

TURNBULL CREEK
Community Development District

December 12, 2017

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

December 6, 2017

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

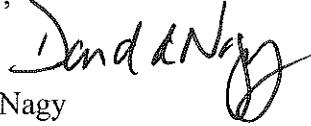
The Turnbull Creek Community Development District Continued Board of Supervisors Meeting is scheduled for **Tuesday, December 12, 2017 at 2:00 P.M.** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of Minutes of the November 14, 2017 Meeting
- IV. Discussion of Bond Funding for Improvements
- V. Consideration of Fiscal Year 2018 Future Horizons Proposal
- VI. Consideration of Holiday Lighting Proposal
- VII. Other Business
- VIII. Supervisor's Requests and Audience Comments
- IX. Adjournment (*Next Scheduled Meeting – January 9, 2018 @ 6:00 p.m.*)

I look forward to seeing you at the meeting. If you have questions regarding any of the items on this agenda, please call me in advance of the meeting.

Sincerely,

A handwritten signature in black ink that reads "David deNagy". The signature is written in a cursive style with a large, stylized "D" and "N".

David deNagy
District Manager

MINUTES

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, November 14, 2017 at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Chuck Labanowski	Chairman
Brian J. Wing	Vice Chairman
Aage G. Schroder, III	Supervisor
Lee Clabots	Supervisor
Wil Simmons	Supervisor

Also Present were:

David deNagy	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Mark Insel	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Lourens Erasmus	Vesta/Amenity Services Group
Matt Krabill	Vesta/Amenity Services Group
Daniel Laughlin	GMS, LLC
Sete Zare	MBS Capital Markets by telephone

The following is a summary of the actions taken at the November 14, 2017 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. deNagy stated I have a couple comment cards that I will read into the record. George Jacobs, appearance of common grounds. I am going to pass that along to Lourens for follow-up. Paul French, dead branches on the tree at the entrance looks poor. Again, trees on the entrance and I will pass that on to Lourens.

Ms. Zare joined the meeting by telephone at this time.

Mr. deNagy stated the last comment card is from Kathy Venezia, when is the jogging trail at Pescara area going to be fixed and she attached a couple of pictures and that is a topic we will be talking about tonight.

THIRD ORDER OF BUSINESS

Staff Reports (Part 1)

A. Landscape Manager (Presenter: Dual Landscape)

There being none, the next item followed.

B. Engineer (Presenter: Mike Yuro)

1. Pond Banks

Mr. Yuro stated Vallencourt was selected as the contractor for the pond bank work and we have been working on amending the contract to suit their comments and sent it back to them last week then we were advised that they were respectfully withdrawing their proposal. They apologized and indicated that they have so much work in the last two months that they didn't have the staff and resources to devote to it in the foreseeable future.

I sent you an email and included the bid tabulation from the bids received in July. I would think that even if the board wanted to go with the next lowest bidder we would need to confirm pricing is still valid and I suspect that all contractors would likely want to revisit their pricing.

It was the consensus of the board to have staff rebid the project.

2. Pescara Outfall Structure

Mr. Yuro stated there is a fiberglass skimmer on the structure and during the storm it broke and blocked the structure and caused more severe flooding in the pond than what should have happened. I reached out to the water management district because it was my recommendation that we don't put the skimmer back if it is not necessary and they agreed as long as the total impervious area is less than 50% and I was able to find the original permit application and demonstrate that and I submitted that to them and they are looking through their files. There is nothing for us to do as far as repair or replacement of the skimmer and there will be no cost and in a future big storm we won't have that issue again.

3. Pescara Track Drainage

Mr. Yuro stated I met Supervisor Clabots at the site and the drainage is such that the water is not draining off the track. I reached out to a contractor to get an idea if we were to install five yard inlets in the low spots with two discharging directly into the pond and three to be interconnected with the existing storm inlet and if the board wants to move forward I will get a couple proposals. The proposal from Duval Asphalt was \$13,340 and for an underdrain system in the wet area that would add \$10,600 to the cost.

Mr. deNagy stated we have other drainage issues, and one of the handouts I provided tonight showed issues in San Marino and it might be something we consider along with Pescara.

Mr. Yuro stated for the next meeting I will compile a comprehensive list of the areas and get pricing from a contractor so that the board can make a decision.

4. D.R. Horton Lot Drainage Issue:

Mr. Yuro stated the way everything was finally graded at 465 Porta Rosa circle the backyard is holding water and D.R. Horton is proposing to install some yard inlets that would need to tie into the adjacent pond, which is one lot away. I asked Jennifer to confirm if the private drainage easement would allow improvements within that easement and she said that it would. D.R. Horton proposes to do all the work themselves and from a drainage perspective I don't see an issue as the water from this lot was originally designed to make it to the street, go in an inlet then back to the pond. It is just not going where it was originally designed to go.

Ms. Kilinski stated I suggest you have a license agreement with D.R. Horton that specifies the parameters; restoration to previous condition, and if there are cascading affects that they will fix those cascading affects.

Mr. deNagy stated I would like to move an item out of order, 5B staffing the amenity center then the bond discussion.

Staffing the Amenity Center Easter/Thanksgiving (Presenter Dan Fagen)

Mr. Fagen stated currently we are closed four days, New Years, Christmas, Thanksgiving and Easter. Basically, you have a simple choice either the facility is closed and unstaffed or

unstaffed and wide open. Since you have access to the pool through the fitness center it is pretty much wide open, if the gym is open the pool is open. The concern would be if someone goes to work out they would have access to the pool therefore, if something were to happen at the pool there will be no staff on duty to address any concerns whether it is a biohazard, slip and fall in the bathroom or whatever that may be. You either lock down the gym and it will be closed completely or the fitness center and pool deck would be open.

Mr. Wing asked if there is no staff present is that a liability risk?

Ms. Kilinski stated it is always a heightened risk of liability but we do have insurance and if we do proper notice there is not more of a risk.

Mr. Wing stated the gym is open until 10:00 p.m. and there is no one here at 10:00 p.m.

Ms. Kilinski stated it puts you more at risk of something happening but in terms of defending a lawsuit there is not a difference because you have staff or you don't have staff so long as you have done noticing.

Mr. Simmons moved to have the gym and pool open on Easter and Thanksgiving and Mr. Clabots seconded the motion.

After board discussion, the motion was amended to have the gym and pool open Easter, Thanksgiving, Christmas and New Year's.

On voice vote with two in favor and Mr. Labanowski, Mr. Wing, and Mr. Schroder voting no, the motion failed.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the gym and pool will be open on Easter and Thanksgiving with no staffing.

Floating a Bond for District Repairs

Mr. deNagy stated there has been discussion about possibly funding some of our deferred maintenance items in our capital reserve study. We also talked about some improvements to our walking tracts in Pescara, San Marino and other areas. There are other possible capital improvements that could be included in the list as well. I worked with Jennifer and reached out to MBS about the possibility of funding this and how that would work.

Ms. Zare stated before you is a contract that needs to be signed before we go into any detail.

Mr. deNagy stated we have done this in our prior bond fundings and by signing this we are not obligated to any payments to MBS unless bonds are eventually issued.

Ms. Kilinski stated several years ago at the federal tax level in order for Sete to provide a presentation you have to engage them even though there is no cost, you can terminate it immediately but it is a federal tax requirement now.

On MOTION by Mr. Clabots seconded by Mr. Labanowski with all in favor the agreement with MBS Capital Markets to work on funding various improvements and qualifying deferred maintenance items was approved.

Ms. Zare gave an overview of the currently outstanding bonds, their purpose and repayment schedules then reviewed a proposal to work on funding various improvements and deferred maintenance items with interest only until 2037 that matches the maturity of the 2016 bonds

Mr. deNagy will get the projected costs that Mr. Yuro worked up on the pond bank maintenance, look at the drainage with Mike, go through the capital reserve study, work with Sete and Jennifer and come up with items that might be potential capital candidates and discuss those at the next meeting.

Ms. Zare left the telephone conference call at this time.

FOURTH ORDER OF BUSINESS

Proposals

A. Amending the Payment Terms of the Crown Pool Cleaning, Inc. Agreement (Presenter: David deNagy)

On MOTION by Mr. Wing seconded by Mr. Clabots with all in favor district counsel was authorized to prepare an amendment to the agreement with Crown Pool Cleaning, Inc. for resurfacing the pool as follows: shall pay contractor \$157,985 with 50% due upon start of work December 4, 2017 and 50% upon completion and acceptance by the district and adding a completion date for the work.

Mr. Erasmus will work with the swim team on the type of dive blocks they want and work with Crown Pool so that the installation of the anchor can be done at the time of the resurfacing.

After discussion it was determined to continue the meeting to a date and time certain to discuss the potential bond issue, finalize the dive block installation and provide a contingency for unknown issues with the pool.

B. Audit Engagement Letter with Berger Toombs, Elam, Gaines & Frank to Perform the Audit for Fiscal Year 2017, 2018 & 2019 (Presenter: David deNagy)

On MOTION by Mr. Wing seconded by Mr. Simmons with all in favor the engagement letter with Berger Toombs to perform the audit for fiscal years 2017 in an amount not to exceed \$3,525, 2018 in an amount not to exceed \$3,525 and 2019 in an amount not to exceed \$3,525 was approved.

C. District Management Request for Proposals (Presenter: Brian Wing)

Mr. Wing stated in your package is an announcement that has been used by other CDDs in the area and we will change the dates on it. I included a description of district management services that I pulled from the original documentation of Murabella.

On MOTION by Mr. Wing seconded by Mr. Clabots with all in favor district counsel was authorized to solicit bids for district management services to be due mid-December and presented at the January meeting.

D. Roof Repair Proposals (Presenter: Lourens Erasmus)

Mr. deNagy stated you should have the summary of roof repair proposals in your agenda package, the items denoted with an (A) are included in the reserve study and we recommend proceeding with that work. The total cost is \$8,134 plus another \$2,726 for tile. The items marked with (B) would be optional and these are not included in the reserve study and would have to be funded through O&M and they total \$10,728. There were a couple of thoughts on the bandstand, one was to convert it to a storage-space for Lourens for equipment and the other was to demolish it. It is not used for anything.

Mr. Erasmus stated last year I got a price to demolish it and it was almost \$4,000 to demolish it and take it away and \$5,000 if they take the tile off and save it for us and then demolish it and take it away. We can fix the tile, enclose it, put a rolling door on it and we can use it as a storage facility and I think that quote was \$4,196 and replace the roof with a metal roof.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the items marked (A) for roof repairs were approved.

Mr. deNagy stated we will table the items marked with (B) for now.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Floating a Bond for District Repairs (Presenter: David deNagy, Jennifer Kilinski & MBS Capital Markets)

This item taken earlier in the meeting.

B. Staffing the Amenity Center Easter/Thanksgiving (Presenter Dan Fagen)

This item taken earlier in the meeting.

The board took a short recess after which the meeting reconvened.

C. Installation of a Fence between the Amenity Center and Storage Shed (Presenter Chuck Labanowski)

Mr. Labanowski stated we have a number of issues with people coming in and out of our community, using our facilities and nothing can control it. Also there is a bypass walkway from the middle school to the shopping area. I propose we run a fence from the corner of the building across all the way out to the berm and a small section of that will have an electric gate with card access and a double gate for access to the field. The cost for 402 feet of fence is \$15,000 and single gate would be \$5,500 and non-electric double gate would be \$3,900. This is something to look at and there are other possibilities such as fence in the basketball court but this would take care of the whole area.

Mr. deNagy stated we could add this to the capital list and look at our financing later in the year.

Mr. Simmons stated I like the idea of fencing in the playground and basketball court.

D. Demolishing Gazebo (Presenter: Lourens Erasmus)

This item discussed earlier in the meeting.

SIXTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney (Presenter: Jennifer Kilinski)

There being none, the next item followed.

B. Manager – Ratification of Meeting Schedule for Fiscal Year 2018 (Presenter: David deNagy)

On MOTION by Mr. Labanowski seconded by Mr. Clabots with all in favor the fiscal year 2018 meeting schedule was ratified.

Mr. deNagy stated as an update on the criminal mischief occurring earlier this year I did file a notarized affidavit with the St. Johns County Sheriff’s Office at the end of October. I have not heard back from the deputy in charge and he has to file that affidavit with the state attorney’s office. The insurance company is pursuing action regarding restitution which will include everything including the deductible and if they receive the deductible the District will get that money back.

It was brought to my attention that there are some dog obedience classes being held in the Pescara amenity center parking lot. There was a concern since it is on district property that we should have a license agreement with the person conducting the obedience classes to be able to use district property for their classes and ask them for insurance.

On MOTION by Mr. Labanowski seconded by Mr. Clabots with all in favor staff was authorized to reach out to the person in charge of the dog obedience classes and talk to them about getting a license agreement and insurance for dog obedience classes being conducted on district property.

C. Operations Manage (ASG) (Presenter: Lourens Erasmus)

A copy of the operations report was included in the agenda package.

D. Amenity Center Update (Presenter: Mark Insel)

- 1. Report**
- 2. Amenity Facility Social Hall Use Policy**

A copy of the amenity center management report was included in the agenda package.

On MOTION by Mr. Wing seconded by Mr. Clabots with all in favor the social hall use and rental policy were approved and will be included in the amenity center policies.

SEVENTH ORDER OF BUSINESS

Consideration of Consent Agenda (Presenter: David deNagy)

- A. Approval of Minutes of the September 20, 2017 Meeting**
- B. Balance Sheet as of September 30, 2017 and Statement of Revenues & Expenditures for the Period Ending September 30, 2017; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of check Register**

On MOTION by Mr. Clabots seconded by Mr. Labanowski with all in favor the consent agenda items were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Simmons asked can we have Lourens look at the playground where the moms sit there may be room for a swing set for the kids who are 5 – 9 years old. I think it would be worth exploring.

Mr. Schroder stated when I looked at the bandstand there is an area where there are valves and a wooden crate and I would like you to look at that.

Mr. Erasmus stated there is an artesian well right there. There is a cap with a lock on it.

Mr. Schroder stated we may need to fence it at some point. There were a couple things we talked about that I'm not sure have been addressed and one is adjusting the pond maintenance contract. Has anything been done on that.

Mr. deNagy stated we have reached out to Future Horizons.

Mr. Erasmus stated we instructed them to spray according to St. Johns River Water Management District and they provided me with an adjusted contract. We have had some people complain about the way it looks and wanted exceptions because of the growth being too much or not enough. I think it is valid to spray areas where the stormwater inlets into the ponds are located and they are spending more time driving to all those areas and spraying them separately where in the past they used to drive and spray the whole bank. I don't know if that is going to make an adjustment back to their contract.

Mr. Clabots stated I watched the pond behind my house. They park the truck, back up the truck with the trailer and they putz around the trailer and the boat. If you only have to spray two or three areas I don't know how that is more work.

Mr. Erasmus stated on your pond there is barely growth and we talked about if we can go with the St. Johns River Water Management District guidelines of 10 feet on an open big pond like that you don't see that big of a difference when you do that. When you have a pond that makes a little horseshoe and go 10 feet here and 10 feet there you are basically making a big mat. That is the complaint I have heard from residents. If you tell me we need to do 10 feet I will tell them spray a 10 foot barrier. I have asked them on the smaller ponds to spray a 5 foot barrier so that we don't have a big marsh so we can at least keep those areas open.

Mr. Schroder stated I think the issue was not to spray the vegetation on the bank itself, spray the water not the bank.

Mr. Erasmus stated they were not supposed to spray shoreline anymore.

Mr. Clabots stated the motion we passed was the St. Johns River Water Management District guidelines it was 10 feet away from the bank and that we kept things like outfalls and drains clear. That was the motion we passed at the last meeting.

Mr. Labanowski stated right now there is not aquatic growth, right now it is a weed mat that is out there. If we have another major storm those 10 foot weed mats break off and it will block the drainage system and we will have flooding.

Mr. Clabots asked do we have a problem now?

Mr. Labanowski stated right now you don't but there is an issue that could arise if those drainage outfalls are blocked.

Mr. Clabots stated we have only done this for two months and I think we need to let it have time to take place before we start making modifications to it. The outflows and drains need to be kept very clear.

Mr. Schroder stated I need to look into it more because I don't understand the mats. Leave the rough vegetation so we don't have wind/wave erosion problem. You are saying the policy is to not spray anything within 10 feet of the bank.

Mr. Wing stated he shouldn't be spraying anything except the drain areas.

Mr. Erasmus stated he sprays in the big ponds in the center. If you aren't going to spray for 10 feet and you don't spray anything it is going to continue to grow, grow, grow. He has to keep treating so he can get that 10 foot barrier of growth.

Mr. Labanowski stated there are going to be some areas that are totally shut down if you do 10 feet. Those weed mats are growing and my concern is those mats are going to break loose and block the drainage.

Mr. Schroder stated we also discussed talking to St. Johns Utilities about adjusting our water bill because so much of it is for irrigation where we don't have a load on the sewer system. Has anything been done about that?

Mr. Labanowski stated that was a couple faucets.

Mr. deNagy stated the District's irrigation water is pulled totally out of our ponds.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 9, 2018 at 6:00 p.m.

On MOTION by Mr. Labanowski seconded by Mr. Clabots with all in favor the meeting was continued to December 12, 2017 at 2:00 p.m. at the same location.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Turnbull Creek
St. Johns County, Florida

SOURCES AND USES OF FUNDS

Dated: 2/2/2018

		<u>Series 2018</u>
Sources:		
Bond Proceeds:		
	Par Amount	\$ 2,870,000
	Original Issue Discount	
		<u>\$ 2,870,000</u>
Uses:		
Project Fund		
		\$ 2,363,047
Other Fund Deposits:		
	Reserve Fund at 50% of MADS	\$ 210,450
	Interest to 11/1/2018	<u>86,100</u>
		\$ 296,550
Delivery Date Expenses:		
	Cost of Issuance	\$ 153,003
	Underwriter	<u>57,400</u>
		\$ 210,403
		<u>\$ 2,870,000</u>
Bond Statistics:		
Average Coupon		4.00%
MADS	\$	420,900
Maturity		5/1/2045
# Units		959
Proceeds Per Unit (Net)	\$	2,464
Annual Debt Service Per Unit (Net)	\$	439
Gross Annual Assessments*		467
Par Amount Per Unit		2,993

* Gross up for early payment discount (4%) and collections costs (2%)

CDD: Turnbull Creek Community Development District
 Project Location: St Johns County, Florida
 Project Details: Deferred Maintenance Financing

Dated Date: 1-Feb-18

Project Funds: \$ 2,363,047
 Maturity: May 1, 2045
 Series 2018 Par: \$ 2,870,000

Summary of Current Debt Outstanding

Series	Assessment Area	# Units	Maturity	Par Outstanding	Gross Annual DS*
Series 2015A1/2015A2	Phase I & II	724	May 1, 2035	\$ 12,355,000	\$ 1,050,254
Series 2016	Phase III	215	May 1, 2037	4,046,000	304,792
Series 2015B-1/2015B-2	All	955	May 1, 2045	1,225,000	84,116
Series 2018	All	959	May 1, 2045	\$ 2,870,000	\$122,128/\$447,766

Series 2018 Bonds - (2018 - 2037)

Product-Type	# Units	Series 2015A-1/2015A-2 DS Per Unit* (2018 - 2035)	Series 2015B-1 DS Per Unit* (2018 - 2045)	Series 2016 DS Per Unit* (2018 - 2037)	Series 2018A-1 DS Per Unit* (2018 - 2037)	Total Annual DS Per Unit* (2018 - 2037)
Phase I & II						
SF1	16	\$ -	\$ 88	\$ -	\$ 127	\$ 215
SF2	1	682	88	-	127	898
SF3	723	1,452	88	-	127	1,667
Phase III						
SF1	4	-	88	-	127	215
SF2	1	-	88	678	127	894
SF3	1	-	88	696	127	911
SF4	1	-	88	714	127	929
SF5	212	-	88	1,428	127	1,643
Total	959	\$ 1,050,254	\$ 84,116	\$ 304,792	\$ 122,128	\$ 1,561,291

Series 2018 Bonds - (2038 - 2045)

Product-Type	# Units	Series 2015A-1/2015A-2 DS Per Unit* (2018 - 2035)	Series 2015B-1 DS Per Unit* (2038 - 2045)	Series 2016 DS Per Unit* (2018 - 2037)	Series 2018A-1 DS Per Unit* (2038 - 2045)	Total Annual DS Per Unit* (2038 - 2045)
Phase I & II						
SF1	16	\$ -	\$ 88	\$ -	\$ 467	\$ 555
SF2	1	-	88	-	467	555
SF3	723	-	88	-	467	555
Phase III						
SF1	4	-	88	-	467	555
SF2	1	-	88	-	467	555
SF3	1	-	88	-	467	555
SF4	1	-	88	-	467	555
SF5	212	-	88	-	467	555
Total	959	\$ -	\$ 84,116	\$ -	\$ 447,766	\$ 531,882

* Gross up for early payment discount (4%) and collections costs (2%)

FIFTH ORDER OF BUSINESS

Proposal

Page No. _____ of _____ Pages

FUTURE HORIZONS, INC.
"Tomorrow's Products & Services Today"
P.O. Box 1115
HASTINGS, FL 32145
Phone: 1-800-682-1187

PROPOSAL SUBMITTER Priority Vesta	PHONE 904-536-6217	DATE 09/26/17
STREET 475 West Town Place, Ste 114	JOB NAME Aquatic Weed Control	
CITY, STATE AND ZIP CODE St. Augustine, FL 32092	JOB LOCATION Murabella (Turnbull Creek)	
ARCHITECT Lourens Erasmus	DATE OF PLANS October 2017	JOB PHONE

We propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

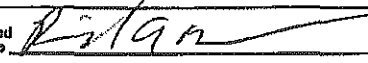
Six Hundred Forty Five and No/100----- dollars (\$ 645.00).

Payment to be made as follows:

Monthly payments of \$645.00; invoiced the last day of each month and payable within thirty days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be assessed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will continue to maintain a monthly aquatic plant management program in 21 ponds (approximately 38.25 surface acres) within Murabella (also known as Turnbull Creek CDD) in St. Augustine, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control algae, and baccopa in the designated areas. Shoreline vegetation will be allowed to grow 10 ft from shoreline, for large ponds, and 5ft from shoreline for small ponds. If this contract will need to be amended at a later date to include shoreline treatments (if desired), there will be a cleanup fee and new contract associated with the extra fees.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once each month October through April and twice each month May through September to control and prevent the vegetation from reestablishing in the designated areas.

FUTURE HORIZONS, INC. will provide reports to the board monthly of maintenance performed.

FUTURE HORIZONS, INC. will pick up trash around shoreline when treating and/or inspecting areas.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques and certified applicators in treating the designated areas.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay two consecutive monthly invoices. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

SIXTH ORDER OF BUSINESS

ESTIMATE

Anything Under The Sun Services

185 East Bannerville Rd
Palatka, FL 32177

Phone: (386) 972-3926

Email: pondguys@yahoo.com

Web: www.waterfeaturesandmore.com

Murabella C/O Lourens Erasmus

101 W. Positano Ave.
Saint Augustine, FL 32092

(904) 536-6217

Estimate # 000248

Date 10/02/2017

Description	Total
4 Palms at bridge	\$940.00
To wrap the 4 palms at bridge in LED mini lights. Includes power cords.	
2 Palms at front and 2 palms at pool	\$940.00
To wrap the 4 palms at front in LED mini lights. Includes power cords	
6 Palms at front entrance	\$1,390.00
To wrap the 6 palms at he entrance in LED mini lights. Includes power cords	
4 Palms at State Road 16 entrance	\$940.00
To wrap the 4 palms at entrance with LED mini lights. Includes power cords.	
4 Palms at Pescara entrance	\$940.00
To wrap the 4 palms at Pescara entrance in LED mini lights. Includes power cords.	
Subtotal	\$5,150.00
Total	\$5,150.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

We require a deposit of 50% down to order materials with the balance due upon completion of installation.

A 10% restocking fee will be charged for any canceled orders.

Any unused materials will be removed from the premises by Anything Under The Sun Services, LLC.

Any invoices unpaid after 30 days will have a \$25.00 or 10% of total balance late fee added.

(Whichever is greater)

Murabella C/O Lourens Erasmus