAT CONTRACTOR WOULD NOT AGREE TO ENTER INTO THIS AGREEMENT WITHOUT SUCH ACKNOWLEDGMENTS AND REPRESENTATIONS.

C. **ATTORNEY FEES.** In the event of any disputes arising out of or in connection with this contract the prevailing party therein shall be entitled to recover reasonable attorney fees and costs, whether same were incurred prior to or during any judicial proceedings, including, but not limited to, any trial or appellate proceedings as well as prior to or during any of the alternative dispute resolution mechanisms whether described herein or otherwise ordered by a court of competent jurisdiction.

D. **GOVERNING LAW AND VENUE.** This Contract shall be construed and enforced in accordance with the laws of the State of Florida and may not be assigned or recorded except with the prior approval of both parties, which approval may be withheld for any reason whatsoever. Venue for any litigation (except for construction lien disputes governed by Chapter 713, Florida Statutes, which must be filed in the County in which the liened property is located) shall be Marion County, Florida.

E. **WAIVER OF JURY TRIAL.** The parties agree to waive their right to a jury trial with respect to all disputes that relate to or arise from this contract or any engagement between the parties.

F. **INTEGRATION CLAUSE.** This Contract and any additional contract documents attached hereto, constitute the complete agreement between the parties and may not be modified except in writing signed by all parties hereto. ORAL REPRESENTATIONS BY EITHER PARTY ARE NOT BINDING AND SHOULD NOT BE RELIED UPON.

G. **CONTRACT CONSTRUCTION.** The parties have both had an opportunity to negotiate and contribute to the content of this agreement. They therefore agree that this contract any alleged ambiguities contained herein shall be construed as if the agreement were drafted by both parties.

Contract Termination Policy

If a contract is canceled by the client—not by the service provider—a cancellation fee of $250 will be applied. This fee covers administrative, scheduling, and preparation costs incurred prior to the cancellation. The fee is due immediately upon cancellation unless otherwise agreed upon in writing. The service provider reserves the right to cancel this policy at any time if and when necessary.

Residential Conditions, Limitations, and Client Responsibilities

- **Driveway Chalk & Wet Mud Spots:** Please hose off any driveway chalk or wet mud spots 1 day prior to our service. In the event that this material is on the driveway, we will have to cancel the project and possibly charge you a trip charge if we did not include this in our proposal.
- **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
- **Lawn Fertilization:** should not be installed seven days before or after service.
- Sprinklers: should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be

dry for our arrival.

- **Cars/Other Objects**: Be sure all vehicles are out of the garage and parked 15-20' from any asphalt surface to allow our team to work as well as limit potential of any accidents.
- **Pavement Sealer:** will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure then areas in the direct sunlight.
- **Barricaded Driveway:** No vehicle traffic for 24 hours - 48 hours is vital for the best project. Even though the surface will appear to be dry in 2-6 hours, opening this up for any traffic will ruin this project. It is your responsibility after our crews leave your site to maintain all perimeters of barricading after we leave the site.
- **Driving on Surface:** Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do,but understand that when you turn wheels on a freshly sealed driveway scuffing and turn marks will be evident, no worries in time they will blend in with surrounding surface.
- **Final Surface Texture:** You will notice surface smoothness difference in shading may appear where sealer transitions from hand application to spray application, as well as where you may have rough & smooth surfaces. This will gradually fade over time, and there is normal. Small hairline cracks on the surface may initially appear more noticeable due to the fresh black finish. This is considered normal conditions.
- **Existing Splashing:** If your existing pavement surrounding area has splashing or drip areas, we are not responsible for removal of that material. We will do our best to show you these areas, however please review this prior to our firm starting the project.
- Overspray on Grass: where grass meets your pavement, you may expect a small "drift spray" pavement sealer. This is normal and will disappear generally after the next mowing.
- **Tracking:** Maybe your kids, dog or mailman walked on the surface and tracked it on concrete, carpet or your hardwood floor. We can only suggest helpful solutions to this issue. Contact our office and we will do our best to help you with this issue.
- **Polished Rock:** Sealcoating will not adhere to polished rock. Once the aggregate has been worn smooth, the surface loses traction and the sealer cannot properly bond, meaning the only long-term solution is resurfacing or replacement.
-

Commercial Conditions, Limitations, and Client Responsibilities

- **Lawn Fertilization:** should not be installed seven days before or after service.
- **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
- **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
- **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
- **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles.
- **Debris:** When preparing and cleaning your asphalt area to be sealed we will be using high powered blowers and edgers. Our employees are knowledgeable and conscientious; however there will be a certain amount of dust and debris blown around. For safety of personnel, customers and yourself, please keep the area clear.
- **Pavement Sealer:** will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure then areas in the direct sunlight.
- **Driving on Surface:** Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do but understand that when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, no worries in time they will blend in with surrounding surface.
- **White Chalk Residue In Crack Areas:** When sealcoating parking lot with significant underwater issues a white reside that looks like salt may appear in the areas of cracks through the parking lot. This is a condition where the base material of limestone or other material is drawn to the top of the surface. Since the surface is a dark black, this will be far more evident for a short period of time. No worries, it will fade and eventually disappear.

- **Overspray on Grass:** where grass meets your pavement, you may expect a small "drift spray" of pavement sealer. This is normal and will disappear generally after the next mowing.
- **Weeds:** It is important to note that we have proposed all work at the time of the assessment. If you decide to do work 3 months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.
- It is your responsibility to move from the work area all automobiles, boats, travel trailers, etc. **WE WILL NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY VEHICLE CLOSER THAN 30' (FEET) TO WORKING AREA.**
- **Polished Rock:** Sealcoating will not adhere to polished rock. Once the aggregate has been worn smooth, the surface loses traction and the sealer cannot properly bond, meaning the only long-term solution is resurfacing or replacement.

OCALA

LOCAL BUSINESS TAX RECEIPT

FOR

ASPHALT SEALING & STRIPING

BUSINESS NUMBER	**A32861**
AUTHORIZED BUSINESS LOCATION	**1726 NE 8TH RD**
TYPE OF BUSINESS	**CONTRACTORS**
SUBTYPE	**SUB CONTRACTOR**

EXPIRES: 09/30/2027

THIS BUSINESS TAX IS ISSUED FOR THE PERIOD AS STATED ABOVE AND MUST BE CONSPICUOUSLY DISPLAYED AT ALL TIMES.

DATE PAID: **09/26/2019**

FEE AMOUNT	FEE DESCRIPTION
$75.00	Contractors - Registered Certification Fee
$75.00	Professionals - All Professionals

ISSUED BY:
City of Ocala
Growth Management Department
201 SE 3RD Street (2nd floor)
Ocala, Florida 34471
352-629-8421

BUSINESS TAX ISSUED TO:
ASPHALT SEALING & STRIPING
ASPHALT SEALING & STRIPING
PO BOX 1266
OCALA, FL 34478-1266

Pursuant to Section 62-75, issuance of a Local Business Tax Receipt does not imply compliance with Chapter 122, Zoning.

NOTICE:
IF YOU ARE NO LONGER IN BUSINESS OR GO OUT OF BUSINESS, YOU ARE REQUIRED TO NOTIFY THE "ONE STOP PERMIT CENTER" AT 629-8421 TO CLOSE THIS CERTIFICATE OR PENALITIES COULD APPLY

INGLIS YANKEETOWN LIONS CLUB
P.O. Box 314 - Inglis, Florida 34449

October 27. 2026

Town Of Yankeetown
6241 Harmony Lane
Yankeetown, Florida 34498

SUBJECT: 2026 YANKEETOWN ART, CRAFTS & SEAFOOD FESTIVAL

Dear Mayor and the Town of Yankeetown Town Council,

The 2026 "45th Annual" Yankeetown Art, Crafts and Seafood Festival will be held the weekend of November 21st and 22nd Vendor set-up will begin on Friday November 20, 2026. 2025 The Lions Club is requesting use of the following areas during the referenced dates:

- Riverside Drive from the beginning of the divided hi-way at the east end near the boat ramp to 64th Street at the west end including the paved streets, center median, any Town easements on either side and the total intersection area of Riverside Drive and 63rd Street inclusive of the ally across from Blackwater Restaurant.
- The portion of 60th, 61st, 62nd, and 63rd Streets that lays between Harmony Lane and Riverside Drive including Town easements on both sides of these streets.
- Fisherman's Park and Children's Park including the pavilion and any Town easements that border the parks.

The Lions Club requests access to this total area is blocked to prevent traffic, other than vendors, maintenance & emergency vehicles, club members who are working the festival, and Riverside Drive residents from noon on Friday until 5 pm on Sunday.

In addition to the festival area we respectfully make the following requests primarily for safety reasons:

- Close the southbound side of 60th Street from Harmony Lane to Riverside Drive.
- Close the boat ramp at Boat Basin Park for the same period of time as the festival and put a sign up two weeks early warning of the closure.
- Detour signs should be put up:
  - At 60th Street and Harmony Lane, directing southbound traffic to 62nd Street to Knots Way to 63rd Sreet to Hwy 40.
  - At 63rd Street and Knots Way directing south bound traffic to 64th Street to Riverside Drive.
  - "No Parking" signs or barriers should be in place along 'Harmony Lane' between 63rd Street and 64th Street due to narrowness of the alley.
- Waive any parking ordinances including overnight, as required, for the duration of the festival.
- Grant permission for the Lion's to put up temporary signs related to this event.

Electric- The Lions will return to use of CFEC supplied electric for the 2026 festival for all festival needs. Based on previous agreement this will be at no charge to the club.

Water - Please provide water to the festival area from the morning of Thursday, November 18, through noon on Monday, November 23. We understand that the Inglis Yankeetown Lions Club will be billed for water used during this period.

Insurance - Anticipating your approval, a copy of the Lions Club Liability Insurance with the Town of Yankeetown and Blackwater Grill, each owning a portion of the festival venue , named as an additional insured for this event is attached.

As a convenience to our vendors, the Lions Club may allow parking of fully self-contained RV's and other personal vehicles on Lions Club property during the festival.

The Lions Club will appreciate any help the Town or County services department can provide such as blocking roads, first aid, etc. Levy County Emergency Services will be given a display area, free of charge, to be onsite during the festival. Levy County Sherriff's Department will be asked to be present as much as possible during the event.

Thank you for your support of the Lions Club in the past and in advance for this year! The festival is the main annual fund raiser for the Lions Club. It allows the club to provide eye exams, eyeglasses, and eye surgeries for those in the community that cannot otherwise afford them. In addition, the club supports other charitable endeavors, such as aid to the Yankeetown School and area students. We could not do these things without the festival.

Respectfully Submitted,

Lion Steve Norton

R. Stephen (Steve) Norton
Inglis Yankeetown Lions Club, President
Seafood Festival Chairman
817 253-4144
stevenorton@tampabay.rr.com

Attachment: Certificate of Liability Insurance / Town of Yankeetown Additional Insured.

Please provide copies, if applicable, to:
Town of Yankeetown Mayor
Vice Mayor
Town Council Members
Town Administrator/Clerk
Deputy Town Clerk

cc: IYLC Club Officers
Debra Weiss – Club Secretary
Blackwater Grill

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE TOWN OF YANKEETOWN, FLORIDA, REQUIRING OWNERS AND OCCUPANTS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY TO MAINTAIN THOSE RIGHTS-OF-WAY; ESTABLISHING SAFETY RULES, EXCEPTIONS, ENFORCEMENT, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, mowed public rights-of-way improve visibility, drainage, appearance, and public safety; and

WHEREAS, the Town does not have staff available to mow and routinely maintain all public rights-of-way; and

WHEREAS, this Ordinance is not intended to regulate vegetation maintenance performed by an electric utility within an established electric transmission or distribution right-of-way where such local regulation is preempted by section 163.3209, Florida Statutes, as may be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN, FLORIDA:

SECTION 1. MANDATORY MOWING AND MAINTENANCE.

1. Every owner or occupant of property adjacent to public right-of-way must mow and keep mowed all grass and nonwoody weeds in the public right-of-way adjoining the property to the same standard as required by the Yankeetown Code for such adjoining property.
2. Mowing shall not damage utilities, markers, signs, mailboxes, pavement, sidewalks, trees, approved landscaping, or other public or private property.

SECTION 2. ASSUMPTION OF RISK.

A person performing mowing and maintenance is responsible for following the law and for damage or injury caused by negligent or unlawful conduct. Nothing in this Ordinance waives any Town defense, immunity, or limit of liability under section 768.28, Florida Statutes, or other law.

SECTION 3. SEVERABILITY.

If any section, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, that holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. CONFLICTS.

All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict.

SECTION 5. CODIFICATION.

The substantive provisions of this Ordinance shall be codified by the Town Code of Ordinances. The codifier may renumber or reletter provisions and correct scrivener's errors without changing their meaning. The recitals and provisions concerning severability, conflicts, codification instructions, and execution need not be codified.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon adoption.

REVIEWED AND ADOPTED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN at a duly noticed public meeting held on the ___ day of _____, 2026.

PASSED ON FIRST READING by the Town Council of the Town of Yankeetown, Florida, at a duly noticed public meeting held on the ___ day of _____, 2026.

PASSED AND ADOPTED ON SECOND AND FINAL READING by the Town Council of the Town of Yankeetown, Florida, at a duly noticed public meeting held on the ___ day of _____, 2026.

TOWN OF YANKEETOWN, FLORIDA

By: _____
Laurence Vorisek, Mayor

ATTEST:

_____
Seante Gyukeri, Town Administrator,

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Norm D. Fugate, Town Attorney

Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey
Mindy Brady

YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL 34498
352-447-2511

Town Administrator
Seante M Gyukeri
Deputy Clerk
Staci DeBolt
Maintenance Supervisor
Barrett Blais
Town Attorney
Norm D Fugate

PUBLIC NOTICE
SALE OF SURPLUS EQUIPMENT BY SEALED BID

The Town of Yankeetown, Florida, will accept sealed bids for the purchase of the following surplus equipment:

Item: One (1) 2006 Big Tex utility trailer, VIN: 16VHX202461607957

The equipment is sold AS-IS, WHERE-IS, with no warranties, expressed or implied.

RESERVE PRICE (minimum bid): $4,033.25. Bids below the reserve price will not be considered.

Sealed bids will be accepted at Town Hall during normal business hours and must be received no later than 12:00 p.m., Monday, November 2, 2026. Each bid must be submitted in a sealed envelope clearly marked "SEALED BID SURPLUS TRAILER" and must state the bidder's name, mailing address, telephone number, and bid amount.

Bids will be publicly opened and read aloud at the Regular Council Meeting on Monday, November 2, 2026, at 6:00 p.m., in the Government Chambers, Yankeetown Town Hall, Yankeetown, Florida.

The Town Council reserves the right to reject any and all bids. Payment by the successful bidder shall be made within ten (10) days of award, by cash, cashier's check, or money order, before the equipment is released.

The equipment may be inspected during normal business hours. For questions, contact the Town Hall office at 352-447-2511.

Date of publication: October 15, 2026.

TOWN OF YANKEETOWN, FLORIDA

_____

Seante M. Gyukeri, Town Administrator

Surplus Trailer Sealed Bid

Interested?

From
Yankeetown

When
Sun, Oct 25, 2026 @ 3pm to Mon, Nov 2, 2026 @ 12pm

Details
Yankeetown is selling the flatbed trailer. Call 352-447-2511 for an appt to visit it.

Attachments
Surplus_Trailer_Sealed_Bid.pdf

This event was posted by Yankeetown. Yankeetown is solely responsible for this event and unless specifically indicated, no other community or individual utilizing Savvy Citizen is sponsoring, responsible for, or endorsing this event.

– Administrative Actions

View History | **Cancel Event** | Edit Event | Copy Event

TOWN OF YANKEETOWN, FLORIDA

RESOLUTION NO. 2026-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN, FLORIDA, ESTABLISHING AMENDED RESIDENTIAL SOLID WASTE FEES; PROVIDING AN EFFECTIVE BILLING DATE; DIRECTING STAFF TO UPDATE CUSTOMER BILLING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Yankeetown and Waste Pro of Florida, Inc. have entered into an Amendment to the Solid Waste Services Contract, effective November 1, 2026, revising pricing for residential solid waste service; and

WHEREAS, the amended fees include an $8.50 tipping fee charge and a $1.00 administrative fee for each residential account; and

WHEREAS, the Town Council finds it necessary and appropriate to implement the amended fees beginning with customer billing effective November 1, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN, FLORIDA:

Section 1. Residential Fees. Beginning November 1, 2026, each residential solid waste account shall be charged $27.39 pursuant to the amended pricing under the Town's Solid Waste Services Contract with Waste Pro of Florida, Inc.

Section 2. Effective Billing Date. The fees established by this Resolution shall first appear on customer bills for service effective November 1, 2026.

Section 3. Staff Direction. Town staff is directed to update the Town's customer billing system and take all other administrative actions necessary to implement the charges set forth in this Resolution.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Town Council of the Town of Yankeetown, Florida, this ___ day of _____,2026.

TOWN OF YANKEETOWN, FLORIDA

By: _____
Mayor, Laurence Vorisek

ATTEST:

_____
Town Administrator, Seante Gyukeri

Seante Gyukeri <admin@yankeetownfl.org>

Yankeetown, FL - 2019 (15663)- MUNICODE Supplement Account

4 messages

Lafaye Kiely <lkiely@civicplus.com> Fri, Jun 27, 2025 at 11:07 AM
To: "admin@yankeetownfl.org" <admin@yankeetownfl.org>
Cc: Lafaye Kiely <lkiely@civicplus.com>

Good morning Ms. Gyukeri,

Clover Moon from CivicPlus asked me to contact you regarding supplement subscriptions. I also understand that you are the new town administrator.

Subscriptions are billing models that differ from the current page rate billing model.

Your current account set up is as follows:

1. Requires an estimate and authorization before starting a supplement.
2. 4 printed copies are provided upon completion of each supplement.
3. Page rate = $20 per added/amended page which includes checklists and instruction pages.
4. IGTM = $10 each. Images/graphics/tabbed material.
5. Annual print supplement- November is the month a supplement would be assigned to an editorial team.
6. Word docx = $75 ea. Delivered by email link to a download site.
7. Full pub PDF = $75 ea. Delivered by email link to a download site.
8. Online code hosting – last billed $567.00 for a June 2025 renewal.

SUBSCRIPTIONS

1. A subscription includes usual and customary ordinances, IGTM, Word Docx, Full pub PDF, actual shipping for 4 printed copies.
2. Subscriptions do not include: InDesign files, Form Based Codes, Smart Codes, extra-large chapter repeal/replacements/additions (200 pages or more), gender neutral projects, global term changes, creation of fee tables or outside links. *These would be quoted.*
3. Subscriptions don't include: online code hosting fees, premium features or other online products. However, if desired, they can be included on the same *Statement of Work in order to bill together.

The last supplement completed was Supplement 2 in January 2025. Code of Ordinances | Yankeetown, FL | Municode Library

- We are currently holding 10 ordinances but only 8 are counted as includes for the next supplement (Supplement 3.)

Please be sure to send ordinances as they are adopted to Municodeords@civicplus.com. Word docs are preferred but PDFs are acceptable. The team who manage that email will review/record the ordinances and place them in a holding folder until time for the next supplement. You will receive a system generated acknowledgment of ordinance received.

If you would like to schedule a zoom call or phone call to discuss your account and services, I'll be happy to schedule that. We can also review your online code and premium features such as OrdBank.

OrdBank is a feature which allows us to post ordinances online between supplements so those searching the code can see the latest legislation. Code of Ordinances | Newberry, FL | Municode Library

This code has ordinances posted under a banner that reads **Adopted Ordinances Not Yet Codified.** Searchers can see the ordinance no., adoption date and a brief summary of the ordinance. If you click on the ordinance it opens up as a full PDF. Once the next supplement is completed, the ordinances are removed and archived with the code. They can be found by clicking on the gavel icon in the lefthand ribbon.

Newberry also has other premium features and agenda meetings management which allows access to their meetings from the online code.

Please let me know if you have any other questions and I'll be happy to respond.

Have a great Friday and weekend!

Lafaye

Best regards,

Lafaye Kiely -

Legal Account Manager • **CivicPlus-Municode**

850-692-7118

To schedule a call, please email me dates/times of availability.

lkiely@civicplus.com

for information on Municode Codification Services

Codification (civicplus.help)

Seante Gyukeri <admin@yankeetownfl.org> Fri, Jun 27, 2025 at 12:24 PM
To: Lafaye Kiely <lkiely@civicplus.com>

Thank you.
[Quoted text hidden]
--
Respectfully,
Seante M. Gyukeri

Seante M. Gyukeri
Town Administrator
6241 Harmony Ln. Yankeetown Fl, 34498
352-447-2511 Hours 8am-3pm
Yankeetownfl.org

CONFIDENTIALITY NOTICE This email message, and any attachments to it, is intended only for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, please contact the sender by reply email and destroy all copies of the original message and attachments.

Lafaye Kiely <lkiely@civicplus.com> Fri, Jun 27, 2025 at 12:28 PM
To: Seante Gyukeri <admin@yankeetownfl.org>
Cc: Lafaye Kiely <lkiely@civicplus.com>

If you would like to schedule a zoom call to review this information or want to pursue a supplement subscription, don't hesitate to ask.

I'll be glad to meet with you and talk over your account.

Have a great weekend!

Best Regards,

Lafaye Kiely

Legal Account Manager

850-692-7118

To schedule a call, please email me dates/times of availability.

CivicPlus-Municode

[Quoted text hidden]

Respectfully,

Seante M. Gyukeri

[Quoted text hidden]

Lafaye Kiely <lkiely@civicplus.com> Mon, Aug 31, 2026 at 2:36 PM
To: Seante Gyukeri <admin@yankeetownfl.org>
Cc: Lafaye Kiely <lkiely@civicplus.com>

Hi Seante,

Thanks for your call. Please review the estimate and once you present to council, let me know if this is approved so we can get it on the production schedule.

Also per our conversation, we can add OrdBank for $350. Here's how OrdBank looks: Code of Ordinances | Bunnell, FL | Municode Library

Ordinances are listed under the banner Adopted Ordinances Not Yet Codified. They sit there until they are codified (edited into the code) at the next scheduled supplement. Yankeetown schedule is annually. You can send in ordinances as they are adopted and they will be posted online with the code until your regular schedule.

The estimate that Athena sent in November 2025 is based on the attached disposition list. There are 11 ordinances listed but only 9 are considered includes. Which means that after the team reviewed the ordinances, they determined that 2 do not amend the written code. This is based on Chapter 1- General Provisions, Sec. 1-4. Certain ordinances not affected by Code. Sec. 1-4. - Certain ordinances not affected by Code. | Code of Ordinances | Yankeetown, FL | Municode Library

Here's the actual estimate that was provided in November 2025.

Good Afternoon William,

We are pleased to provide a cost estimate for Supplement No. 03 to the Code of Ordinances. Please reply with authorization to proceed at your earliest convenience.

Estimate for Supplement:

180 pages @ $20 = $3,600.00

Word DOCX copy via download @ $75 = $75.00

Full Publication PDF copy via download @ $75 = $75.00

Estimated Total = $3,750.00

Please also be advised it may take 3 – 5 months or more to complete.

Please keep in mind that the above figures are approximations. Once the supplement is completed and invoiced, we bill only for the actual number of pages generated by the amending ordinances. This estimate does not include new chapter tabs, Images/Graphics/Tables, shipping, or tax if applicable.

Legislation held for inclusion in Supplement:

Ordinance No. 2022-10

Ordinance No. 2023-01

Ordinance No. 2023-02

Ordinance No. 2023-05

Ordinance No. 2023-09

Ordinance No. 2024-08

Ordinance No. 2024-11

Ordinance No. 2024-4

Ordinance No. 2024-5

Ordinance No. 2024-6

Code Pages OF TREE CODE

As a reminder: Estimates are optional, and you may cancel them at any time.

Please do not hesitate to contact us if you have any questions or if we may be of help in any way. It is a pleasure to be of service to you and Yankeetown!

Warm Regards,

Athena Hocevar

Yankeetown, FL Code of Ordinances - 2019(15663)

Thank you again for calling. Call me anytime and if I don't pick up, please leave a message.

I look forward to hearing from you with the council's decision.

[Quoted text hidden]

Yankeetown FL 8.31.26 Estimate for Supp 3.pdf
204K

Yankeetown, FL Code of Ordinances - 2019(15663)
Supplement 3

(Paperclip icon indicates that this ordinance has additional attachments)

11 Ordinances			9 Includes		2 Omits			0 NOW			
Ordinance	**ID**	**Adopted**	**Effective**	**Description**	**Employee**	**Received**	**Recorded**	**Format**	**Include**	**NOW**	
Ordinance No. 2022-10	1357904	11/7/2022		AN ORDINANCE OF THE TOWN OF YANKEETOWN, FLORIDA; CREATING NEW CODE SECTION 30-1 ENTITLED GOLF CARTS	Johnson, Heath	5/5/2025	5/21/2025	PDF	yes		False
Ordinance No. 2023-01	1357924			AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR AMENDMENT TO THE TOWN OF YANKEETOWN LAN	Johnson, Heath	5/5/2025	5/21/2025	PDF	yes		False
Ordinance No. 2023-02	1357905	1/9/2023		AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AN AMENDMENT TO THE TOWN OF	Johnson, Heath	5/5/2025	5/21/2025	PDF	yes		False
Ordinance No. 2023-05	1357908			AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR AMENDMENTS TO THE TOWN OF YANKEETOWN LA	Johnson, Heath	5/5/2025	5/21/2025	PDF	yes		False
Ordinance No. 2023-09	1357910	12/11/2023		AN ORDINANCE OF THE TOWN OF YANKEETOWN, FLORIDA AMENDING THE TOWN OF YANKEETOWN CODE OF ORDINANC	Johnson, Heath	5/5/2025	5/21/2025	PDF	yes		False
Ordinance No. 2024-08	1357915			AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AN AMENDMENT TO THE TOWN O	Johnson, Heath	5/5/2025	5/21/2025	PDF	yes		False
Ordinance No. 2024-11	1357916			AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AN AMENDMENT TO THE TOWN O	Johnson, Heath	5/5/2025	5/21/2025	PDF	yes		False
Ordinance No. 2024-4	1357911			AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AN AMENDMENT TO THE TOWN OF	Johnson, Heath	5/5/2025	5/21/2025	PDF	no		False
Ordinance No. 2024-5	1357912			AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR AMENDMENT TO THE TOWN OF YANKEETOWN LAN	Johnson, Heath	5/5/2025	5/21/2025	PDF	yes		False
Ordinance No. 2024-6	1357913			AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AN AMENDMENT TO THE TOWN OF	Johnson, Heath	5/5/2025	5/21/2025	PDF	no		False
Code Pages OF TREE CODE	1385140			HAPDTER 32 - TREE CODE	Johnson, Heath	5/5/2025	11/5/2025	Word	yes		False

ORDINANCE NO. 2026-03

AN ORDINANCE AMENDING TOWN OF YANKEETOWN FLORIDA CODE OF ORDINANCES; AMENDING SECTION 4-23, TO PROVIDE FOR THE PROTECTION OF THE PUBLIC FROM THE NUISANCE OF AT LARGE, STRAY OR FERAL CATS

WHEREAS, the Town of Yankeetown, Florida, (the Town), possesses the Home Rule power to enact ordinances for any proper municipal purpose; and

WHEREAS, the Town Council of the Town wishes to adopt regulations to protect the public from the nuisance of at large, stray and feral cats;

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Yankeetown, Florida, as follows:

SEC. 1. Section 4-23 of the Town's Code of Ordinances is amended as follows, with deleted text shown as ~~strikethrough~~ and added text shown as underline

Sec 4-23 - Running at large and feeding of at large, stray or feral cats prohibited.

(a) No person owning or having possession, charge, custody or control of any dog or cat shall cause, permit or allow the dog or cat to stray, run, be, go or, in any other manner, be at large in or upon any public street or park or on private property of others without the express or implied consent of the owner of such property.

(b) No person shall feed or otherwise entice or encourage to feed any at large, stray or feral cat and no food items or edible items of any sort may be deposited on the ground or given to at large, stray or feral cats which may encourage at large, stray or feral cats to congregate, nest, linger, loiter or develop a feeding habit or routine.

Passed, approved and adopted at the regular meeting of the Town Council this _____ day of _____, 2026.

Town of Yankeetown, Florida

Attest:

_____ By: _____

Town Administrator Mayor

Legal Review:

_____

Town Attorney