

TURNBULL CREEK
Community Development District

March 10, 2020

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

March 4, 2020

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, March 10, 2020 at 6:30 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. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 1. Discussion of Pescara Park Field Conditions (*Presenter: Jerry Lambert*)
- IV. Consideration of CDD Property Adjacent to Garribaldi Way Drain Improvement Proposal (*Presenter: Mike Yuro*)
- V. Consideration of Drainage Issues at Positano and San Giacomo Mail Kiosk (*Presenter: Mike Yuro*)
- VI. Consideration of Repairs to Pond Number 5 Proposal (*Presenter: Mike Yuro*)
- VII. Update of Mail Kiosk Station Drainage (*Presenter: Mike Yuro*)
- VIII. Discussion of Fishing/Lake Policies (*Presenter: Jennifer Kilinski*)
- IX. Consideration of Resolution 2020-04, Amending Defense Resolution (*Presenter: Jennifer Kilinski*)
- X. Update Regarding RMS Performance Review (*Presenter: Wil Simmons*)
- XI. Appointment of Audit RFP Committee (*Presenter: Ernesto Torres*)

- XII. Discussion of Meeting Room Rental for Commercial Use (*Presenter: Ernesto Torres*)
- XIII. Consideration of Resolution 2020-05, Confirming the District's Use of St. Johns County Supervisor of Elections to Conduct the District's Election of Supervisors in Conjunction with the General Elections (*Presenter: Ernesto Torres*)
- XIV. Consideration of Proposal with Aquasol Commercial Chemicals, Inc. for Pool Maintenance Services (*Presenter: Jerry Lambert*)
- XV. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - B. Manager – (*Presenter: Ernesto Torres*)
 - 1. Discussion of May 12, 2020 Meeting (move to 10:00 a.m. – Presentation by Dr. Hanse from UF)
 - 2. Discussion of June Meeting Date
 - C. Operation Manager – (*Presenter: Jerry Lambert*)
 - 1. Report
 - D. Amenity Center Update (*Presenter: Erick Hutchinson*)
 - 1. Discussion of Amenity Pool Schedule (Fighting Turtles, Aqua Kiddies and YMCA)
 - 2. Emails
Sent to HOA Board Member per HOA Request
 - 3. Improvements
Made to the Amenity Center: Shades, AED, Gym Mirror
 - 4. Raise
Handcock Credit Limit from 5k to 10k
 - 5. Quotes
For Potential Projects: Envera (security), Watchfire (billboards)
 - 6. Leagues
Consideration of Pool/Tennis Court/Field: Pool School, Tennis Time, SJMSAA
- XVI. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the February 12, 2020 Special Meeting
 - B. Balance Sheet as of January 31, 2020 and Statement of Revenues & Expenditures for the Period Ending January 31, 2020; Month-to-Month Income Statement; Assessment Receipt Schedule

C. Approval of Check Register

XVII. Supervisor's Requests and Audience Comments

XVIII. Adjournment (*Next Scheduled Meeting – May 12, 2020 @ 6:30 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,

Ernesto Torres

Ernesto Torres, District Manager

THIRD ORDER OF BUSINESS

A.

1.



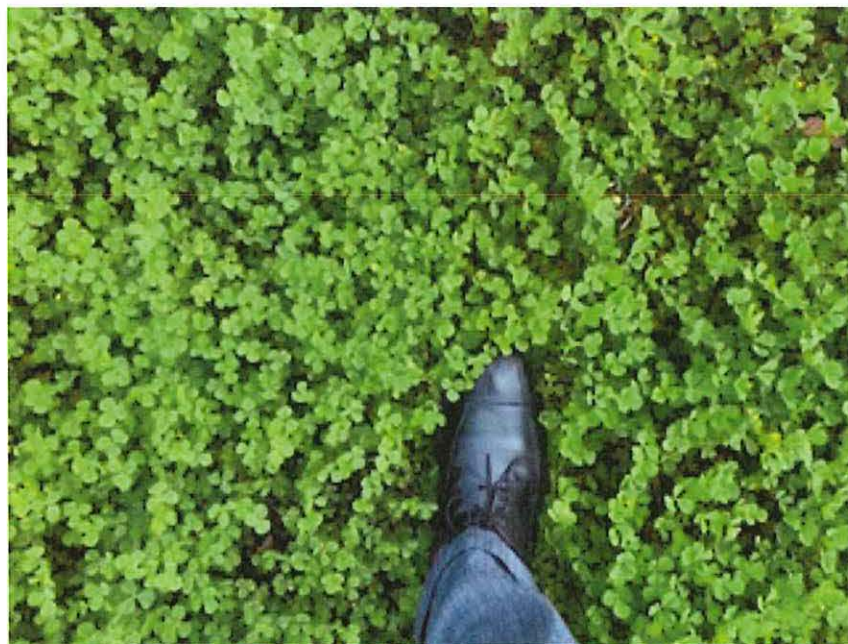




































































FOURTH ORDER OF BUSINESS

This space reserved for use by the Clerk
of the Circuit Court

This Instrument Prepared by:

Jennifer L. Kilinski, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

**PERPETUAL, NON-EXCLUSIVE
ACCESS AND USE EASEMENT AGREEMENT**

This Perpetual, Non-Exclusive Access and Use Easement Agreement (“**Easement Agreement**”) is made and entered into this ____ day of February, 2020, by and between:

Jonathan Schmanke, with an address of 3531 Garibaldi Way, St. Augustine, Florida 32092, and all successors in interest, assigns and future owners of property subject to this Agreement (the “**Landowner**” or “**Grantor**”); and

Turnbull Creek Community Development District, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**” or “**Grantee**”).

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain systems, facilities, and basic infrastructure within and without the boundaries of the District; and

WHEREAS, Landowner is the fee owner of lands within the District, which lands are more particularly described in **Exhibit A** attached hereto and by this reference incorporated herein (the “**Easement Property**”); and

WHEREAS, the Easement Property experienced drainage issues and the Landowner requested cooperation with the District to aid in drainage of property in and around the Easement Property; and

WHEREAS, the District desires to obtain a perpetual, non-exclusive access and use easement on, over, under, and across the Easement Property for purposes of operation, maintenance, use, repair and replacement of facilities herein described (“**Easement**”); and

WHEREAS, Landowner desires to grant such Easement to the District for the purposes described herein which benefits the Easement Property and the District.

NOW, THEREFORE, for and in consideration of the foregoing premises, the mutual agreement of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **GRANT OF EASEMENT.** Landowner, on behalf of itself and its successors and assigns in interest to the Easement Property, including but not limited to all future owners of the Easement Property, hereby grants to the District a perpetual Easement for the purposes of operation, maintenance, use, repair and replacement, and all actions related thereto, on, in, over, under, upon and through the Easement Property, including but not limited to for the installation of a drain structure and sump pump (the “**Pump**”), and access to the electrical power supplied by Landowner and necessary to operate the Pump, together with the right of ingress and egress over, across, upon, and through the Easement Property for purposes of effectuating this grant of Easement, as well as any necessary construction, maintenance, repair, installation, or reconstruction which is deemed necessary or desirable by the District. Landowner hereby agrees to bind himself, his successors and his assigns in interest for the aforementioned uses, which includes but is not limited to the Landowner’s provision of electrical power to the Pump and provision of all costs related to the ongoing electrical charges necessary to operate the Pump in perpetuity.

3. **INCONSISTENT USE.** Landowner agrees and covenants that it shall not grant or exercise any rights in the Easement Property inconsistent with, or which interfere with, the rights herein accorded to the District. This may include, but not be limited to, constructing, or permitting to be constructed, any impediments or structures in the Easement Property.

4. **INDEMNIFICATION.**

- a. Landowner agrees to defend, indemnify and hold the District harmless from and against any and all damages, losses, or claims, including but not limited to, legal fees and expenses, to the extent that such damages, losses, or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Landowner, its agents, guests, itself, successors, assigns or contractors of any kind.
- b. Landowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District’s limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. **AUTHORIZATION.** The execution of this Easement Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms

and provisions of this instrument.

6. DEFAULT. A default by either party under this Easement Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief, and specific performance.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Landowner seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

If to the District:	Turnbull Creek Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092 Attn: District Manager
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With a copy to:	Hopping, Green & Sams, P.A. 119 South Monroe Street, Suite 300 Tallahassee, Florida 32301 Attn: District Counsel
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If to the Landowner:	Jonathan Schmanke 3531 Garibaldi Way St. Augustine, Florida 32092
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Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Landowner may deliver Notice on behalf of the District and Landowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the District and Landowner, and Landowner's successors and assigns in interest to the Easement Property, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party

not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Landowner any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions of this Easement Agreement. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect its rights from interference by a third party.

10. CONTROLLING LAW AND VENUE. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree and consent to venue in St. Johns County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Easement Agreement.

11. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District in connection with this Easement Agreement shall be treated as public records in accordance with Florida law.

12. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

14. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that the respective parties have complied with all the requirements of law, and have full power and authority to comply with the terms and provisions of this instrument.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both the District and Landowner.

16. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESSES:

JONATHAN SCHMANKE, on behalf of himself and successors and assigns in interest to the Easement Property

Witness Signature

Print Name: _____

Witness Signature

Print Name: _____

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of February, 2020, by Jonathan Schmanke.

NOTARY STAMP:

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

WITNESSES:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Witness Signature

Print Name: _____

Chairman, Board of Supervisors

Witness Signature

Print Name: _____

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of February, 2020, by William Simmons, as Chairman of the Board of Supervisors of Turnbull Creek Community Development District.

NOTARY STAMP:

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A: Easement Property

EXHIBIT A

The Easement Property

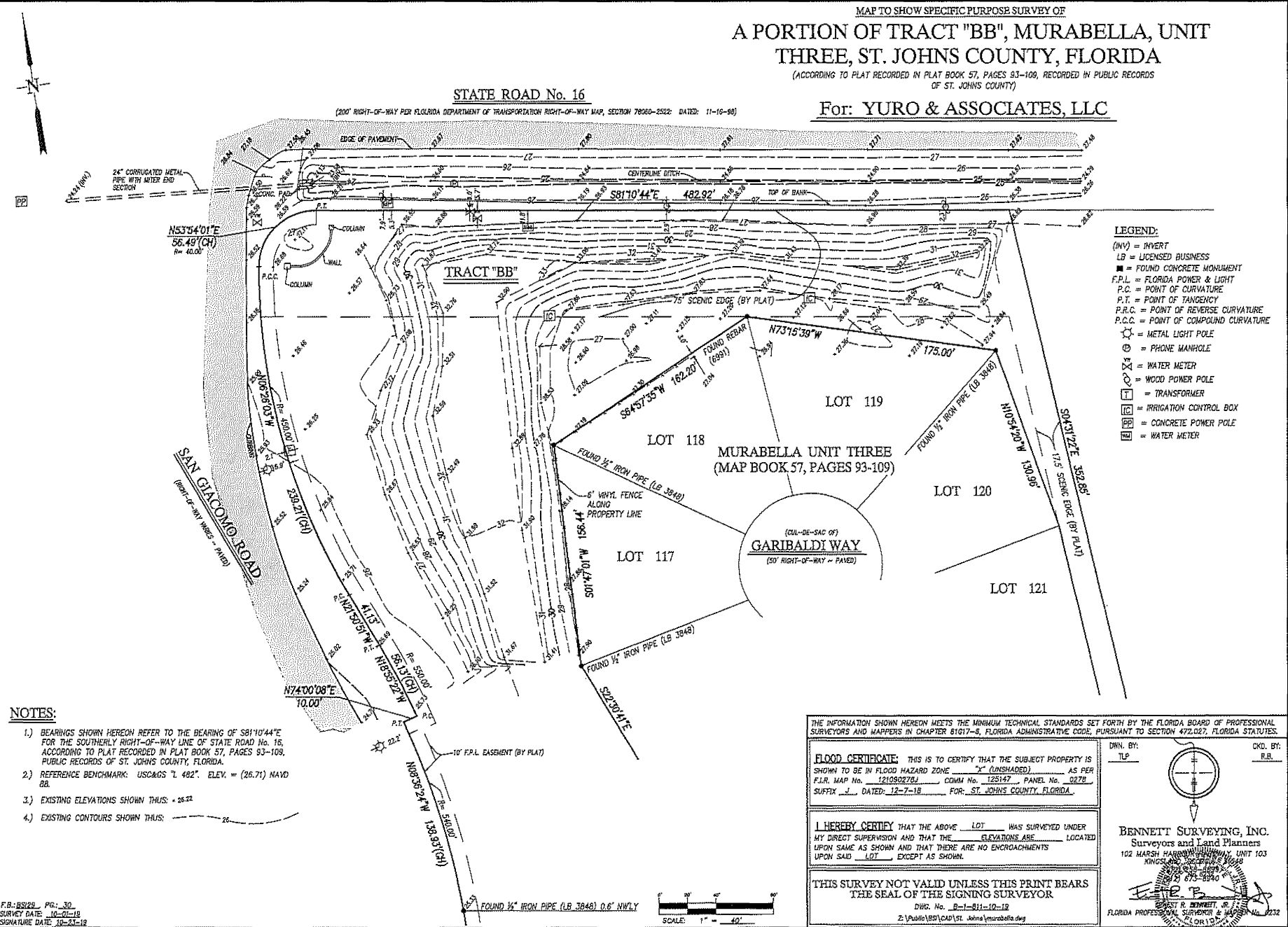
MAP TO SHOW SPECIFIC PURPOSE SURVEY OF
A PORTION OF TRACT "BB", MURABELLA, UNIT
THREE, ST. JOHNS COUNTY, FLORIDA

(ACCORDING TO PLAT RECORDED IN PLAT BOOK 57, PAGES 93-109, RECORDED IN PUBLIC RECORDS
OF ST. JOHNS COUNTY)

For: YURO & ASSOCIATES, LLC

STATE ROAD No. 16

(200' RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78060-2522; DATED: 11-16-98)



- LEGEND:**
- (INV) = INVERT
 - LB = LICENSED BUSINESS
 - = FOUND CONCRETE MONUMENT
 - F.P.L. = FLORIDA POWER & LIGHT
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - ☼ = METAL LIGHT POLE
 - ⊙ = PHONE MANHOLE
 - ⊗ = WATER METER
 - ⊕ = WOOD POWER POLE
 - ⊞ = TRANSFORMER
 - ⊠ = IRRIGATION CONTROL BOX
 - ⊡ = CONCRETE POWER POLE
 - ⊢ = WATER METER

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S81°10'44"E FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 16, ACCORDING TO PLAT RECORDED IN PLAT BOOK 57, PAGES 93-109, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 2) REFERENCE BENCHMARK: USC&GS "L 492". ELEV. = (26.71) NAVD 88.
- 3) EXISTING ELEVATIONS SHOWN THUS: +26.22
- 4) EXISTING CONTOURS SHOWN THUS: 26

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.L.R. MAP No. 121092276J, COGN. No. 128147, PANEL No. 0278, SUFFIX J, DATED: 12-7-18, FOR: ST. JOHNS COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE ELEVATIONS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR

DWR. No. S-1-811-10-18
Z:\Public\BSP\CAD\ST. Johns\Murabella.dwg

DWN. BY: TLP
OKD. BY: R.B.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR DRIVE, UNIT 103
KINGSDALE, FLORIDA 32159
904-675-8940

E. B. Bennett
EAST R. BENNETT, R.S.
FLORIDA PROFESSIONAL SURVEYOR & MAPPING No. 8232

F.B.:BSI29, PG.: 30
SURVEY DATE: 10-01-18
SIGNATURE DATE: 10-21-18

EIGHTH ORDER OF BUSINESS

To: Board of Supervisors, Turnbull Creek CDD

From: Jennifer Kilinski/Ernesto Torres/Jerry Lambert

Date: March 2, 2020

Re: Enforcement of Fishing from District Ponds

As the Board is aware, the question of enforcement of fishing from District owned ponds, whether behind private property or otherwise, has been a subject of multiple previous discussions at the Board level. Staff is aware that there may be some continuing confusion over direction for enforcement and staff is therefore seeking specific Board direction on the Board's preferred approach.

Currently, the fishing policy is that there is no fishing on private property, including in CDD easement areas, unless it is in your own backyard. Otherwise, fishing is only permitted at two designated ponds - Pescara and San Marino. As a reminder, the CDD's pond bank easement is limited in scope and doesn't include recreational uses so opening up the whole bank to fishing by policy of the District isn't a feasible option. In sum, there are two primary options:

Option 1: Maintain current policy and leave it up to the individual private property owners to enforce trespass on their private property or on the pond banks abutting their back yard. In other words, no per se CDD enforcement of the policy. District staff (and the Board), for the most part, would not otherwise know who is permitted to be in someone's backyard. This option makes District enforcement straightforward in that there is no enforcement responsibility.

Option 2: Prohibit fishing at all ponds except for the two previously mentioned, such that any fishing activity off the banks of any of the other ponds would be a violation of the District's rules, including from one's own backyard. The District could add violation of said fishing policies to the amenity rules and in the event that staff is able to identify a resident in violation, the rules would then subject said person to the District's suspension and termination rules. For repeat offenders, staff (and/or individual residents, as they see violators) could also call the police to come out and have people trespassed. To the extent fishing is occurring in private property, the only trespass authority is with the property owner. Therefore, if the violator is not on CDD property, the CDD does not have jurisdiction.

Staff's recommendation, especially because we have not understood unauthorized fishing to be a rampant issue in the community, is to leave enforcement with the individual lot owners. If they see a stranger in their backyard, and they do not want them there, they should call the police. We can do community education and outreach to educate residents on what this means if the Board believes it helpful. Either option, however, is one staff can endorse with Board direction.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)

POLICIES FOR USE OF LAKES AND OTHER STORMWATER MANAGEMENET FACILITIES¹

The Turnbull Creek Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District lakes or other District storm water facilities.

1. Wading and swimming in District lakes and other District storm water management facilities are prohibited.
2. Watercrafts of any kind in District lakes or other District storm water management facilities are prohibited.
3. The District lakes and other District storm water management facilities primarily function as retention ponds to facilitate the District’s system for treatment and attention of storm water run-off and overflow. As a result, contaminants may be present in the water. Fishing in the District lakes and other District storm water management facilities is permitted in only one pond within the District (catch & release only). ²
4. Users of District lakes and other District storm water management facilities shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District lakes and other District storm water management facilities.
5. Pets are not allowed in the District lakes and other District storm water management facilities.
6. No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District lakes or other District storm water facilities unless properly permitted and approved by the CDD and other applicable governmental agencies.
7. No foreign materials may be disposed of in the District lakes or other District storm water facilities, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.
8. Any hazardous condition concerning the District lakes or other District storm water facilities must be immediately reported to the District Manager and the proper authorities.
9. Property owners and residents are responsible for their tenants, guests’, and invitees’ adherence to these policies.

¹ These Policies may be amended and/or updates, as the District deems necessary (Adopted 08/28/07).

² Fishing will be allowed in two ponds. SMF Pacetti located in the Pescara section of the District and in San Marino Park Area - subject to affirmative repeal of the policy by the District at any time. (Adopted 07/12/16).

NINTH ORDER OF BUSINESS

RESOLUTION 2020-04

A RESOLUTION SETTING FORTH THE POLICY OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS AND DISTRICT OFFICERS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) and the officers and staff of the Turnbull Creek Community Development District (“District”) are constantly presented with the necessity for making decisions regarding various phases of District policy and management; and

WHEREAS, it is absolutely essential to the effective operation of the District that such decisions be made in an environment where the threat of personal liability for the Board and its officers and staff is maintained at a minimum; and

WHEREAS, the Board wishes to formalize a policy with regard to the support and legal protection of the Board and its officers and staff so as to reduce the threat of personal liability to such individuals and allow for an effective decision-making environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:

1. As set forth in this Resolution, the District, in accordance with Florida law, agrees that the following Board members, officers and staff (together, “**Indemnitees**”) of the District shall be provided the benefit of the indemnification, support and legal defense provisions provided in this Resolution:

- a. All members of the Board of Supervisors; and
- b. Secretary and Assistant Secretaries, Treasurer and Assistant Treasurers, and other District officers, as well as District Staff (e.g., the District Manager, the District Engineer, and the District Counsel).

2. As set forth in this Resolution and in accordance with Sections 111.07 and 768.28, *Florida Statutes*, the District hereby agrees to provide legal representation to defend any and all civil actions, including federal civil rights and other federal civil claims, arising from a complaint for damages or injuries suffered as a result of any action or omission of action of all Indemnitees, present or former, arising out of and in the scope of his or her employment or function, unless, in the case of a tort action, the Indemnitee acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. Defense of such civil actions includes, but is not limited to, any civil rights lawsuit seeking relief personally against any Indemnitee for an act or omission under color of state law, custom or usage, wherein it is alleged that such Indemnitee has deprived another person of rights

secured under the Federal Constitution or laws, including, by way of example, actions under 42 U.S.C. § 1983 or other federal statute. The District hereby further agrees to provide legal representation to defend against any other litigation arising against an Indemnatee from the performance of their official duties while serving a public purpose, including civil, administrative or criminal actions as permitted by law. By these provisions, the District does not waive any immunity from liability or limited waiver of such immunity as granted under Florida law. Rather, the District is stating that to the extent the State does not through its laws protect the Board and its officers from liability, the District is committed to doing so to the extent described in this Resolution and as permitted by law.

3. The District may insure itself in order to cover all reasonable costs and fees directly arising out of or in connection with any legal claim or suit that directly results from a decision or act made by an Indemnatee while performing the duties and functions of his or her position.

4. This Resolution is intended to evidence the District's support of Indemnitees who perform acts and render decisions in the good faith performance of their duties and functions. The District will neither support nor defend those actions or omissions committed by an individual outside the scope of his or her office or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, property and/or District policies, procedures and direction of the Board that contravenes District Board direction in a significant or consistent manner. By adoption of this Resolution, the Indemnatee(s) in question are each presumed to have acted within the scope of his or her office and are presumed to be acting in good faith, without a malicious purpose and not in a manner exhibiting wanton and willful disregard of human rights, safety or property and/or District policies, procedures and direction of the Board that contravenes District Board direction in a significant or consistent manner. The District's Board of Supervisors may overcome this presumption only by unanimous vote of those participating and voting, in accordance with Section 7 herein.

5. In the event that the District has expended funds to provide an attorney to defend a Indemnatee who is found to be personally liable by virtue of actions outside the scope of his or her employment or function, or is found to have acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property, the individual shall be required to reimburse the District for funds so expended. The District may recover such funds in a civil action against such individual.

6. The District agrees to pay any final judgment, including damages, fines, penalties or other damages, costs, and attorneys' fees and costs, arising from any complaint for damages or injuries suffered as a result of any action or omission of action of any Indemnatee as described in Section 111.07, *Florida Statutes*. If the action arises under Section 768.28, *Florida Statutes*, as a tort claim, the limitations and provisions of that section governing payment shall apply. If the action is a civil rights action arising under 42 U.S.C. § 1983, or similar federal statutes, payment for the full amount of judgment may be made unless the individual has been determined in the final judgment to have caused the harm intentionally. The District agrees to pay any compromise or settlement of any claim or litigation described in this paragraph, provided, however, that the District determines such compromise or settlement to be in the District's best interest.

7. To rebut the presumption of the automatic payment of judgments or provision of legal representation pursuant to this Resolution, at least one of the following determinations shall be made by a unanimous decision of the District's Board of Supervisors participating and voting:

- a. The actions of the Indemnitee were outside the scope of his or her duties and authority; or
- b. The acts or omissions of the Indemnitee constituted bad faith, malicious purpose, intentional infliction of harm or were done in a manner exhibiting wanton and willful disregard of human rights, safety or property; or
- c. The Indemnitee received financial profit or advantage to which he or she was not legally entitled.

8. To ensure the provision of legal representation pursuant to this Resolution, the following must be met:

- a. A copy of the summons, complaint, notice, demand letter or other document or pleading in the action, or a letter setting forth the substance of any claim or complaint, must be delivered to the District Chairman, Vice Chairman, District Manager or District Counsel within thirty (30) calendar days after actual receipt of any such document together with a specific request in writing that the District defend or provide representation for the Indemnitee; and
- b. The Indemnitee must cooperate continuously and fully with the District in the defense of the action.

9. Any indemnification, legal defense or other protection provided pursuant to this representation shall not extend to:

- a. Consulting or other outside professional or business activities for which the Indemnitee received financial or other material compensation, which are outside the scope of his or her District duties and authority; and
- b. Any independent contractor for whom defense or indemnification is not authorized pursuant to Section 1(b) of this Resolution, unless the Board votes to authorize such indemnification, legal defense, or other protection; and
- c. Any fine, penalty or other punishment imposed as a result of conviction for a criminal offense, and any legal fees and costs incurred to defend criminal prosecution in which a conviction is obtained; and
- d. Claims brought against the Indemnitee by the District's Board of Supervisors; and
- e. Any indemnification or defense prohibited by law.

10. In the event legal representation or defense is provided pursuant to this Resolution, the Indemnatee may either:

- a. Retain legal counsel appointed by the District, in which case legal counsel shall be paid directly by the District; or
- b. Retain legal counsel chosen by the Indemnatee, in which case the District shall have the right to:
 - i. Approve, in advance, any agreement for legal fees or disbursements; and
 - ii. Pay all or part of the legal fees, costs and other disbursements and to set a maximum for legal fees, costs and other disbursements; and
 - iii. Direct the defense and settle or compromise the action or claim; and
 - iv. Reduce or offset any monies that may be payable by the District by any court costs or attorneys' fees awarded to the Indemnatee.

11. The benefits of the policy adopted in this Resolution shall not enlarge the rights that would have been available to any third-party plaintiff or claimant in the absence of this policy.

12. To the extent permitted by law, this policy shall inure to the benefit of the heirs, personal representatives and estate of the Board member and/or officer.

13. The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions that occurred before the effective change, modification or withdrawal of this Resolution.

14. This Resolution shall be effective as of its adoption on the date listed below and shall apply to any acts or omissions occurring after that date.

PASSED AND ADOPTED this 10th day of March, 2020.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

TENTH ORDER OF BUSINESS

TURNBULL CREEK CDD – AMENITY AND FIELD MANAGER EVALUATION

1. Budget Considerations/Cost Control. Score = 20 out of a possible 24 – **83%**
2. Quality (of work performed). Score = 19 out of a possible 24 – **79%**
3. Invoicing/Payment Timelines. Score = 17 out of a possible 24 – **71%**
4. Adequacy, Quality and Availability of Workforce. Score = 14 out of a possible 24 – **58%**
5. Project and Contract Management Success. Score = 16 out of a possible 24 – **66%**
6. Communications, Cooperation and Amenity Relations. Score 18 out of a possible 24 – **75%**

Comments:

- Based on learning curve and what RMS inherited performance is satisfactory.
- Response to residents needs is outstanding.
- Facilities are in immaculate conditions.
- Issues raised are handled timely.
- Monitor of facility needs improvements especially after hours and on weekends.
- Based on limited amount of time RMS has done an exemplary job.
- Although there are some issues. RMS has the knowledge and capability to manage our community.
- Communication had a rough start with an email issue, but was resolved and now everything seems to be on track. The people I have spoken with all rave about Erick and his friendly demeanor. Love the work updates from Jerry and the spreadsheet. Also like the cost savings he has already created through various projects.
- Weekend staff needs to be more visible periodic walks around center observe athletic field.
- Some communication problems in first few weeks
- Have received many positive comments from residents
- Erick takes positive initiative for events/activities
- Amenity Center always appears clean and well maintained.
- Erick is new to this job and is still learning. There were some initial problems with assuring adequate staffing and communication with others.
- More frequent monitoring of landscaping conditions and follow up with Duval Landscaping would be useful in reducing the number of resident complaints.
- Jerry has done an outstanding job of identifying money savings alternatives for repair/replacements needs.
- Jerry has done an excellent job managing the property. He looks for opportunities to maintain and improve the property.
- Security of the facility, office and fields has been a concern.
- The MyMurabella website has not been updated since September
- Lack of training for evening staff
- Activities have been good and a nice variety
- The visual appeal of the Amenity Center has been outstanding
- Incorrect invoicing for services (has since been corrected).
- Security after hours of the facility and fields has been a concern.
- Repairs should be in a more timely manner
- Trash pickup needs improving

THIRTEENTH ORDER OF BUSINESS

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by William Simmons and Seat 4, currently held by Lee Clabots are scheduled for the General Election in November 2020. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of March, 2020.

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Turnbull Creek Community Development District will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095, Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Turnbull Creek Community Development District has 2 seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

FIFTEENTH ORDER OF BUSINESS

C.

1.

Turnbull Creek Community Development District

9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: March 10, 2020
To: Turnbull Board of Supervisors
Ernesto Torres, Richard Whetsel
From: Jerry Lambert, Operations Manager
Erick Hutchinson, Amenity Manager
Re: Turnbull Creek CDD
Monthly Murabella Operations Report

The following is a summary of activities related to the RMS operations of the Turnbull Creek Community Development District.

Site Field Manager: Jerry Lambert

- Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
- Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
- Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree limbs, etc.)
- Meeting with Duval (Mike Johnson) in regard to landscaping issues and updates.
- Communications with Josh Boucher (Duval) with irrigation leaks as they occurred for repairs.
- Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
- Follow-up with Backflow valve annual maintenance throughout community
- Installation of 4 new Sunshades; 2 in San Marino & 2 in Pescara Park also, tightened the others.
- Installed 5 new park grills throughout community
- Follow-up with County Roads & Bridges (Linda) for sidewalk repairs and grading low areas near San Giacomo entrance.
- Involvement with Arbor Day tree planting, went well on Saturday 1/25/2020
- Pressure washed all older sunshades that were not replaced
- Repaired ADA pool chair lift

- In process of replacing all landscape up-lighting to LED's (70% completed)
- Replaced bad light on tennis court
- Ordered & replaced broken kiddie swing on playground
- Installed new signage "Stay of the Grass" near round-a bout area; "No Trespassing" in San Marino area on berm & a new sign in memorial park.
- Replaced bad fencing around Pescara pump station
- Power washed 3 mail kiosks
- Replaced all entrance light bulbs to be uniform in color and lumens

Other Ongoing Projects: Site

- (On going) Sanding and painting of rusted playground equipment to meet our insurance inspection request. (25% completed)
- Erosion on pool deck started repairs with River Stonework's as of 3/3/2020
- Obtained 6 quotes for approval for property enhancements from Duval outside their contractual obligations. (needs reviewed and approved)?
- Should you have any questions or comments regarding the above information, please feel free to contact me at (248) 807-2763 or Rich at (904) 759-8923.

Riverside Management Services

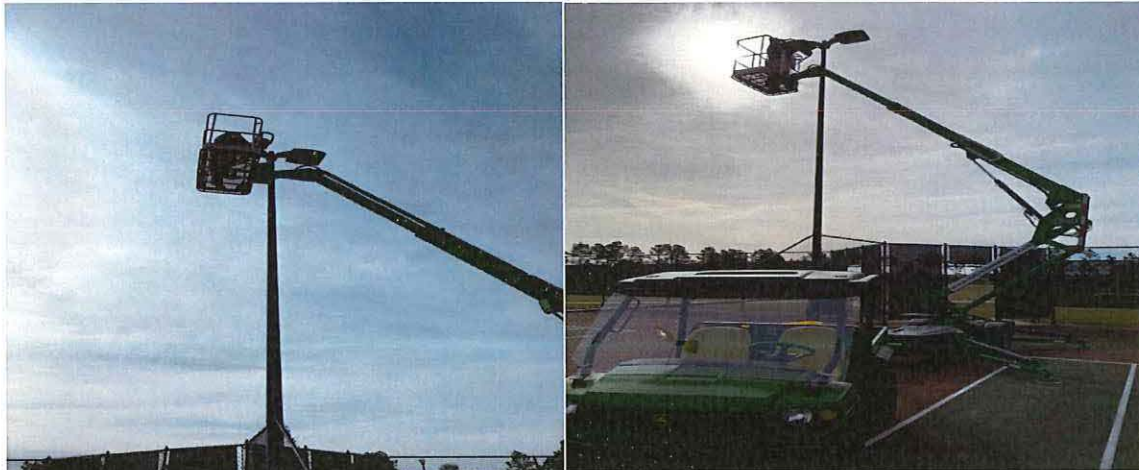
9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257



Murabella

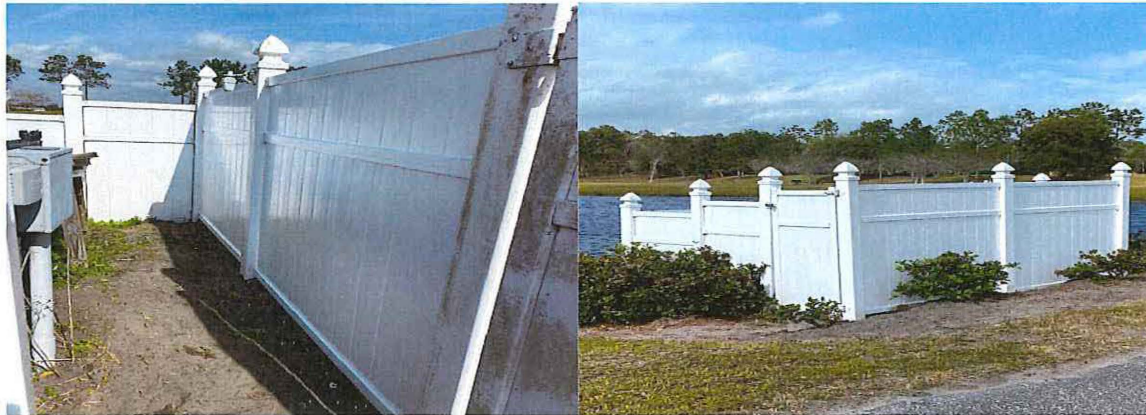
Field Operations Manager Report

Date: 3/10/2020 Submitted by Jerry Lambert



- Replaced bad light on tennis court





- Replaced damaged fence sections at Pescara pump station



- Replaced 4 bad sunshades. (2 in San Marino & 2 in Pescara)



- Installed (4) "Do Not Drive Or Park On Grass" signs at round-a bout.



- Power wash (3) mail kiosks



- Contacted St John's County Roads & Bridges for Sidewalk repairs on San Giacomo



- Installed / replaced (22) new LED lights in community at entrances and amenity center areas



- Replaced damaged child swing at amenity playground

Turnbull CDD Property Activity

Date Initiated	Task/Issue	Location	Cost/Quote	Budgeted	Contractor	Target Date	Completed	Status
								Grey = Archived Green = Completed Orange = In Process Red = On Hold
10/7/19	Metal Park Bench/bent, power wash and paint (1units)	Parks	Sample		Scott (1)	Nov. 2019	Y	Completed
10/7/19	Tune up backpack blower, chainsaw & pressure washer	Tunbull CDD	\$30.00		Scott (1)	10/2/19	Y	Completed
10/7/19	Cast Iron Park Grills / Need Replaced / Need Quote	Parks	\$1,500.00		Jerry	10/10/19	Y	Need approval in Nov. CDD meeting / Quoted for \$1500
10/7/19	Remove Dead Deer from Pescara Property	Messina	\$0.00		Jerry	10/702019	Y	Completed
10/7/19	Mailbox box locks / need replaced 15 total	Mail Kiosk	\$1,500.00		Lou Zimmer	11/1/19	Y	Completed by Lou & Keith Zimmer on 10/15/2019
10/7/19	Fire Extinguishers / Annual Inspection due	First Coast	\$75.00		First Coast Fire	10/13/19	Y	Completed on 10/16/2019 by First Coast Fire
10/7/19	Parking lot, pool lights / Need bulb replacements (6)	Parking Lot			Scott		Y	Completed on 10/29/2019
10/7/19	Light on Bridge at amenity Center/ Need new bulbs (18)	Amenity	\$0.00		Scott	10/18/19	Y	Completed / Bulbs in stock
10/7/19	; Christmas decorations outside / Donald McGowan	Positano Ave	\$0.00		Duval / County	11/1/19	Y	Completed
10/7/19	Covers over Chairs in Clubhouse	Amenity	\$4,392.00		Anything Under	11/22/19	Y	Completed Approved on 11/12/2019 at CDD meeting
10/7/19	Windscreens on tennis courts to be put down	Amenity	\$0.00		Jerry	10/14/19	Y	Completed
10/9/19	Need updated Poolsure contract for Murabella (Chris)	Tennis Courts	\$0.00		Scott	10/15/19	Y	Completed by Scott on 10/15/2019
10/9/19	Need utility trailer for PW Use / Put proposal together	Poolsure	\$0.00		Jerry	10/23/19	Y	Completed on 10/23/2019 Sent to Sarah Sweeting/ Ernesto
10/10/19	leak in irrigation system (PortaRosa& Messina)	Murabella	\$1,200.00		Jerry	10/18/19	Y	Completed
10/10/19	Remove Vending Machine on Pool Deck	Murabella	\$0.00		Duval/ Josh B.	10/18/19	Y	Completed
10/10/19	Touchup Paint on bridge over pool (yellow)	Pool Area	\$0.00		Barry	10/25/19	Y	To be removed from property by 10/30/2019
10/11/19	Berm along 16 quote from Duval	Pool Area	\$0.00		Scott	11/4/19	Y	Completed on 11/4/2019
10/11/19	Trim Branches around street lights / Chuck Labonowski	SR16 (East)	\$6,846.42		Duval	Nov. 2019	Y	Quoted by Duval (Mike Johnson) 10/14/2019
10/11/19	Replace damaged contractor for mushroom pump	Positano Ave	\$0.00		Scott	10/30/19	Y	Completed on 10/30.2019
10/11/19	Repair Main Pool Gate card access	Pool	\$1,120.00		Crown Pools	10/17/19	Y	Completed on Thursday 10/17/2019
10/15/19	Inspect all playground equipment for rust and damage.	Play grounds	\$0.00		Security 101	10/18/19	Y	Completed on 10/18/2019 / Security 101/ Michelle Sances
10/16/19	3 Proposals to power wash tennis , basketball courts	Courts	\$0.00		Scott	10/21/19	Y	Completed
10/16/19	3 Proposal to power wash Sunshades	Courts	\$0.00		Jerry	11/1/19	Y	Completed
10/21/19	Repair irrigation line/ control box in Pescara	Parks	\$0.00		Jerry	10/31/19	Y	Completed
10/21/19	Install new rope for volleyball net	Pescara	\$0.00		Duval	10/25/19	Y	Completed
10/21/19	Drain & Clean fountain in front of amenity (Chlorinate)	Volley Ball	\$40.00		Scott	10/23/19	Y	Completed on 10/23/2019
10/22/19	Repair Broken Valve Lever on Pool outlet	Amenity	\$0.00		Scott	10/16/19	Y	Completed on 10/16/2019
10/22/19	Research Backflow testing result issues (2 properties)	Pool	\$0.00		Scott	10/25/19	Y	Completed
10/22/19	Broken Chain on slide in play ground.	Community	\$0.00		Jerry	10/23/19	Y	Called Wendy at Bob's Backflow (Completed 10/23/2019) / St John's
10/22/19	Need new access cards for Eric	Pescara	\$0.00		Scott	10/22/19	Y	Completed
10/29/19	Repair irrigation line leak in Pescara	Amenity	\$450.00		Jerry/ Brian	10/25/19	Y	Brian ordered from Atlantic Security 3.95 ea / Security 101 is \$3.05 ea
10/29/19	Repair monkey bars on San Marino jogging trail	Pescara	\$0.00		Duval	11/12/20	Y	Completed
11/13/19	Remove fire ant mound in pool area by slide tower	Play Area	\$0.00		Scott	11/12/20	Y	Completed / We just removed the broken piece
11/14/19	Bee Removal south of basketball court	Pool	\$0.00		Scott	11/13/19	Y	Completed
11/5/19	Review Insurance Inspection Report / Correct Violations	Basketball area	\$0.00		Scott	11/14/19	Y	Completed
11/12/19	Elliptical plastic guard rubs	Amenity Center	\$0.00		Jerry	11/6/19	Y	Completed Received report 11/5/2019 (Started to address play equip.)
10/31/19	Sidewalks on Positano need ground down, County	Gym	\$0.00		Jerry	11/12/19	Y	See if guard can be adjusted
10/31/19	Repair bad timer on tennis court.	Positano	\$0.00		Scott/ County	11/21/19	Y	Completed 11/21/2019
11/13/19	Remove dead Goose from Pond at 505 Porta Rosa Circle	Tennis Courts	\$35.00		Scott	11/13/19	Y	Completed 11/13/2019
11/11/19	Loose tile by kiddie pool area	Resident	\$0.00		Scott	11/13/20	Y	Did not see this once we got there.
11/12/19	Have Duval weed dirt mound in Pescara (Chuck request)	Pool	\$0.00		Jerry	11/12/20	Y	Completed
11/13/19	Bad hinge on fence gate to playground	Playground	\$275.00		Jerry	11/12/20	Y	Completed by Jerry
11/13/19	Address Excessive ant hills in fields and playgrounds	St Augustine Fence	\$0.00		Duval / Mike J	11/11/19	Y	Completed
11/13/19	Obtain parts and build Pressure washing trailer	Pescara	\$0.00		Jerry / Scott	12/1/19	Y	Called Mike / They will do a blanket application Monday 11/11/2019
11/13/19	Power wash, clean, straighten and paint 21 park benches	Jerry / Scott	\$1,500.00		Jerry / Scott	12/1/19	Y	Completed on 12/9/2019
11/13/19	Check out pond bank grass damage	All Property	\$0.00		Jerry / Scott	1/10/20	Y	Completed
11/13/19	Order and install R.O. water system for kitchen sink	2440 E Caparino	\$0.00		Scott	11/13/20	Y	Completed Called Future Horizons (Chris Railing) about over spray
11/13/19	Obtain 3 quotes for PW Sunshades, sidewalks, Courts (4)	Amenity	\$250.00		Jerry	11/26/19	Y	Completed on 11/26/2019
11/13/19	Parcel Mail Boxes	Amenity Areas	\$0.00		Jerry	11/29/20	Y	Completed
11/13/19	Remove 7 trees leaning or potentially damaging fence	Positano Kiosk	\$3,525.13		Jerry	10/23/19	Y	Completed on 11/20/2019
11/18/19	Pool / Lake bulkhead needs evaluated for repairs	Terracina Dr	\$0.00		Jerry / Scott	11/13/19	Y	Completed on 11/12/2019
11/18/19	Dirt needs to be delivered to fill valley on pond back	Pool Deck	\$5,545.00		Crown Pools	2/7/20	Y	Completed River Stoneworks approved by board 2/12/2020
11/18/19	Change out locks on bulletin boards at amenity center	3839 N Trapani	?		Scott	?	Y	To be included the pond bank erosion issues
11/21/19	Get 3 quotes for a chainlink cage to store starting blocks	Amenity	\$25.00		Jerry	11/18/19	Y	Completed on 11/18/2019
11/25/19	Clean outside of all windows in club house	Pool/ Shed	\$0.00		Jerry	12/12/19	Y	Completed
11/25/19	Label new mailbox keys with proper box number	Amenity	\$0.00		Jerry	12/22/19	Y	Completed on 12/22
11/27/19	Pickup Trailer, Tanks and parts for PW trailer	Mail Kiosk	\$0.00		Jerry	11/29/19	Y	Completed
11/27/19	Irrigation Leak from new fence install 3613 Citara Ct	TSC/ Harb Frt	\$0.00		Jerry / Scott	11/26/19	Y	Completed on 12/9/2019
12/2/19	Entrance Street Lights not working correctly	Citara Ct	\$690.00		Duval / Josh	1/31/03	Y	Completed Bill to homeowner/contrator (St Augustine Fence)
12/10/19	Address ponds, algae, trash and alligator grass	Positano	\$0.00		Scott	12/3/19	Y	Completed
12/13/19	Pavers sinking in front of outdoor grill.	Pescara	\$0.00		Future Horizons	12/10/19	Y	Called Chris Railing to do due diligence to correct this issue, Scheduled
12/28/20	Repair tire trenches on Verona Way	Amenity	\$0.00		Crown Pools / Jerry	1/31/20	Y	Completed
12/22/20	Repair women toilet by installing new insides	Verona Way	\$0.00		Duval	1/3/20	Y	Completed
	Above here was addressed in previous CDD meetings	Restroom	\$20.00		Scott	12/23/19	Y	Scott replaced on 12/23
11/1/19	Repair ADA Pool Chair lifts	Pool	\$230.00		Jerry	1/27/19	Y	Completed on 1/27/2020 by Jerry
11/13/19	Order and install park grills for property (5 total)	All Property	\$750.00		Jerry / Scott	1/31/20	Y	Ordered on 1/9/2020 Here on Thursday 1/14/2020
11/13/19	Sunshades Replaced (4) 2 in Pescara & 2 in San Marino	Pescara/S.M.	\$0.00		Southern Recreation	12/20/20	Y	Completed on 2/13/2020
11/13/19	Outside Playground Equipment/ Rusted, Need Paint	Parks	\$0.00		Scott	TBD	N	Started wire brushing / Painting Scott started this on 11/18 (on going)
1/2/20	Tree Planting 1/25/2019 / Call Greg Dunn 904-209-0431	Murabella	\$0.00		Community Effort	1/25/20	Y	Scheduled for Saturday 9:30 am on 1/25/2020 1900 seedlings
1/8/20	Broken Kiddie swing (Rubber seat)	Playground	\$105.29		Jerry	1/16/20	Y	Completed on 1/15/2020
1/9/20	Replace 3 landscapeLED lamps at entrance of Pescara	Pescara	\$40.00		Jerry / Scott	1/31/20	Y	Completed
11/13/19	Repair damaged landscape light in kiddie pool area	Kiddie Pool	\$0.00		Scott	2/15/20	N	Waiting for unknown repairs to get
1/13/20	Zip Tie pole pads to basketball backboard poles.	Courts	\$0.00		Scott	1/13/20	Y	Completed
1/13/20	Repair 2 benches that have broken mounts	Round-a bout	\$0.00		Scott	1/31/20	Y	Completed
1/13/20	Excess water on men's bathroom floor (check out)	Gym	\$0.00		Jerry	1/17/20	Y	Checked and cleaned flush valve
1/13/20	Power wash Stone Hedge Structure / Gazebo	Pool Area	\$0.00		Scott	1/24/20	Y	Completed on 1/24/2019
1/13/20	A/C Air Handler Unit Broke down at Amenity Gym	Gym	\$1,206.35		Weather Engineering	1/15/20	Y	Completed on 1/14/2020
1/13/20	Clean / replace recessed lights pool entrance area	Pool	\$0.00		Scott/Jerry	3/31/20	N	One bad light / clean others
1/15/20	Install AED in Gym	Gym	\$0.00		Jerry	1/15/20	Y	Completed on 1/15/2020
1/15/20	Remove 5 large trees in entrance of San Giacomo	San Giacomo	\$0.00		Duval (Mike)	1/25/20	Y	Completed on 1/25/2020
1/15/20	Water fountain needs front panel attached	Play Ground	\$0.00		Jerry	3/1/20	Y	Completed
1/20/20	Replace 5 bad irrigation covers in fields	Property	\$0.00		Duval	2/12/20	Y	Completed
1/20/20	Replace bad lights (Hylides) on 2 tennis courts	Tennis Courts	\$300.00		Scott / Jerry	2/4/20	Y	Completed on 2/4/2018
1/20/20	Replace 12 lights at entrances (Bad ballasts) Hylide	Pescara/ S. M.	\$479.88		Scott / Jerry	2/28/20	Y	Completed on 1/30/2019
1/21/20	Make and install 2 "Please Stay Off Grass" signs	Round a bout	\$40.00		Jerry	1/27/20	Y	Completed on 1/27/2020
1/27/20	Clear out dead limbs (Ragusa) and dead tree logs (San Gia)	San Giacomo	\$0.00		Jerry	1/27/20	Y	Completed on 1/27 Requested by Supervisor
1/27/20	Cut down leaning tree and a dead tree (Pescara Park)	Pescara	\$877.25		Duval?	Need Approval	N	Duval to remove 1 leaning tree in pescara park requested by Supervisor

Turnbull CDD Property Activity

[illegible]

D.

5.

Taylor Sign & Design, Inc.
4162 Saint Augustine Road, Jacksonville, FL, 32207
904-396-4652

www.taylor-signco.com

TAYLOR
Sign & Design, Inc.

Quote 9067

Turnbull Creek CDD - MuraBella - Watchfire

Electronic Message Center

SALES REP INFO
Sean Taylor
staylor@taylor-signco.com

QUOTE DATE
01/13/2020
QUOTE EXPIRY DATE
04/12/2020

TERMS
50% Deposit, Balance Due
On Completion

ORDERED BY
Turnbull Creek CDD - MuraBella
101 W. Positano Ave
St. Augustine, FL, 32092

CONTACT INFO
Erick Hutchison
murabellamanager@rmsnf.com
+1 650-450-2236

About this Quote:

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)
1	Watchfire 10mm EMC Self Diagnostic 5yr 4G data plan 10mm Resolution OP ignite Software Complete module encapsulation 201Lbs 120 VOLT 5 AMPS per face 5years parts & labor Warranty Height: 24 Inches Sides: 1 Width: 48 Inches	3	Each	\$10,757.00	\$32,271.00

POWER FROM BREAKER TO SIGN IS NOT INCLUDED IN QUOTE AND MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
PAINTING OF WALL DUE TO SIGN REMOVAL IS NOT INCLUDED IN QUOTE AND MUST BE PERFORMED BY PROFESSIONAL PAINTER.

ALL SIGNAGE LISTED IN QUOTE WILL REMAIN PROPERTY OF TAYLOR SIGN & DESIGN UNTIL PAID IN FULL.
50% DEPOSIT REQUIRED TO BEGIN PROJECT. BALANCE IS DUE UPON COMPLETION. PLEASE HAVE A CHECK READY FOR OUR TECH DURING TIME OF INSTALL OR CALL OUR OFFICE AT 904-396-4652 TO PAY YOUR FINAL BALANCE.
IF YOU MADE YOUR DEPOSIT BY CREDIT CARD YOUR BALANCE WILL BE CHARGED TO THE SAME CREDIT CARD AUTOMATICALLY UPON COMPLETION.

BY PAYING YOUR DEPOSIT YOU ARE AGREEING TO THE TERMS AND CONDITIONS LISTED ABOVE.

Shipping: \$0
Subtotal: \$32,271.00
Sales Tax (0%): \$0
Total: \$32,271.00

SIGNATURE:

DATE:

6.

"POOL SCHOOL"

BLS/CPR/AED/CHOKING

Certified by American Heart Association

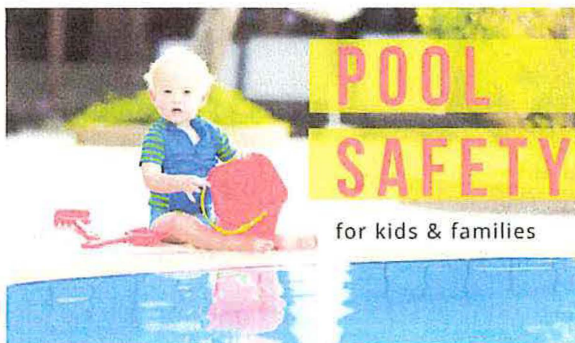
Would you be able to respond appropriately if there was an emergency at the pool or home?

Let's have a FUN summer and BE SAFE!

- TBD 2020 1pm-3:30pm -contact me to reserve spot
- Seating is limited to 12 people each class-if I have a good turnout or requests for an additional class/day I will set one up
- Location is San Salito, 137 Codman Dr. St. Augustine, FL 32084
- Cost is \$40-you will receive a card from the AHA-payment is required in advance since there are limited spots-Cash, Venmo, Debit/credit cards using Apple Square-receipts will be issued
- Please read back or attached page and it will answer most questions and will give you a little bio of myself (ICU/trauma RN for 13 years/CPR instructor for 3 years)
- Clay Doughtie, 904.923.2529, claybd83@yahoo.com

Course Content

- CPR, AED/defibrillator use, Choking, and First Aid for all age ranges
- How to respond to emergencies at home, the pool, the beach, a restaurant, etc.
- Discussion around heart attacks, stroke, falls, and other common injuries will be covered
- This course is applicable to anyone 13 years of age and older
- We will focus more on common pool injuries, prevention of injuries at the pool, and HOW TO RESPOND TO AN EMERGENCY
- You will practice CPR and maneuvers to relieve choking on a life like manikans





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Saint Johns Middle School Athletic Association
450-106 SR13 N
St. Johns, FL 32259



Attn: Murabella Community Board Members

In a recent discussion with one of your staff members, it was suggested that our organization provide some preliminary information pertaining to a request we would like to present to your Community Board at the next meeting, scheduled for March 10, 2020 at 6PM at the Murabella Amenity Center Building.

Our request is to explore opportunities to utilize/rent open field space located with your community for a local youth sports organization represented by the Saint Johns Middle School Athletic Association (SJMSAA). Our association will be offering new sports program beginning Spring and Fall 2020 to the middle-school aged students at Mill Creek Academy. It's a very exciting time for the kids – they will be embarking on the inaugural season of their very own middle school football team, competing with all the middle schools located throughout St. Johns County.

With the surge of both residential and commercial development in St. Johns County, the population continues to increase and with that we are continuing to explore and develop new opportunities for the school-aged community members. However, we are in need of space to accomplish our goals. Given the proximity of your community to the school we will be serving, we felt it might be a viable solution and we would enjoy the opportunity to work with you in a way that supports your community as well. Below is some information about our organization and our request:

Who We Are:

- SJMSAA is an independent, private non-profit corporation. SJMSAA uses district middle school names and facilities under a license agreement with the district. SJMSAA is solely responsible for the operation of the SJMSAA middle school sports programs and their individual teams. The organization's sole mission is to promote community citizenship, good sportsmanship, and physical and mental development through healthy, organized competition and team work for 12-15 year-olds. The program is open to all middle school students and does not restrict membership due to race, religion or gender.
- SJMSAA currently oversees 13 middle schools and 7 different sports. The sports SJMSAA oversees are: football, baseball, softball, golf, tennis, cheer, and soccer. It is our vision to continue growing the program as the population of our community grows.
- SJMSAA was established in 2009, celebrating its 10th anniversary in 2019. We serve over 2,800 of the 8,700 enrolled middle-school-aged students in St. Johns County each year. We have an elected board overseeing our association, with established by-laws and

procedures. All details, contact information, by-laws, policies and procedures can be found on our website www.sjmsaa.com.

- Our coaches are volunteer members from throughout the community and undergo mandatory background checks with a strict badging process. Students are invited to try out for their respective sports throughout each season, and upon selected, engage in a competitive game schedule that includes regular, post-season and championship games.
- We adhere to safety standards for all equipment provided, follow safety protocols and include trained medical personnel as well as security personnel at our game events.
- We are considered a partner with the St. Johns County Parks and Recreation department and work with them almost daily on securing field space and facilities to hold practices, conditioning opportunities and scheduled games year-round. At any given moment, we have 4-5 sports operating at the same time for each county middle school, holding events at football and soccer fields, tennis courts, golf courses and baseball fields.
- We are fully insured and can provide a COI with adjusted limits as needed and would list the community name as the certificate holder (we will provide a sample copy at the board meeting.). Our insurance is acquired and maintained using the broker, Seaman's Insurance, through Matt Seaman, our SJMSAA Safety and Risk Director and a resident of the Murabella Community.

In particular to our request for use of Murabella amenity fields:

- The newly established Mill Creek Academy Mustangs Football team is seeking supplemental space to hold practice events. Currently the space at Mill Creek Academy that would have been designated as field space for sports use will become a construction location throughout the Spring and Summer of 2020 and potentially for the fall as well.
- For the Spring of 2020, the new football team plans to start practicing **during the weeks of April 6 through May 16** as a lead up to a spring game. An example of a schedule would be as follows:
 - Monday, Tues, Thursday evenings from 5:30-7:30PM.
- The use of the field space would accommodate approximately 30-35 players, running drills and practicing team plays.
- Team would be supervised by adults at all times.
- We would not require any stationery equipment and would be sure to leave the field in proper condition, free of any obstructions, refuse, etc.
- We are open to discussions about maintenance responsibilities.
- We would also explore an agreement that extends beyond football use for other sports as well.

We look forward to expanding upon the above at the Board Meeting on March 10, as well as answering any additional questions you may have at that time.

Thank you in advance your consideration,

JoAnn Davenport
SJMSAA Parent Volunteer
732-895-2457

SIXTEENTH ORDER OF BUSINESS

A.

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, February 12, 2020 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Wil Simmons	Chairman
Chris DelBene	Vice Chairman
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor
Lee Clabots	Supervisor

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel (by telephone)
Mike Yuro	District Engineer
Jerry Lambert	Operations Manager
Erick Hutchinson	Amenity Manager

The following is a summary of the actions taken at the February 12, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Venezia asked when is the University of Florida coming here to evaluate and make suggestions to stabilize the pond banks? Why isn't 742 Porta Rosa Circle on the list for pond bank repairs? They were listed on the second round in 2017, I took pictures today but the sun was shining too much so you can't see the shelving but that pond bank has dropped about two feet and they are not on the list even as a low priority.

THIRD ORDER OF BUSINESS**Consideration of Arbor Day Proclamation
(Presenter: Brian Wing)**

Mr. Wing stated I apologize for bringing this up tonight, I know we were just doing capital repairs, but I thought time is of the essence. Sometime in the next couple of months we will get Greg Dunn back to talk about other opportunities for communities to get grants for trees and other things but he recommended we do a proclamation that shows there is support in the community for doing these kinds of efforts, Based on others I have looked at for St. Augustine and other areas I drafted this proclamation and ask the board to consider it and it will go on record and we will have something to show when we pursue grants.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor the Arbor Day Proclamation was approved.

FOURTH ORDER OF BUSINESS**Update of Capital Reserve Budget (Presenter:
Ernesto Torres)**

Mr. Torres stated item four is an update of capital reserve budget. I made an adjustment right before the meeting to reflect the actual number on the ending balance on the December financials for the capital reserves. These are items approved by the board this year, the chain link, mailboxes and 50% deposit for the shades and we have spent \$8,855.16 so far this year. It may be different than what you see in the financials because the financial only goes for this month. The next column and those are items that I have labeled as committed, meaning the board has approved these items for expenditure but they are in the process of being refined by the contractor, such as the pool deck, we approved \$15,000 but we haven't broken ground yet and Jerry is going to present a different proposal that may save the district some money. The remaining 50% of the shades, gym mirror, meeting room blinds, fence and survey were committed to by the board and is in the process of being paid and that total is \$26,884. The current balance of \$139,881, add pending transfer of FY20 \$215,300 for capital reserves, that gives you a working capital of \$328,297. I wanted to give you an overview before we discuss the projects tonight.

Jerry is going to talk about what he feels is most priority that the board should actually reserve funds for those items and Mike will talk about his recommendations for the ponds and drainage and those issues.

FIFTH ORDER OF BUSINESS

Discussion of Recommended Reserve Study Repairs and Replacement (Presenter: Jerry Lambert)

Mr. Lambert reviewed the capital reserve items as follows:

You have air handler units and air conditioning units on three or four line items at \$4,586 each. We did a \$1,200 repair on one a month ago and these units are fine, they don't have to be replaced. The reserve is in there for these types of repairs that might come up. We are okay on that projection.

You have an outdoor fountain that needs to be replaced and you have \$4,100 budget and I can replace it with the identical unit for \$1,500.

Office carpeting at \$802 that is not a necessity but we are good with that.

The grill \$386 and that grill is fine, we put a new cover on it so you don't have to replace that at this moment.

Fabric shelter at the tennis court, we can power wash it and it will be fine.

Signage allowance on the amenity center \$4,000. They don't need to be replaced but they can be replaced for \$1,000.

Soccer and lacrosse goals and nets for \$2,000.

\$10,000 for irrigation allowance, leave that alone because we will use that.

Lake bank stabilization \$15,000 and \$139,000, Mike Yuro will speak to that

Landscape allowance is \$50,000 – I wouldn't touch that

You talked about grading around the mailbox to help the drainage.

I replaced 5 barbeque grills and you have one in there for \$1,158

Shelter fabric for the walking trail at Pescara, there are two bad ones there and two at San Marino, those are ordered and should be installed by the end of the month. We got all four for \$7,200 and we have paid 50%.

The up-lighting for the landscaping by the town hall entrance and San Giacomo are in the process of being done now. We are replacing every single light on all entrances, up-lighting and structure lighting for under \$1,000. It will be all LED

The laptop in the office \$1,387 has already been replaced, same with the work station in the office for \$3,750

Electronic sound system for the amenity center \$14,534 that is probably replacement cost. Right now, I am not aware of any issues.

\$826 for fitness weight bench that hasn't been replaced

Overall looking at the plan for 2020 we are about halfway through it, I know you have \$297,708 as the total, my best guess is it won't run over \$100,000.

2021 you have new asphalt surface at Pescara and San Marino for the walking trails. I got a quote for Pescara and it was \$52,000 but they said they wanted to go a minimum of 2" thicker to raise it. There are drainage issues on the north side and that will have to have some work done. He said if you raise it 2" and keep the grass away from it that will help most of the problem. San Marino \$54,000.

As far as I know everything is working on the fountains. Up-lighting for landscape for a total of \$12,000.

Water feature \$8,200 I am not aware of any issues with that.

The chlorinator for \$8,200 that definitely has to be looked at next year.

The 6-foot PVC fence on the irrigation pump at Pescara was done, \$1,748. I repaired that for \$200.

Irrigation pump and pump stations at Pescara I don't know if there are any issues with that but you have \$10,000 in there.

Mr. Torres stated the major expense is going to be whatever you decide to do with the pond banks tonight. Following that I recommend when we draft next year's budget that we follow the suggested capital reserve contribution.

SIXTH ORDER OF BUSINESS

Update Pond Bank Priority List (Presenter: Mike Yuro)

Mr. Yuro stated I had a request of what has been done to date and I thought I would walk you through what we have done.

Mr. Yuro distributed a map of the Phase 1 repairs and stated when I got here we were in the process of inspecting those. That was your original bond issue and I think they spent \$1,050,000. There was a little money left over, which has been spent now. The next map is color coded, developed a full set of plans, walked all the ponds at the time in 2017 and we put it out to bid and the bids came back in the range of \$180,000 to \$570,000 but at the time the board only had about \$40,000 to \$45,000 available from the original bond funds so we went with Aquagenix and we got the biggest bang for the buck using their proposal and the current list of priorities. The map has what was completed in May or June of 2018 in the neighborhood of \$45,000. That last

effort was the last pond bank repairs that were done and that wiped out any balance you had in the original bond money. After that was completed I came up with another list of priorities and these are areas that were not addressed with the Aquagenix effort in 2018. The numbers on the spreadsheet are grouped them by the highest priority the cost of those repairs was provided by Aquagenix based on the work they had just done. The highest priority are the really big washouts that you have that we felt we needed to put in underdrain at least for a short section and the other repairs were those we thought we could get away with packing and filling in dirt, resodding and not installing underdrain.

It has been brought up numerous times since then but it has not been up-dated. Erosion is something that happens every day and I suspect some of these areas may have had emergency repairs done by staff as necessary but at the time these were the ones that were the next highest priorities. That is the history and where we are today. They haven't been revisited in about a year and a half.

Mr. Torres stated for clarity, we took whatever remaining funds we had from capital projects and a portion of the capital reserves paid the Aquagenix invoice which was \$186,000.

The model of the capital reserves study that we did a few months ago had us funding about \$70,000 in 2020 and 2021 towards these repairs. We are here tonight to discuss that and see if the board would like to give the district engineer more guidance as to commit to the priority list or fund the low priority or however you choose to do this.

Mr. Clabots stated there is \$238,000 of repairs on your list, the list is over a year old.

Mr. Yuro stated I haven't walked all your ponds since then but I would expect anywhere from a 20% to 40% increase based on the fact that erosion is continually happening and there are likely new spots that weren't so bad back then that didn't make the list.

Mr. Clabots stated \$70,000 in one year, \$70,000 in another year. How does that really address what may be the problems that have worsened?

Mr. Torres stated this board is adamant about the contribution that you make annually to your capital reserves and staff does what they can throughout the month to save the district money, but it is probably not enough.

Mr. Wing stated I did walk around the high priority ponds yesterday, and nearly all the problems occur at a point where two properties meet. Unlike the pond repairs we did where there was shelving and sluffing off, this is clearly erosion between two properties with one exception.

Clearly issues are caused by channel drainage between the homes so is the contour of the home lots the responsibility of the CDD. Can a reasonable argument be made that the bank damage was caused by the manner in which the builder graded the lot and/or homeowner action installing a swimming pool, placing drains, landscaping actions, etc. Most of the problems appear at the top of the bank about halfway down. I still have reservations as to whether this is a CDD issue.

Mr. Yuro discussed pond maintenance and historical information.

Mr. Wing asked is it possible to have shared responsibility because this is not affecting all homes it is affecting less than 20 homes.

Ms. Kilinski stated I suggest the Board allow staff to explore responsibilities and historical information in those areas and we can report back in March what we think the potential options are for exploring the cost share.

Mr. Simmons stated we still seem to be lacking a definitive answer.

Mr. Yuro stated the last time we went through this with Aquagenix they gave a proposal where they would come out periodically and address some of this before it became a bigger issue to see if that would help but that would take a budget line item.

Mr. Simmons stated we need to look at the options we have available to us and what Kathy said as well. We need to explore all the possibilities available to us.

Mr. Clabots stated I want to see a plan with a comprehensive approach for \$238,000 of repairs that takes into account help from the University of Florida to look at how we can stabilize that naturally with vegetation. This board needs a comprehensive plan of how we are going to address the problem.

On MOTION by Mr. DelBene seconded by Mr. Labanowski with all in favor Mr. Yuro was authorized to bring in Aquagenix to adjust their plan based on top and bottom to repair the erosion.

Mr. Yuro stated I think why plantings have not been done before is because people who live on the ponds are used to grass. Grand Haven in Palm Coast has written water retention maintenance rules and they don't allow any grass, it is cordgrass only it has a very dense root system and it stabilizes the banks.

Mr. Simmons stated Ernesto will coordinate with Kathy.

Mr. Yuro stated the repairs we are doing are following the recommendation of the Geotech based on soil samples they took. What we experience is they worked for that spot but not necessarily on the other spots. Perhaps the underdrain isn't worth it and maybe we can get by with vegetation. I will look into the mesh grids that can hold that in place as well.

SEVENTH ORDER OF BUSINESS

Consideration of Garibaldi Way Drain Improvement (Presenter: Mike Yuro)

Mr. Yuro stated the survey showed the elevations don't match the engineering plans. The CDD common area is lower and the lot is also lower. It appears that the best-case scenario to fix that is to put in some kind of drain and get the water out of there. There is also the potential of bringing in dirt. We did get a proposal from Aquagenix and it was for \$68,000 and that was to put in a drain and take the water towards San Giacomo, another drain and tie it into a storm inlet on that road because the water has to go somewhere. That includes re-grading the area behind the home to get it to the low spot and demolish and re-grade the berm. We did get a second proposal from Duval Landscape for \$37,500 to put in a drain, go through the berm on S.R. 16 and discharge into that ditch. The reason I didn't initially propose that is because that is getting the state involved and it is taking the water in a different direction from the original permit and we have to do more permitting with the water management district. There would be cheaper construction, there would be more soft costs involved. From the low spot behind the houses to the center of the ditch is only about a foot and a half difference. There is not going to be a lot of flow to get it in that direction.

You can do a sump pump, but you would have to have a power source, perhaps the homeowner would participate because it only kicks on when it rains. That would be a fairly inexpensive solution.

Ernesto will reach out to the homeowner to hook up to their power for the pump and will talk to Jennifer to prepare an agreement.

EIGHTH ORDER OF BUSINESS

Consideration of Drainage Issues at Positano and San Giacomo Mail Kiosk (Presenter: Mike Yuro)

Mr. Yuro gave an overview of the drainage concerns at both mail kiosks. For the Positano mail kiosk he would need a topo of area, re-grade it and put in a couple drains and 4" plastic pipe into the pond. For the San Giacomo mail kiosk the county may raise the sidewalk and consider installing a drain line near the sidewalk.

NINTH ORDER OF BUSINESS**Consideration of Pool Deck and Retaining Wall Proposal (Presenter: Jerry Lambert)**

Mr. Lambert outlined the proposals for pool deck and retaining wall repair and recommended River Stonework for the project.

Mr. Wing stated I don't think anyone gives a warranty over one year but Jerry needs to check on that so we know what we have.

Mr. Lambert stated according to the proposal they have a five year warranty.

On MOTION by Mr. Wing seconded by Mr. Clabots with all in favor the proposal from River Stonework in the amount of \$6,140 to repair the pool deck and bulkhead was approved.

TENTH ORDER OF BUSINESS**Approval of Consent Agenda (Presenter: Ernesto Torres)**

- A. Approval of Minutes of the January 14, 2019 Meeting**
- B. Balance Sheet as of December 31, 2019 and Statement of Revenues & Expenditures for the Period Ending December 31, 2019; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the consent agenda items were approved to include amendments to the minutes.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

The following issues were raised and discussed: is an asphalt track necessary, money could be better used in landscape improvements; a private lot not properly graded and there is a dip by the driveway; weeds growing from pond bank into private property; supervisors to send to Ernesto comments about RMS performance prior to their meeting with the chair in March and an executive summary to be provided to the board; swim schedule coordination; for replacement of sod on CDD property and private property as a result of installation of streetlights, contact FP&L.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 10, 2020 at
6:30 p.m.**

The meeting adjourned at 8:24 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting
January 31, 2020

*Turnbull Creek
Community Development District
Combined Balance Sheet
January 31, 2020*

	<u>Governmental Fund Types</u>			
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>
				<u>Totals (Memorandum Only)</u>
Assets:				
Cash - Wells Fargo	---	---	---	\$137,993
Cash - Hancock Bank	\$161,984	---	---	\$161,984
Investments:				
Due From General Fund	---	\$271,932	---	\$271,932
Investment - SBA	\$42	---	---	\$42
Investment-General Account	\$1,259,686	---	---	\$1,259,686
Series 2015 A1-A2				
Revenue	---	\$937,186	---	\$937,186
Reserve A1	---	\$390,686	---	\$390,686
Reserve A2	---	\$107,393	---	\$107,393
Prepayment A2	---	\$25,636	---	\$25,636
Construction	---	---	\$1	\$1
COI	---	---	\$2,732	\$2,732
Series 2015 B1-B2				
Revenue B	---	\$75,061	---	\$75,061
Reserve B1	---	\$32,976	---	\$32,976
Reserve B2	---	\$9,608	---	\$9,608
Prepayment B1	---	\$171	---	\$171
Prepayment B2	---	\$1,961	---	\$1,961
Redemption	---	\$104	---	\$104
Series 2016				
Sinking	---	\$10	---	\$10
Reserve	---	\$121,566	---	\$121,566
Revenue	---	\$11,923	---	\$11,923
Prepayment	---	\$3,986	---	\$3,986
Interest	---	\$3	---	\$3
Prepaid Expenses	\$986	---	---	\$986
Due From Other	\$9,000	---	---	\$9,000
Total Assets	\$1,431,698	\$1,990,202	\$2,733	\$137,993
Liabilities:				
Accounts Payable	\$11,727	---	---	\$6,250
Due to Debt Service 2016	\$271,932	---	---	\$271,932
Fund Balances:				
Assigned General Fund	\$48,726	---	---	\$48,726
Restricted for Debt Service	---	\$1,990,202	---	\$1,990,202
Restricted for Capital Projects	---	---	\$2,733	\$2,733
Nonspendable	\$986	---	---	\$986
Unassigned	\$1,098,327	---	---	\$131,743
Total Liabilities and Fund Equity	\$1,431,698	\$1,990,202	\$2,733	\$137,993

*Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending January 31, 2020*

	Adopted Budget	Prorated Thru 01/31/20	Actual Thru 01/31/20	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$1,068,832	\$1,068,832	\$0
Interest/Miscellaneous	\$2,000	\$667	\$19,648	\$18,981
Amenities Revenue	\$2,000	\$667	\$3,397	\$2,731
Total Revenues	\$1,130,178	\$1,070,165	\$1,091,877	\$21,712

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$1,867	\$1,600	\$267
FICA Expense	\$428	\$143	\$122	\$20
Engineering (Yuro & Associates, LLC)	\$13,000	\$4,333	\$3,500	\$833
Arbitrage (Grau)	\$2,400	\$0	\$0	\$0
Dissemination (GMS & Disclosure Services)	\$2,200	\$933	\$967	(\$33)
Trustee (US Bank)	\$14,620	\$3,631	\$3,631	\$0
Attorney (HGS)	\$40,000	\$13,333	\$18,268	(\$4,935)
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$15,000	\$15,000	\$0
Information Technology (GMS)	\$1,600	\$533	\$533	\$0
Telephone	\$450	\$150	\$131	\$19
Postage	\$1,100	\$367	\$291	\$76
Printing & Binding	\$1,800	\$600	\$303	\$297
Insurance (FIA)	\$8,816	\$8,816	\$8,214	\$602
Legal Advertising	\$1,400	\$467	\$260	\$206
Other Current Charges	\$1,300	\$433	\$205	\$228
Office Supplies	\$170	\$57	\$2	\$54
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$1,200	\$400	\$135	\$265

Administrative Expenses

\$149,784	\$56,238	\$58,338	(\$2,100)
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Amenity Center

Insurance (FIA)	\$15,664	\$15,664	\$14,667	\$997
Pest Control (Turner Pest Control)	\$3,123	\$1,041	\$740	\$301
Repairs & Replacements	\$36,000	\$12,000	\$12,060	(\$60)
Recreational Passes	\$800	\$390	\$390	\$0
Office Supplies	\$1,100	\$367	\$0	\$367
Other Current Charges	\$300	\$100	\$0	\$100
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,606	\$1,606	\$0

Utilities

Water & Sewer (STCUD)	\$10,900	\$3,633	\$2,890	\$743
Electric (FPL)	\$36,000	\$12,000	\$11,348	\$652
Telephone/Internet (Comcast)	\$3,800	\$1,267	\$1,201	\$66

*Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending January 31, 2020*

	Adopted Budget	Prorated Thru 01/31/20	Actual Thru 01/31/20	Variance
<u><i>Amenity Center Cont'd.</i></u>				
<u><i>Management Contracts</i></u>				
<i>Lifeguards/Pool Monitors (ASG)</i>	\$31,245	\$0	\$0	\$0
<i>Facility Monitor (ASG)</i>	\$24,200	\$8,067	\$5,242	\$2,824
<i>Facility Management (ASG)</i>	\$61,000	\$20,333	\$20,333	\$0
<i>Facility Attendants (ASG)</i>	\$16,200	\$5,400	\$4,024	\$1,376
<i>Field Operations (ASG)</i>	\$51,259	\$17,086	\$17,086	\$0
<i>Facility Maintenance (ASG)</i>	\$49,000	\$16,333	\$16,333	\$0
<i>Pool Maintenance (ASG)</i>	\$14,317	\$4,772	\$4,633	\$139
<i>Pool Chemicals</i>	\$13,144	\$4,381	\$3,372	\$1,009
<i>Janitorial Services (ASG)</i>	\$9,064	\$3,021	\$2,933	\$88
<i>Common Area Waste Collection</i>	\$18,300	\$6,100	\$6,100	\$0
<i>Program Director (ASG)</i>	\$2,575	\$858	\$858	\$0
<i>Refuse Service (Advance Disposal)</i>	\$9,840	\$3,280	\$2,491	\$789
<i>Security - ENVERA</i>	\$6,409	\$2,136	\$1,972	\$164
<i>Special Events</i>	\$9,000	\$9,000	\$10,734	(\$1,734)
 <i>Amenity Center Expenses</i>	 \$425,240	 \$148,837	 \$141,015	 \$7,822
 <u><i>Grounds Maintenance</i></u>				
<i>Streetlighting (FPL)</i>	\$36,000	\$12,000	\$11,870	\$130
<i>Lake Maintenance (Future Horizons)</i>	\$11,580	\$3,860	\$4,700	(\$840)
<i>Landscape Maintenance (Duval Landscape)</i>	\$305,000	\$101,667	\$101,356	\$311
<i>Landscape Contingency</i>	\$30,000	\$10,000	\$1,605	\$8,395
<i>Irrigation Repairs</i>	\$6,000	\$4,135	\$4,135	\$0
<i>Capital Reserves</i>	\$215,300	\$0	\$0	\$0
 <i>Grounds Maintenance Expenses</i>	 \$603,880	 \$131,662	 \$123,665	 \$7,997
 <i>Total Expenses</i>	 \$1,178,904	 \$336,736	 \$323,018	 \$13,719
 <i>Excess Revenues (Expenditures)</i>	 (\$48,726)		 \$768,860	
 <i>Fund Balance - Beginning</i>	 \$48,726		 \$379,179	
 <i>Fund Balance - Ending</i>	 \$0		 \$1,148,039	

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2020

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Maintenance Assessments	\$0	\$90,219	\$147,322	\$831,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,068,832
Interest/Miscellaneous	\$219	\$1,021	\$9,024	\$9,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,648
Amenities Revenue	\$2,497	\$0	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,397
Total Revenues	\$2,716	\$91,239	\$156,346	\$841,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,091,877
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$0	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA Expense	\$0	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$313	\$625	\$1,813	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$483	\$183	\$133	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$967
Trustee	\$3,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,631
Attorney	\$3,763	\$6,479	\$1,988	\$6,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,268
Tax Roll Assessments	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Computer Time	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533
Telephone	\$85	\$0	\$31	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131
Postage	\$37	\$8	\$9	\$237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291
Printing & Binding	\$57	\$37	\$114	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303
Insurance	\$8,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,214
Legal Advertising	\$0	\$76	\$0	\$184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260
Other Current Charges	\$31	\$44	\$41	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205
Office Supplies	\$1	\$0	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$0	\$45	\$45	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135
Administrative Expenses	\$25,673	\$12,242	\$8,058	\$12,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,338
<u>Amenity Center</u>													
Insurance	\$14,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,667
Pest Control	\$185	\$185	\$185	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$740
Repairs & Replacements	\$2,784	\$3,019	\$1,149	\$5,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,060
Recreational Passes	\$390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$365	\$0	\$0	\$1,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,606
<u>Utilities</u>													
Water & Sewer	\$549	\$763	\$986	\$593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,890
Electric	\$2,739	\$3,108	\$2,840	\$2,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,348
Telephone/Cable/Internet	\$299	\$299	\$299	\$305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,201

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2020

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center Cont'd.</i>													
<u>Management Contracts</u>													
Pool Monitors/Lifeguards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Monitor (1,550 and 2,325)	\$272	\$2,017	\$1,522	\$1,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,242
Facility Management (5,107.08)	\$5,083	\$5,083	\$5,083	\$5,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,333
Facility Attendants (1,459.17)	\$1,350	\$795	\$868	\$1,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,024
Field Operations (4,334.58)	\$4,272	\$4,272	\$4,272	\$4,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,086
Facility Maintenance (4,120)	\$4,083	\$4,083	\$4,083	\$4,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,333
Pool Maintenance (1,227.42)	\$1,158	\$1,158	\$1,158	\$1,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,633
Pool Chemicals (815.59 and 1,333.57)	\$831	\$831	\$855	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,372
Janitorial Services (755.33)	\$733	\$733	\$733	\$733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,933
Common Area Waste Collection	\$1,525	\$1,525	\$1,525	\$1,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,100
Refuse Service	\$0	\$821	\$821	\$848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,491
Security - Envera (470)	\$493	\$493	\$493	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,972
Special Events	\$1,716	\$6,529	\$2,139	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,734
Program Director (208.33)	\$215	\$215	\$215	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$858
<i>Amenity Center Expenses</i>	<i>\$43,708</i>	<i>\$35,929</i>	<i>\$29,225</i>	<i>\$32,153</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$141,015</i>
<u>Grounds Maintenance</u>													
Street Lighting	\$2,971	\$2,969	\$2,959	\$2,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,870
Lake Maintenance (\$645.00)	\$1,175	\$1,175	\$1,175	\$1,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,700
Landscape Maintenance (\$26,489.41)	\$25,339	\$25,339	\$25,339	\$25,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,356
Landscape Contingency	\$0	\$0	\$0	\$1,605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,605
Irrigation Repairs	\$1,685	\$1,060	\$0	\$1,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,135
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Grounds Maintenance Expenses</i>	<i>\$31,170</i>	<i>\$30,543</i>	<i>\$29,473</i>	<i>\$32,479</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$123,665</i>
<i>Total Expenses</i>	<i>\$100,550</i>	<i>\$78,714</i>	<i>\$66,756</i>	<i>\$76,997</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$323,018</i>
<i>Excess Revenues (Expenditures)</i>	<i>(\$97,834)</i>	<i>\$12,525</i>	<i>\$89,590</i>	<i>\$764,578</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$768,860</i>

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending January 31,2020

<i>Adopted Budget</i>	<i>Prorated Thru 01/31/20</i>	<i>Actual Thru 01/31/20</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$5,000	\$300	\$3,888	\$3,588
<i>Assessments</i>	\$989,969	\$936,992	\$936,992	\$0
<i>Prepayments A1</i>	\$0	\$0	\$0	\$0
<i>Prepayments A2</i>	\$0	\$0	\$0	\$0

<i>Total Revenues</i>	\$994,969	\$937,292	\$940,880	\$3,588
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Expenditures

Series 2015A-1

<i>Interest 11/1</i>	\$178,084	\$178,084	\$178,084	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$178,084	\$0	\$0	\$0
<i>Principal 5/1</i>	\$425,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0

Series 2015A-2

<i>Interest 11/1</i>	\$54,388	\$54,388	\$54,388	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$54,388	\$0	\$0	\$0
<i>Principal 5/1</i>	\$100,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0

<i>Total Expenditures</i>	\$989,943	\$232,471	\$242,471	(\$10,000)
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<i>Excess Revenues (Expenditures)</i>	\$5,027	\$704,821	\$698,409	(\$6,412)
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Other Sources (Uses)

<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
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<i>Total Other Sources(Uses)</i>	\$0	\$0	\$0	\$0
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<i>Net Change in Fund Balance</i>	\$5,027	\$698,409	\$0	\$0
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<i>Fund Balance - Beginning</i>	\$257,026	\$762,491	\$0	\$0
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<i>Fund Balance - Ending</i>	\$262,053	\$1,460,901	\$0	\$0
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending January 31,2020

<i>Adopted Budget</i>	<i>Prorated Thru 01/31/20</i>	<i>Actual Thru 01/31/20</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$700	\$233	\$362	\$129
<i>Assessments</i>	\$79,318	\$75,045	\$75,045	\$0
<i>Prepayments B1</i>	\$0	\$0	\$0	\$0
<i>Prepayments B2</i>	\$0	\$0	\$0	\$0
Total Revenues	\$80,018	\$75,278	\$75,407	\$129

Expenditures

Series 2015B-1

<i>Interest 11/1</i>	\$19,795	\$19,795	\$19,795	\$0
<i>Interest 5/1</i>	\$19,795	\$0	\$0	\$0
<i>Principal 5/1</i>	\$20,000	\$0	\$0	\$0

Series 2015B-2

<i>Interest 11/1</i>	\$5,669	\$5,669	\$5,669	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$5,669	\$0	\$0	\$0
<i>Principal 5/1</i>	\$5,000	\$0	\$0	\$0

Total Expenditures	\$75,928	\$25,464	\$30,464	(\$5,000)
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Excess Revenues (Expenditures)	\$4,091	\$49,815	\$44,943	
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Other Sources (Uses)

<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
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Total Other Sources(Uses)	\$0	\$0		
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Net Change in Fund Balance	\$4,091	\$44,943		
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Fund Balance - Beginning	\$32,495	\$74,938		
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Fund Balance - Ending	\$36,585	\$119,881		
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending January 31, 2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>01/31/20</i>	<i>01/31/20</i>	

Revenues:

<i>Interest Income</i>	\$2,000	\$667	\$987	\$320
<i>Assessments</i>	\$286,688	\$271,923	\$271,923	\$0
<i>Total Revenues</i>	\$288,688	\$272,589	\$272,910	\$320

Expenditures

Series 2016

<i>Interest 11/1</i>	\$69,616	\$69,616	\$69,616	\$0
<i>Interest 5/1</i>	\$69,616	\$0	\$0	\$0
<i>Principal 5/1</i>	\$150,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$289,231	\$69,616	\$69,616	\$0
<i>Excess Revenues (Expenditures)</i>	(\$543)	\$202,974	\$203,294	
<i>Fund Balance - Beginning</i>	\$85,785		\$206,126	
<i>Fund Balance - Ending</i>	\$85,242		\$409,420	

Turnbull Creek
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period ending January 31,2020

Series 2015A-1 & A-2

Revenues:

Interest Income	\$15
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Total Revenues	\$15
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Expenditures

Capital Outlay (1) - Series 2016	\$0
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Capital Outlay - Series 2015A-1-A2	\$0
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Capital Outlay - Series 2015 B-1-B2	\$0
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Cost of Issuance	\$0
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Total Expenditures	\$0
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Excess Revenues (Expenditures)	\$15
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Other Sources (Uses)

Operating Transfer In	\$0
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Total Other Sources(Uses)	\$0
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Net Change in Fund Balance	\$15
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Fund Balance - Beginning	\$2,718
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Fund Balance - Ending	\$2,733
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Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending January 31,2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>01/31/20</i>	<i>01/31/20</i>	

Revenues:

<i>Capital Reserve Funding - Transfer In</i>	\$215,300	\$0	\$0	\$0
<i>Total Revenues</i>	\$215,300	\$0	\$0	\$0

Expenditures

<i>Repair and Replacement</i>	\$105,496	\$15,105	\$15,105	\$0
<i>Other Current Charges</i>	\$200	\$67	\$458	(\$391)
<i>Total Expenditures</i>	\$105,696	\$15,172	\$15,563	(\$391)
<i>Excess Revenues (Expenditures)</i>	\$109,604		(\$15,563)	
<i>Fund Balance - Beginning</i>	\$164,348		\$147,306	
<i>Fund Balance - Ending</i>	\$273,952		\$131,743	

Turnbull Creek Community Development District
FY 2020 Assesment Receipts Summary

# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015 A1-A2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015 B1-2 DEBT ASSESSED	O&M ASSESSED
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CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91
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TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015 A1- A2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015 B1-2 DEBT RECEIVED	O&M RECEIVED
11/19/2019	1	50,984.75	20,304.52	5,892.54	1,626.22	23,161.47
11/25/2019	2	24,642.07	9,813.63	2,847.99	785.99	11,194.46
11/26/2019	3	122,969.42	48,972.19	14,212.13	3,922.24	55,862.85
12/13/2019	4	120,421.52	47,957.50	13,917.65	3,840.99	54,705.38
12/19/2019	5 (11/26-12/6)	203,875.37	81,192.74	23,562.79	6,502.84	92,616.99
1/14/2020	6 (11/2-11/3)	1,216,508.28	484,470.69	140,597.31	38,801.96	552,638.31
1/29/2020	7 (11/9-12/31)	610,915.71	243,295.31	70,606.27	19,485.87	277,528.26
1/31/2020	8	2,474.74	985.56	286.02	78.93	1,124.23
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,352,791.86	936,992.14	271,922.71	75,045.05	1,068,831.93
PERCENT COLLECTED		94.91%	94.91%	94.91%	94.91%	94.91%

Turnbull Creek
Community Development District
Long Term Debt Report

Series 2015A1-A2 Special Assessment Refunding Bonds	
Interest Rate:	4.190%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$495,258
Reserve Fund Balance:	\$498,079
Bonds outstanding - 4/30/2015	\$13,375,000
Less: May 2, 2016 (Principal)	(\$475,000)
Less: May 2, 2016 (Prepayment -A2)	(\$15,000)
Less: November 1, 2016 (Prepayment -A1)	(\$10,000)
Less: November 1, 2016 (Prepayment -A2)	(\$5,000)
Less: May 1, 2017 (Principal-A1)	(\$395,000)
Less: May 1, 2017 (Principal-A2)	(\$90,000)
Less: May 1, 2017 (Prepayment-A2)	(\$10,000)
Less: November 1, 2017 (Prepayment -A1)	(\$15,000)
Less: November 1, 2017 (Prepayment -A2)	(\$5,000)
Less: May 1, 2018 (Principal-A1)	(\$405,000)
Less: May 1, 2018 (Principal-A2)	(\$90,000)
Less: May 1, 2018 (Prepayment -A1)	(\$15,000)
Less: November 1, 2018 (Principal-A1)	(\$5,000)
Less: May 1, 2019 (Principal-A1)	(\$400,000)
Less: May 1, 2019 (Principal-A2)	(\$95,000)
Less: May 1, 2019 (Prepayment -A1)	(\$5,000)
Less: May 1, 2019 (Prepayment -A2)	(\$30,000)
Less: November 1, 2019 (Prepayment -A1)	(\$5,000)
Less: November 1, 2019 (Prepayment -A2)	(\$5,000)
Current Bonds Outstanding	\$11,300,000

Series 2015B1-B2 Pond Bank Reconstruction Special Assessment Bonds	
Interest Rate:	4.450%
Maturity Date:	5/1/2045
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$41,378
Reserve Fund Balance:	\$42,584
Bonds outstanding - 4/30/2015	\$1,280,000
Less: May 2, 2016 Principal B1	(\$20,000)
Less: May 2, 2016 Principal B2	(\$5,000)
Less: May 1, 2017 (Principal-B1)	(\$20,000)
Less: May 1, 2017 (Principal-B2)	(\$5,000)
Less: November 1, 2017 (Prepayment-B1)	(\$5,000)
Less: May 1, 2018 (Principal-B1)	(\$20,000)
Less: May 1, 2018 (Principal-B2)	(\$5,000)
Less: November 1, 2018 (Principal-B2)	(\$5,000)
Less: May 1, 2019 (Principal-B1)	(\$20,000)
Less: May 1, 2019 (Principal-B2)	(\$5,000)
Less: November 1, 2019 (Principal-B2)	(\$5,000)
Current Bonds Outstanding	\$1,165,000

Series 2016 Special Assessment Refunding and Revenue Bonds	
Interest Rate:	3.700%
Maturity Date:	11/1/2037
Reserve Fund Definition:	40% Max Annual Debt
Reserve Fund Requirement:	\$115,142
Reserve Fund Balance:	\$121,566
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$150,000)
Less: May 1, 2018 Principal	(\$139,000)
Less: May 1, 2019 Principal	(\$144,000)
Current Bonds Outstanding	\$3,763,000

C.

*Turnbull Creek
Community Development District*

Check Run Summary

January 31, 2020

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>Payroll</i>	1/17/20	50658-50661	\$ 738.80
			<u><i>Subtotal</i> \$ 738.80</u>
<u><i>General Fund</i></u>			
<i>Accounts Payable</i>	1/9/20	1030-1043	\$ 65,046.56
	1/16/20	1044-1049	\$ 3,205.35
	1/23/20	1050	\$ 1,987.86
	1/31/20	1051-1059	\$ 4,030.75
			<u><i>Subtotal</i> \$ 74,270.52</u>
<u><i>Capital Reserve Fund</i></u>			
<i>Accounts Payable</i>	1/23/20	93	\$ 1,780.00
			<u><i>Subtotal</i> \$ 1,780.00</u>
<u><i>Total</i></u>			<u>\$ 76,789.32</u>

**Fedex invoices available upon request.*

BR040M-A CHECKS WRITTEN LISTING AS OF 1/31/2020 RUN 3/01/2020 PAGE 1
 CMFY-001 TURNBULL CREEK CDD BANK-P TURNBULL CREEK PR

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050658	R	PR	01/17/2020	184.70	15	LELAND G CLABOTS
050659	R	PR	01/17/2020	184.70	12	CHARLES A LABANOWSKI
050660	R	PR	01/17/2020	184.70	14	WILLIAM SIMMONS
050661	R	PR	01/17/2020	184.70	13	BRIAN J WING
BANK TOTAL				738.80		
COMPANY TOTAL				738.80		

TURN TURNBULL CREEK BPEREGRINO

Attendance Sheet

District Name: Turnbull Creek CDD

Board Meeting Date: January 14, 2020

	Name	In Attendance	Fee
1	Brian Wing	<input checked="" type="checkbox"/>	YES - \$200
2	Chris DelBene	<input checked="" type="checkbox"/>	NO
3	William Simmons	<input checked="" type="checkbox"/>	YES - \$200
4	Lee Clabots	<input checked="" type="checkbox"/>	YES - \$200
5	Chuck Labanowski	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

January 15, 2020
Date

PLEASE RETURN COMPLETED FORM BERNADETTE PEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/01/20 PAGE 1
 *** CHECK DATES 01/01/2020 - 01/31/2020 *** TURNBULL CREEK CDD
 BANK C TURNBULL HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/09/20	00304	12/30/19 12272019	201912 330-57200-49400	MR & MS SANTA CLAUS	*	400.00	
				BOUNCERS,SLIDES,AND MORE INC.			400.00 001030
1/09/20	00304	12/30/19 12272019	201912 330-57200-49400	BOUNCE HOUSES/GENERATOR	*	1,160.00	
				BOUNCERS,SLIDES,AND MORE INC.			1,160.00 001031
1/09/20	00304	12/30/19 12272019	201912 330-57200-49400	OUTDOOR MOVIE	*	350.00	
				BOUNCERS,SLIDES,AND MORE INC.			350.00 001032
1/09/20	00277	12/19/19 4352	202001 320-57200-43400	IRRIGATION REPAIRS	*	685.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			685.00 001033
1/09/20	00277	1/01/20 4421	202001 320-53800-46600	JAN LANDSCAPE MAINTENANCE	*	25,338.88	
				DUVAL LANDSCAPE MAINTENANCE LLC			25,338.88 001034
1/09/20	00205	12/31/19 61423	201912 320-53800-46800	DEC LAKE MAINTENANCE	*	1,175.00	
				FUTURE HORIZONS INC			1,175.00 001035
1/09/20	00016	1/01/20 258	202001 310-51300-34000	JAN MANAGEMENT FEES	*	3,750.00	
		1/01/20 258	202001 310-51300-35100	JAN INFORM TECHNOLOGY	*	133.33	
		1/01/20 258	202001 310-51300-31300	JAN DISEMINATION SERVICES	*	166.67	
		1/01/20 258	202001 310-51300-51000	OFFICE SUPPLIES	*	.57	
		1/01/20 258	202001 310-51300-42000	POSTAGE	*	9.50	
		1/01/20 258	202001 310-51300-42500	TELEPHONE	*	93.78	
		1/01/20 258	202001 310-51300-41000	COPIES	*	15.75	
		1/01/20 258	202001 330-57200-63100	2HP COMPUTERS/PRINTER	*	1,570.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,739.60 001036
1/09/20	00015	12/16/19 111745	201911 310-51300-31500	NOV GENERAL COUNSEL	*	4,685.25	
				HOPPING GREEN & SAMS			4,685.25 001037

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/09/20	00015	12/16/19 111746	201911 310-51300-31500	NOV MONTHLY MEETING	*	1,793.40	
				HOPPING GREEN & SAMS			1,793.40 001038
1/09/20	00041	1/01/20 13129559	202001 330-57200-46500	JAN POOL CHEMICALS	*	854.91	
				POOLSURE			854.91 001039
1/09/20	00163	12/17/19 16	201911 330-57200-49400	SPECIAL EVENT SUPPLIES	*	905.77	
				RIVERSIDE MANAGEMENT SERVICES, INC			905.77 001040
1/09/20	00163	12/17/19 17	201911 330-57200-63100	MAINTENANCE SUPPLIES	*	1,568.59	
				RIVERSIDE MANAGEMENT SERVICES, INC			1,568.59 001041
1/09/20	00163	1/01/20 18	202001 330-57200-34800	JAN FACILITY MONITOR	*	2,016.67	
		1/01/20 18	202001 330-57200-34800	DEC FACILITY MONITOR	*	584.51-	
		1/01/20 18	202001 330-57200-34000	JAN FACILITY MANAGEMENT	*	5,083.33	
		1/01/20 18	202001 330-57200-34300	JAN FACILITY ATTENDANTS	*	1,350.00	
		1/01/20 18	202001 330-57200-34300	DEC FACILITY ATTENDANTS	*	338.48-	
		1/01/20 18	202001 330-57200-34100	JAN FIELD OPERATIONS	*	4,271.58	
		1/01/20 18	202001 330-57200-34400	JAN FACILITY MAINTENANCE	*	4,083.33	
		1/01/20 18	202001 330-57200-46400	JAN POOL MAINTENANCE SRVC	*	1,158.33	
		1/01/20 18	202001 330-57200-34200	JAN JANITORIAL SERVICES	*	733.33	
		1/01/20 18	202001 330-57200-34900	JAN COMM AREA WASTE COLLE	*	1,525.00	
		1/01/20 18	202001 330-57200-34700	JAN PROGRAM DIRECTOR	*	214.58	
				RIVERSIDE MANAGEMENT SERVICES, INC			19,513.16 001042
1/09/20	00274	1/01/20 10367566	202001 300-15500-10000	FY20 MUSIC LICENSE	*	877.00	
				SESAC LLC			877.00 001043
1/16/20	00262	1/02/20 9511962	202001 300-15500-10100	FY20 MUSIC LICENSE FEE	*	364.00	
				BMI			364.00 001044

TURN TURNBULL CREEK BPEREGRINO

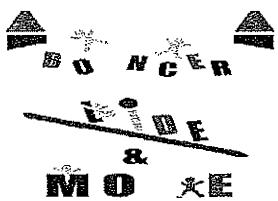
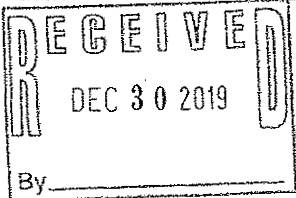
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/16/20	00304	1/10/20 01102020	202001 330-57200-49400	OUTDOOR MOVIE	*	350.00	
				BOUNCERS,SLIDES,AND MORE INC.			350.00 001045
1/16/20	00277	10/18/19 3421	201910 320-57200-43400	IRRIGATION REPAIR	*	690.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			690.00 001046
1/16/20	00277	1/15/20 4821	202001 320-57200-43400	IRRIGATION REPAIRS	*	550.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			550.00 001047
1/16/20	00346	1/01/20 MURA5852	202001 310-51300-55000	JAN PREMIUM WEBSITE FEE	*	45.00	
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001048
1/16/20	00285	1/15/20 S47667	202001 330-57200-63100	REPLACE MOTOR/MODULE	*	1,206.35	
				WEATHER ENGINEERS, INC			1,206.35 001049
1/23/20	00015	1/15/20 112214	201912 310-51300-31500	DEC GENERAL COUNSEL	*	1,987.86	
				HOPPING GREEN & SAMS			1,987.86 001050
1/31/20	00277	1/23/20 4846	202001 320-53800-46700	BERM IMPROVEMENTS	*	1,605.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			1,605.00 001051
1/31/20	00277	1/30/20 4882	202001 320-57200-43400	IRRIGATION REPAIRS	*	155.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			155.00 001052
1/31/20	00352	1/20/20 01202020	202001 330-57200-63100	REIMBURSM LED FLOOD LIGHT	*	479.88	
				JERRY LAMBERT			479.88 001053
1/31/20	00163	1/10/20 20	201912 330-57200-63100	DEC MILEAGE REIMBURSEMENT	*	97.01	
				RIVERSIDE MANAGEMENT SERVICES, INC			97.01 001054
1/31/20	00163	1/15/20 21	201912 330-57200-63100	MAINTENANCE SUPPLIES	*	1,051.82	
				RIVERSIDE MANAGEMENT SERVICES, INC			1,051.82 001055
1/31/20	00163	1/15/20 22	201912 330-57200-49400	SPECIAL EVENT SUPPLIES	*	229.29	
				RIVERSIDE MANAGEMENT SERVICES, INC			229.29 001056

TURN TURNBULL CREEK BPEREGRINO

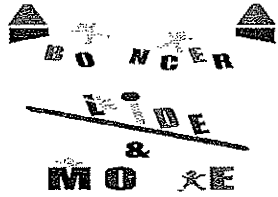
AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/01/20 PAGE 4
 *** CHECK DATES 01/01/2020 - 01/31/2020 *** TURNBULL CREEK CDD
 BANK C TURNBULL HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/31/20	00096	1/23/20 01232020	202001 310-51300-42000		2019 NOTICE POSTAGE	*	227.75	
					ST. JOHNS COUNTY TAX COLLECTOR			227.75 001057
1/31/20	00039	1/20/20 6337017	202001 330-57200-46600		JAN PEST CONTROL	*	110.00	
					TURNER PEST CONTROL			110.00 001058
1/31/20	00039	1/20/20 6337807	202001 330-57200-46600		JAN PEST CONTROL	*	75.00	
					TURNER PEST CONTROL			75.00 001059
TOTAL FOR BANK C							74,270.52	
TOTAL FOR REGISTER							74,270.52	

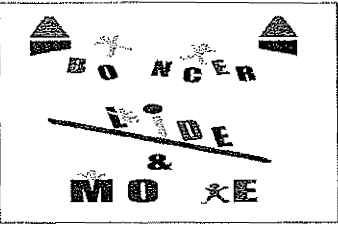
TURN TURNBULL CREEK BPEREGRINO

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: December, 2019 Invoice Number: 12272019.11		
<u>Name / Address</u> Attn: Erick Hutchinson Riverside Mgmt. 101 E. Positano Ave St. Augustine, FL 32092		<u>Additional Details:</u>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Mr. & Ms. Santa Claus	2	\$250.00	20.00%	\$200.00	\$400.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$400.00
		Sales Tax (0.0%)				N/A
		Total				\$400.00

V-304 ©
 1,330,572.484

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: December, 2019 Invoice Number: 12272019.11		
<u>Name / Address</u> Attn: Erick Hutchinson Riverside Mgmt. 101 E. Positano Ave St. Augustine, FL 32092		<u>Additional Details:</u> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED DEC 30 2019 </div>				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	2 station Atomic Bungee	1	\$850.00	40.00%	\$500.00	\$500.00
2	Large Combo	1	\$250.00	20.00%	\$200.00	\$200.00
3	50' Dual Lane Obstacle Course	1	\$300.00	20.00%	\$240.00	\$240.00
4	15'x15' Bounce House	1	\$130.00	50.00%	\$65.00	\$65.00
5	Staff	1	\$120.00	n/a	\$120.00	\$120.00
6	Generator	1	\$70.00	50.00%	\$35.00	\$35.00
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$1,160.00
		Sales Tax (0.0%)				N/A
		Total				\$1,160.00

① V-304
 1,380.52.494

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: December, 2019 Invoice Number: 12272019.12		
<u>Name / Address</u> Attn: Erick Hutchinson Riverside Mgmt. 101 E. Positano Ave St. Augustine, FL 32092		Additional Details: <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED DEC 30 2019 By _____ </div>				
	Description	Quantity	Rate	Discount	SubTotal	Extended
1	Outdoor Movie	1	\$450.00	20.00%	\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$350.00
		Sales Tax (0.0%)				N/A
		Total				\$350.00

V-3021 ©

1,380.572, 494



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
12/19/19	4352
Terms	Due Date
Due on Receipt	12/19/19

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$685.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

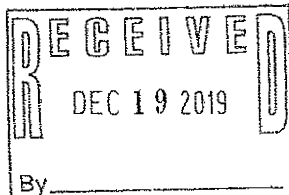
#4535 - Fence Mainline DEC 19

Mainline repair due to fence installation.

Irrigation Service/Repairs

\$685.00

Fill Dirt	CY	1.00	\$100.00	\$100.00	
Irrigation Labor	Hr	3.00	\$100.00	\$300.00	
Misc Irrigation Parts & Fittings	Dollars	1.00	\$20.00	\$20.00	
Pipe	4"	4.00	\$10.00	\$40.00	
Slip Fix	4"	1.00	\$225.00	\$225.00	



Total	\$685.00
Payments/Credits	(\$0.00)
Balance Due	\$685.00

(C) 4-287

1. 320,538.434



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
01/01/20	4421
Terms	Due Date
Net 40	02/10/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

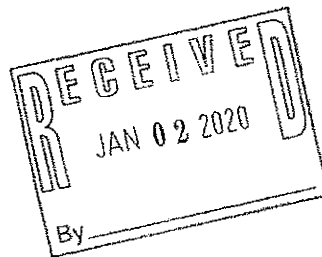
Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$25,338.88	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL
#3178 - Turnbull Creek CDD January 2020	\$25,338.88

Total	\$25,338.88
Payments/Credits	(\$0.00)
Balance Due	\$25,338.88



① V-277
1,320,538.466

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187
Fax: 904-692-1193

INVOICE

Invoice Number: 61423
Invoice Date: Dec 31, 2019
Page: 1

Bill To:

Turnbull Creek CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32145

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		2/14/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of December, 2019 V-205 © 1,320,538.468 RECEIVED JAN 03 2020	1,175.00	1,175.00
Subtotal				1,175.00
Sales Tax				
Freight				
Total Invoice Amount				1,175.00
Payment/Credit Applied				
TOTAL				1,175.00

Check/Credit Memo No:

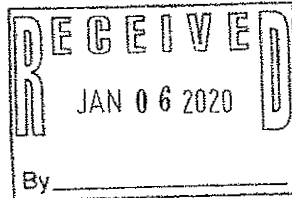
Overdue invoices are subject to finance charges.

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 258
Invoice Date: 1/1/20
Due Date: 1/1/20
Case:
P.O. Number:

Bill To:
Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees - January 2020 1,810.573,340		3,750.00	3,750.00
Information Technology - January 2020 - 11-857		133.33	133.33
Dissemination Agent Services - January 2020 - 313		166.67	166.67
Office Supplies - 570		0.57	0.57
Postage 420		9.50	9.50
Telephone 425		93.78	93.78
Copies 410		15.75	15.75
2HP Computers & Printer 1,330.572,681		1,570.00	1,570.00

V-16 ©

Total \$5,739.60

Payments/Credits \$0.00

Balance Due \$5,739.60

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

V-15 ©

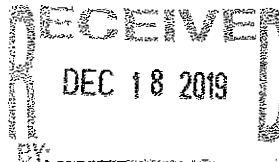
1,310,573.815

STATEMENT

December 16, 2019

Turnbull Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 111745
Billed through 11/30/2019



General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

11/01/19	JLK	Review and update procurement policy; review/update surplus resolution and computer documentation.	0.50 hrs
11/04/19	JLK	Review draft agenda and attend agenda call; review UPS agreement and hold harmless and transmit same; review fishing policies and previous research on land ownership and transmit information on same; update/edit and disseminate pool sure chemical agreement; further refine procurement policy with DM edits and confer with board member on same; confer with insurance company regarding alcohol questions and transmit summary of same; confer with DM and engineer on county ROW maintenance and review same.	3.60 hrs
11/04/19	LMC	Prepare hold harmless agreement with UPS for POD storage; coordinate with district manager regarding surplus property resolution.	1.30 hrs
11/05/19	JLK	Confer regarding UPS location and update agreement on same.	0.20 hrs
11/06/19	JLK	Review agenda package, including policies and RMS information and confer with staff on same; update surplus property resolution; update amenity policies to reflect change in amenity management.	1.20 hrs
11/06/19	LMC	Contact district manager's office regarding disposal of surplus property.	0.20 hrs
11/08/19	JLK	Review gambling research; provide summary to DM and chair; prepare for board meeting.	0.90 hrs
11/08/19	LMG	Research gambling laws; prepare memorandum regarding same.	1.40 hrs
11/12/19	JLK	Finalize research on poker/card game questions from board members; transmit same to board; review correspondence in preparation for board meeting.	0.80 hrs
11/13/19	JLK	Confer with chairman and DM on questions related to alcohol policy for next meeting, election of officers and rules of procedure; transmit information on same.	2.10 hrs
11/14/19	JLK	Review correspondence on fishing; research same and send summary of options to DM; conference call with FIA on various insurance questions and clarifications; transmit summary of edits and updates on same; conference call	1.40 hrs

with DM and amenity staff on same.

11/15/19	JLK	Post meeting wrap up and confer with DM regarding January agenda; confer regarding insurance questions, waivers and board feedback on same.	0.70 hrs
11/17/19	JLK	Confer with DM regarding pool paver issue and transmit coping issues at other districts on same; request wet engineering information for same.	0.70 hrs
11/18/19	LMC	Request updated exhibit to hold harmless agreement with UPS from district manager's office; prepare agreement for 5K run; prepare 2020 agreement for the Fighting Turtles swim team.	1.50 hrs
11/19/19	JLK	Review correspondence on meetings and sunshine law questions; transmit information on same; conference call on same; return travel from meeting.	1.40 hrs
11/21/19	JLK	Research on pool coping and LD issues and agreements and confer with DM on same.	0.70 hrs
11/21/19	LMC	Pull Crown Pools agreement and subsequent addenda from files.	0.40 hrs
11/23/19	JLK	Review/draft turtles license agreement for FY20.	0.30 hrs
11/25/19	JLK	Confer with board member and DM regarding fishing and timeline for same.	0.20 hrs
11/29/19	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs

Total fees for this matter \$4,635.00

DISBURSEMENTS

Document Reproduction 50.25

Total disbursements for this matter \$50.25

MATTER SUMMARY

Kilinski, Jennifer L.	14.70 hrs	260 /hr	\$3,822.00
Clavenna, Lydia M. - Paralegal	3.40 hrs	125 /hr	\$425.00
Gentry, Lauren M.	1.40 hrs	215 /hr	\$301.00
Eckert, Michael C.	0.30 hrs	290 /hr	\$87.00

TOTAL FEES \$4,635.00

TOTAL DISBURSEMENTS \$50.25

TOTAL CHARGES FOR THIS MATTER \$4,685.25

BILLING SUMMARY

Kilinski, Jennifer L.	14.70 hrs	260 /hr	\$3,822.00
Clavenna, Lydia M. - Paralegal	3.40 hrs	125 /hr	\$425.00
Gentry, Lauren M.	1.40 hrs	215 /hr	\$301.00
Eckert, Michael C.	0.30 hrs	290 /hr	\$87.00

TOTAL FEES	\$4,635.00
TOTAL DISBURSEMENTS	\$50.25
TOTAL CHARGES FOR THIS BILL	\$4,685.25

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

V-15 (C)

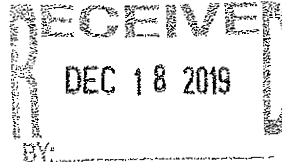
1,310,573.815

STATEMENT

December 16, 2019

Turnbull Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 111746
Billed through 11/30/2019



Monthly Meeting

TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

11/12/19 JLK Travel to board meeting; attend board meeting.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 260.90

Travel - Meals 32.50

Total disbursements for this matter \$293.40

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$293.40

TOTAL CHARGES FOR THIS MATTER \$1,793.40

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$293.40

TOTAL CHARGES FOR THIS BILL \$1,793.40

Please include the bill number on your check.



Date 1/1/2020

Invoice # 131295590481

Bill To	Ship To
Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	816.29
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62

A prepayment discount of 5% is available if the entire amount for 2020 is paid by December 31st, 2019. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total	854.91
Amount Due	\$854.91

V-41 (C)
1.330.572.465

Remittance Slip

Customer
13MUR100
Invoice #
131295590481

Amount Due	\$854.91
------------	----------

Amount Paid

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



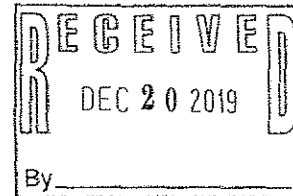
Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
12/17/2019	16

Bill To
Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Special Event Supplies 330,572.4940 row 163 @	905.77	905.77
		Total	\$905.77

row
12, 18, 19

SPECIAL EVENTS

Period Ending 12/05/19

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
TURNBULL CREEK	10/22/19	Fri Coffee	Airwick Warmer 2pk	2.97	B.L.
	10/22/19	Fri Coffee	Airwick PISO Ap/Cin	5.85	B.L.
	10/22/19	Fri Coffee	Method Granite Cleaner	6.38	B.L.
	10/22/19	Fri Coffee	Glade Aero Ap/Cin	1.48	B.L.
	10/22/19	Fri Coffee	GW Half & Half	2.19	B.L.
	11/7/19	Veterans	Crystal Distilled Water (2)	2.18	B.L.
	11/7/19	Veterans	Creamer Hazelnut, Pumpkin/Sweet Crème (3)	9.60	B.L.
	11/7/19	Veterans	Coffee (2)	21.98	B.L.
	11/7/19	Veterans	Airwick Unit (2)	3.36	B.L.
	11/7/19	Veterans	Airwick PISO Dls	8.54	B.L.
	11/20/19	Christmas	6.5' Christmas Tree with Lights (2)	198.00	B.L.
	11/20/19	Christmas	6.5' Poinsettia (12)	71.76	B.L.
	11/20/19	Christmas	Cups 9oz 12 ct (3)	3.21	B.L.
	11/20/19	Christmas	Plates 9" 20 ct (3)	3.21	B.L.
	11/20/19	Christmas	Christmas Door Hanger	1.07	B.L.
	11/20/19	Christmas	Table Cover White (3)	3.21	B.L.
	11/20/19	Christmas	Glitter Clng	1.08	B.L.
	11/20/19	Fri Coffee	Cinnamon Broom	4.18	B.L.
	11/20/19	Fri Coffee	Glade Aero Spray(3)	4.46	B.L.
	11/20/19	Fri Coffee	GW Half & Half	2.19	B.L.
	11/20/19	Fri Coffee	Creamer	3.20	B.L.
	11/20/19	Fri Coffee	Airwick PISO Cin	8.55	B.L.
	11/20/19	Fri Coffee	Holiday Cookie Collection	16.99	B.L.
	11/20/19	Pie Contest	Chick-Fil-A Gift Card	10.00	B.L.
	11/20/19	Pie Contest	Publix Gift Card	10.00	B.L.
	11/21/19	Christmas	Custom Christmas Ornaments	45.00	B.L.
	11/22/19	Christmas	PUB Purified Water (3)	2.58	B.L.
	11/22/19	Christmas	Decaf Coffee	5.89	B.L.
	11/22/19	Christmas	Starbucks GRND Can	8.99	B.L.
	11/22/19	Christmas	Christmas Decorations (3)	11.20	B.L.
	11/22/19	Christmas	Christmas Decorations (2)	8.54	B.L.
	11/22/19	Christmas	Christmas Decorations (2)	26.74	B.L.
	11/22/19	Christmas	Floral Decorations	5.34	B.L.
	11/22/19	Christmas	Red/ Green Gold PL Ribbon (3)	24.08	B.L.
	11/22/19	Christmas	CEL RBN CMS RD WO Ribbon (4)	21.40	B.L.
	11/22/19	Christmas	CEL RBN CMS PNCNE Ribbon (2)	10.70	B.L.
	11/22/19	Christmas	CEL RBN CMS CLSC Ribbon (4)	21.40	B.L.
	11/22/19	Christmas	CEL RBN GD CMS SN Ribbon (3)	16.05	B.L.
	11/22/19	Christmas	CEL RBN GD CMS PNCNE Ribbon	5.35	B.L.
	11/22/19	Christmas	ASH 5 BELL SM DOO Small Jingle Bells (3)	10.27	B.L.
	11/22/19	Christmas	ASH BUSH MIXED RE Floral Bush (2)	21.40	B.L.
	11/22/19	Christmas	ASH BUSH POIN MIX Floral Bush	10.70	B.L.
	11/22/19	Christmas	ASH BUSH POIN DL Floral Bush	10.70	B.L.
	11/22/19	Christmas	ASH BUSH MIX POIN Floral Bush	5.35	B.L.
	11/22/19	Christmas	ASH PIC NAT PINE Wall Décor (2)	4.28	B.L.
	11/22/19	Christmas	ASH PIC GLTR LVS Glitter Picks (4)	4.28	B.L.
	11/22/19	Christmas	ASH SF 13IN W/PC Greenery w/ Pine Cones(2)	11.98	B.L.
	11/22/19	Christmas	ASH SM LNDRY WTR Basket Woven	10.70	B.L.
	11/22/19	Christmas	CRE JINGLE BELLS	4.59	B.L.
	11/22/19	Christmas	CRE CHNLL STEM 6M Chenille Stem	3.20	B.L.
	11/22/19	Christmas	CRE CHNLL STEM 6M Chenille Stem	3.20	B.L.
	11/25/19	Pie Contest	Half & Half	2.19	B.L.
	11/25/19	Pie Contest	Vanilla Crm	2.50	B.L.
	11/25/19	Pie Contest	Crm Spice	2.50	B.L.
	11/25/19	Pie Contest	Distilled Water	1.35	B.L.
	11/25/19	Pie Contest	Gold Peak Green	2.97	B.L.
	11/25/19	Pie Contest	Coca-Cola	2.33	B.L.
	11/25/19	Pie Contest	Diet Coke	2.33	B.L.

11/25/19	Pie Contest Fanta Orange	1.07	B.L.
11/25/19	Pie Contest Sprite	2.33	B.L.
11/25/19	Pie Contest M&M's Peanut Fun Size	4.25	B.L.
11/25/19	Pie Contest M&M's Fun Size	4.25	B.L.
11/25/19	Pie Contest Reeses PB Cups (4)	6.49	B.L.
11/25/19	Pie Contest Twk Fun Size	6.79	B.L.
11/25/19	Pie Contest Kit Kat	7.44	B.L.
11/25/19	Pie Contest LED Light Bulbs	6.38	B.L.
11/25/19	Pie Contest APL Ilat Soda	3.20	B.L.
11/25/19	Pie Contest Tangrin Ilat Soda	3.20	B.L.
11/25/19	Pie Contest Vanilla Ice Cream	5.99	B.L.
11/25/19	Pie Contest Sea Salt Gelato	4.27	B.L.
11/25/19	Christmas Table Top Tree	32.10	B.L.
11/26/19	Christmas Red & White Candy (2)	2.12	B.L.
11/26/19	Pie Contest Crème D Pirolle	3.00	B.L.
11/26/19	Pie Contest Pelle Shopper Metal (4)	4.26	B.L.
11/26/19	Pie Contest Tissue Paper Gold	1.07	B.L.
11/26/19	Pie Contest Table Cover White (3)	3.20	B.L.
11/26/19	Christmas Christmas Garland	27.26	B.L.
11/26/19	Christmas Wood Lantern	17.10	B.L.
11/26/19	Christmas Pine Cones	4.26	B.L.
11/26/19	Christmas Med Gold Wash Bl	3.10	B.L.
11/26/19	Christmas Mega Garland	6.29	B.L.
11/26/19	Christmas Gold Deer hanger	4.26	B.L.
11/26/19	Christmas Gold Holiday hanger	4.26	B.L.

TOTAL \$905.77

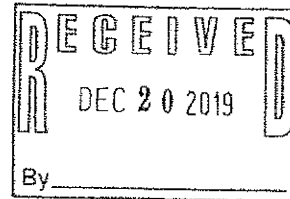
Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
12/17/2019	17

Bill To
Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Maintenance Supplies 330,572.6310 (C) <i>Don</i> V-163	1,568.59	1,568.59
Total			\$1,568.59

RAW
12, 18, 19

Period Ending 12/05/19

DISTRICT
TURNBULL CREEK

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
11/14/19	Gale Closer	231.75	B.L.
11/15/19	72" Folding Table	86.61	B.L.
11/15/19	Ethernet Cable	11.84	B.L.
11/15/19	Cam Lock for Cabinets (4 keyed alike)	24.99	B.L.
11/15/19	Telephone cord	9.59	B.L.
11/15/19	Hinge Gate Repairs on Fence Balance	51.50	B.L.
11/18/19	APEC Water System - Osmosis Drinking Water Filter System	232.20	B.L.
11/19/19	Paint (Fossil Saffin) Spray Can (10) - Paint for Playground	39.80	B.L.
11/19/19	Spray Nozzle Handle - Paint for Playground	3.48	B.L.
11/20/19	Antibacterial Wipes 4 rolls/case	99.95	B.L.
11/25/19	Dark Hunter Green Spray Paint (2) - Park Benches	8.54	B.L.
11/25/19	Milwaukee Granite Core Drill 1/2" - Sink Faucet Install	19.97	B.L.
11/28/19	3/8"x3/8" Compression Fitting	5.08	B.L.
11/28/19	Sink Supply Line 1/4"x20"	1.88	B.L.
11/28/19	Universal Faucet Connector	8.97	B.L.
12/3/19	48x96 HD Trailer	449.89	B.L.
12/3/19	Universal Adaptor Tie Downs (2)	19.98	B.L.
12/3/19	1 1/4" Tie Down Straps	12.99	B.L.
12/3/19	1 4'x8'x3/4" Treated Plywood	31.57	B.L.
12/3/19	1"x12' Rachel Tie Down Straps	8.97	B.L.
12/3/19	1/4"-20 Jam Nuts	1.18	B.L.
12/3/19	1/4 x 1 1/2" Machine Screws	4.87	B.L.
12/3/19	Toggle Anchors 2pk (2)	17.94	B.L.
12/3/19	Anchor Light Duty 4pk	5.98	B.L.
12/3/19	3/8"-18 Nuts/Washers	2.25	B.L.
12/4/19	Dark Hunter Green Spray Paint (6) - Park benches	25.62	B.L.
12/4/19	Bungee Cords (2)	11.76	B.L.
12/4/19	Camo Terp 10x12'	14.98	B.L.
12/4/19	Metal Screws #12 x 1 1/2" Lg 50pk (2)	22.90	B.L.
12/4/19	2" Tow Smart Security coupler Lock	27.47	B.L.
12/5/19	Garden Hose Reel	74.99	B.L.

TOTAL \$1,568.59

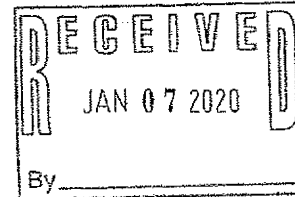
Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
1/1/2020	18

Bill To
Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Monitor - 1.330.57200.34800 - January 2020	2,016.67	2,016.67 ✓
	Facility Monitor - 1.330.57200.34800 - December 2019 (Credit per 1/3/19 Memo)	-584.51	-584.51 ✓
	Facility Management - 1.330.57200.34000 - January 2020	5,083.33	5,083.33 ✓
	Facility Attendants - 1.330.57200.34300 - January 2020	1,350.00	1,350.00 ✓
	Facility Attendants - 1.330.57200.34300 - December 2019 (Credit per 1/3/19 Memo)	-338.48	-338.48 ✓
	Field Operations - 1.330.57200.34100 - January 2020	4,271.58	4,271.58 ✓
	Facility Maintenance - 1.330.57200.3440 - January 2020	4,083.33	4,083.33 ✓
	Pool Maintenance Services - 1.330.57200.46400 - January 2020	1,158.33	1,158.33 ✓
	Janitorial Services- 1.330.57200.34200 - January 2020	733.33	733.33 ✓
	Common Area Waste Collection (RMS) - 1.330.57200.34900 - January 2020	1,525.00	1,525.00 ✓
	Program Director - 1.330.57200.34700 - January 2020	214.58	214.58 ✓
	V-163 ©		
Total			\$19,513.16

Rvw

1,6,20

Account #: 9219

Bill To #: 600845

Turnbull Creek Community

Inv Number	Inv Date	Inv Amount	Amount Paid	Late Charge	Other Adj	Balance
10367566	01/01/2020	\$877.00				\$877.00
Mura Bella		101 E Positano Ave, St Augustine, FL				\$877.00
Contract No.: 106033-1		Multi-Unit Residential, Jan 01, 2020 - Dec 31, 2020				

Group Total: \$877.00

V-284 (C)

1,300,155,100





INVOICE

1-866-218-5823
www.sesac.com
FED ID: 83-2154058

Music Performance License

Account Name: Vesta Property Services
Account #: 9219
Bill To #: 600845
Statement Period Through End Date: 12/31/2020
Payment Due Date: 01/01/2020

Simplify your life with AutoPay

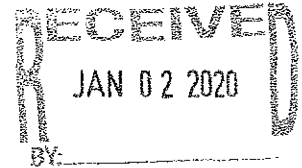
Visit sesac.com/pay to enroll today
Have your account # and bill to # ready
All major credit cards and echeck accepted

BALANCE DUE SUMMARY	
Current Period Payment Due	\$877.00
Past Period(s) Payment Due	\$0.00
Late Fees	\$0.00
Total Amount Due	\$877.00
Last Payment Received: 01/31/2019	\$835.00
Please see next page(s) for invoice details.	

Important Information

If you have any questions, please call Customer Service at 1-866-218-5823.

SESAC has adopted a new look and feel for our billing statements going forward!



SIMPLIFY
Enroll in autopay at:
www.sesac.com/pay

VISIT
Create an account or
login at sesac.com

CALL
Call Customer Service
at 1-866-218-5823

WRITE
35 Music Square East
Nashville, TN 37023

Please detach and return the bottom portion when paying by check.

Internal Use Only
9219 12/13/19

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE



VISA

Pay by Credit Card: www.sesac.com/pay



DISCOVER

Login Account #9219 Bill to #600845

Login to update information

TOTAL DUE BY 01/01/2020

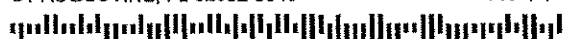
\$877.00

CHECK # _____ CHECK AMOUNT _____



VESTA PROPERTY SERVICES
475 W TOWN PL STE 114
ST AUGUSTINE, FL 32092-3649

009120
T46 P1



Make check payable to:
SESAC
P.O. BOX 5246
New York, NY 10008-5246

000092190008792100000877005



Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

15

(C)

1,310,573,815

STATEMENT

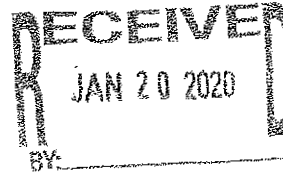
January 15, 2020

Turnbull Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 112214
Billed through 12/31/2019

General Counsel

TURNBL 00001 JLK



FOR PROFESSIONAL SERVICES RENDERED

12/02/19	JLK	Review TA and alcohol policy in preparation for call and meeting.	0.40 hrs
12/03/19	JLK	Review meeting minutes; agenda call; conference call with DM and supervisor on pond use and enforcement; review easement language and provide options for same; call with DM on alternative HOA and CDD optional policies; confer regarding sunshine law and January agenda; review internal control memo and policies and confer regarding application to financial controls at district; confer with DM on same.	1.40 hrs
12/06/19	JLK	Review/edit and transmit JTF racing license agreement; confer regarding launch proposal and agreement for same.	0.60 hrs
12/06/19	LMC	Revise agreement for the Fighting Turtles swim team.	0.60 hrs
12/08/19	JLK	Confer with DM regarding HOA meeting documents and agenda information; research law on same.	0.50 hrs
12/09/19	JLK	Review coping agreement; review warranty; review LD letters; confer with engineer and DM on same; review launch proposal; review flag football request; confer with DM on agenda.	1.10 hrs
12/10/19	LMC	Prepare form of agreement for drama program.	1.30 hrs
12/13/19	JLK	Review no default certification review; review indenture; confer with DM on same.	0.60 hrs
12/23/19	LMC	Prepare resolution adopting internal control policies.	0.40 hrs
12/30/19	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.00 hrs
12/30/19	JLK	Review e-mail correspondence requesting commercial use of CDD properties from DM and review policies for same; transmit policies and requirements for same.	0.80 hrs

Total fees for this matter

\$1,981.50

DISBURSEMENTS

Lexis Nexis	6.36
Total disbursements for this matter	\$6.36

MATTER SUMMARY

Kilinski, Jennifer L.	5.40 hrs	260 /hr	\$1,404.00
Clavenna, Lydia M. - Paralegal	2.30 hrs	125 /hr	\$287.50
Eckert, Michael C.	1.00 hrs	290 /hr	\$290.00
TOTAL FEES			\$1,981.50
TOTAL DISBURSEMENTS			\$6.36
TOTAL CHARGES FOR THIS MATTER			\$1,987.86

BILLING SUMMARY

Kilinski, Jennifer L.	5.40 hrs	260 /hr	\$1,404.00
Clavenna, Lydia M. - Paralegal	2.30 hrs	125 /hr	\$287.50
Eckert, Michael C.	1.00 hrs	290 /hr	\$290.00
TOTAL FEES			\$1,981.50
TOTAL DISBURSEMENTS			\$6.36
TOTAL CHARGES FOR THIS BILL			\$1,987.86

Please include the bill number on your check.



10 Music Square East
Nashville, TN 37203-4399

David deNagy
Turnbull Creek Community Developmen
475 W Town Pl Ste 114
St Augustine, FL 32092-3649



Invoice & Remittance Advice	
Account Number:	2542062
Billing Number:	36885103
Billing Date:	02-JAN-2020
Total Amount Due:	USD 364.00
Amount Enclosed:	

Pay Online: www.bmi.com/paynow

BMI
PO Box 630893
Cincinnati OH 45263-0893

Contact us: (888) 492-6264
www.bmi.com/email



01011000001561

02542062368851030000003640015

Please return the above portion with your payment
Correspondence written on this notice or sent to this address will not be recognized by BMI

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
36885103	\$0.00	\$364.00	\$0.00	\$364.00

Date	Type	Transaction #	Description	Amount Due (in USD)
Account# 2542062				
Turnbull Creek Community Developmen				
101 W Positano Ave Saint Augustine FL 32092				
01-JAN-2020	INV	9511962	Estimated Fee 01/01/2020 - 12/31/2020	\$364.00

prepay 1,300,155,100
V-262

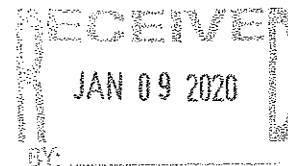
If you are billed quarterly or semi-annually and your payment is 90 days past due, the unpaid balance of your Annual Fee is now due in full.

BMI customers have the following online features:

Manage your account online using the account and billing numbers appearing on the top of this invoice at: www.bmi.com/lge. For the best online experience, please use the Google Chrome browser. Make a payment at: www.bmi.com/paynow using the account number and billing number above to login. As a reminder, we accept payments from both business and personal accounts.

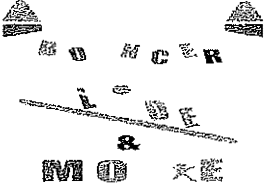
Recently held a Special Event with gross revenues in excess of \$25,000 or more? These events should be reported within 90 days as outlined in your BMI Local Government Entities License Agreement. Please contact your BMI representative at 877-264-2137 to request a report form.

Connect with additional savings for your business at: www.bmi.com/fedex.



Profile Details

Music Profile Information for: 01/01/2020 - 12/31/2020				Invoice: 9511962		
The following information represents changes to your account.						
101 W Positano Ave FL 32092	Saint Augustine,	Profile Details	Adjusted Profile Details	Previous Fees	Adjusted Annual Fee	Change in Fee
Base License Fee				0.00	364.00	364.00
Population			2400			

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: 10 January, 2020 Invoice Number: 01102020.03	
<u>Name / Address</u> Attn: Erick Hutchinson Riverside Mgmt. 101 E. Positano Ave St. Augustine, FL 32092		<u>Additional Details:</u> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED JAN 09 2020 By: _____ </div>			
Description	Quantity	Rate	Discount	SubTotal	Extended
1 Outdoor Movie	1	\$450.00	20.00%	\$350.00	\$350.00
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
<u>Comments:</u>		Subtotal			\$350.00
		Sales Tax (0.0%)			N/A
		Total			\$350.00

[Signature] TURNBULL CREEK CDD

© V-304
1.880.572.494



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
10/18/19	3421
Terms	Due Date
Due on Receipt	10/18/19

BILL TO
AP Sanchez - Turnbull Creek TURNBULL CREEK COMMUNITY DEVELOPMENT DIST Attn: District Manager 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

PROPERTY
Murabella 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$690.00	

Please detach top portion and return with your payment.

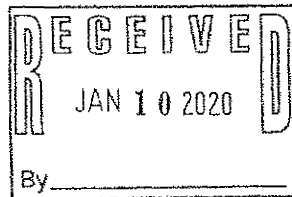
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#3379 - Mainline repair oct

Irrigation Service/Repairs					\$690.00
Irrigation Labor	Hr	5.00	\$100.00	\$500.00	
Misc Irrigation Parts & Fittings	Dollars	1.00	\$15.00	\$15.00	
Slip Fix	4"	1.00	\$175.00	\$175.00	

V- 277 ©
1.320.572.434

Total	\$690.00
Payments/Credits	(\$0.00)
Balance Due	\$690.00





Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
01/15/20	4821
Terms	Due Date
Due on Receipt	01/15/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$550.00	

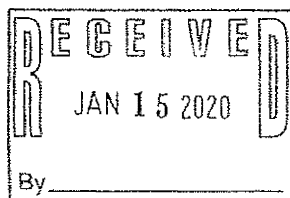
Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#4842 - Mainline JAN 20

Irrigation Service/Repairs					\$550.00
Irrigation Labor	Hr	5.00	\$100.00	\$500.00	
Misc Irrigation Parts & Fittings	Dollars	1.00	\$50.00	\$50.00	

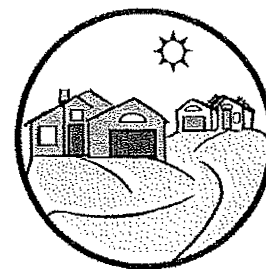
Total	\$550.00
Payments/Credits	(\$0.00)
Balance Due	\$550.00



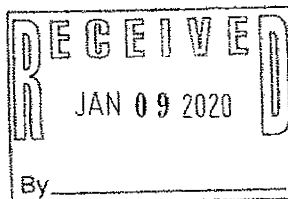
272 ©
1.320, 572, 434

Neighborhood Publications, Inc.
P.O. Box 4483
Alpharetta, GA 30023
info@connectneighbors.com
www.connectneighbors.com

Invoice



BILL TO
MuraBella
c/o Governmental Management
Services - Central Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States of America



INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5852	01/01/2020	\$45.00	01/31/2020	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/01/2020	Premium Version of Website	Fee for Premium Version of Website - www.mymurabella.com	1	45.00	45.00

BALANCE DUE

\$45.00

1,810.513.550 (C)
346



Weather Engineers, Inc.
PO Box 37068
Jacksonville, FL 32236
Phone: (904) 356-3963
Fax: (904) 356-4969
www.weatherengineers.com
CAC041190
Tax ID 59-3076169

Invoice

Number	Date
S47667	01/15/20

BILL TO: #29005

MURABELLA COMMUNITY CENTER
101 W. POSITANO AVENUE
ST. AUGUSTINE, FL 32092

SERVICE PERFORMED AT:

MURABELLA COMMUNITY CENTER
101 W. POSITANO AVENUE
ST. AUGUSTINE FL 32092

Site # : 29005-001

Return this portion with payment

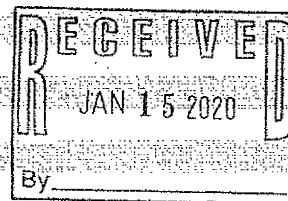
Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
01/14/20	66892			30	SA0	

DESCRIPTION

Trouble Code: MIS - MISC. REPAIR
To replace motor & module found by 128
Quoted \$1206.35

BRAND [MODEL # / SERIAL #]
AMER TWE065E13FBZ / 53748SJ2V



Picked up motor and module at local supply shop
Arrived to customers. Unwired motor and removed
blower assembly from unit. Sanded motor shaft down
and used oil to break blower wheel free from motor
shaft. Unbolted motor and removed faulty motor.
Installed new motor into blower assembly and
adjusted blower wheel to correct position. Tighten
set screw down then installed blower assembly into
the unit. Wired motor to factory wiring diagram and
powered system on. Tested general operation of ac
unit. Everything is working in the cooling mode as
designed at this time.

AS. AGREED 1206.35

V-285 ©
1,330,572,681

TOTAL \$ 1,206.35

Thank you for your business!!

Please make all checks payable to Weather Engineers, Inc.
Remit To: PO Box 37068 Jacksonville, FL 32236
Phone (904) 356-3963* Fax (904) 356-4969

We are an equal opportunity employer and do not discriminate against applicants due to race, gender, veterans status, or on the basis of disability or any other federal, state or local protected class. THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 60-300.6 (A). THIS REGULATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS, AND REQUIRES AFFIRMATIVE ACTION BY COVERED



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
01/23/20	4846
Terms	Due Date
Due on Receipt	01/23/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$1,605.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#4950 - Berm improvements

This was all extra items to ensure the
growth of the new trees for arbor day.

Irrigation Service/Repairs

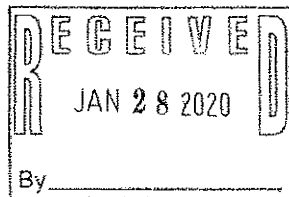
100 Node 1 Station Battery Operated Controller	each	2.00	\$200.00	\$400.00	
5012 RB Rotor	each	10.00	\$40.00	\$400.00	
AC Solenoid	each	1.00	\$55.00	\$55.00	
Doubler	each	1.00	\$200.00	\$200.00	
Irrigation Labor	Hr	4.00	\$100.00	\$400.00	
Valve Locating	each	1.00	\$150.00	\$150.00	

277 @

1,320,538,467

\$1,605.00

Total	\$1,605.00
Payments/Credits	(\$0.00)
Balance Due	\$1,605.00





Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
01/30/20	4882
Terms	Due Date
Due on Receipt	01/30/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$155.00	

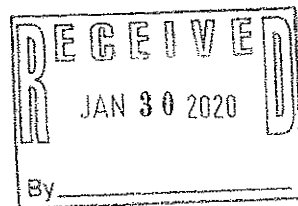
Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#5078 - Berm Solenoid

Irrigation Service/Repairs					\$155.00
DC Solenoid	each	1.00	\$55.00	\$55.00	
Irrigation Labor	Hr	1.00	\$100.00	\$100.00	

Total	\$155.00
Payments/Credits	(\$0.00)
Balance Due	\$155.00

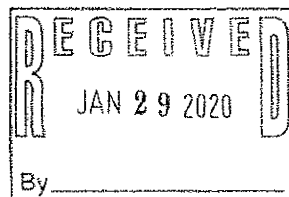


277 ©
1.320.572.434

Out-of-Pocket

MONTH: JAN 2020

Ing Lamb



amazon.com

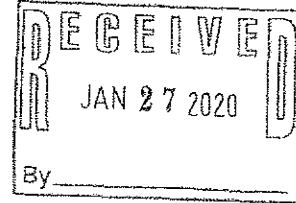
Details for Order #113-0589069-0173848

Print this page for your records.

Order Placed: January 20, 2020

Amazon.com order number: 113-0589069-0173848

Order Total: \$479.88



Not Yet Shipped

Items Ordered

	Price
12 of: <i>HYPERLITE 30W LED Flood Light 3,600Lm 5000K (100W Equivalent) with Knuckle Mount, with Base for Wall Mount IP65 Waterproof Super Bright LED Security Light for Entrance Garden Yards Lawn UL Listed</i>	\$39.99
Sold by: HYPERLITE (seller profile) | Product question? Ask Seller	

Condition: New

Shipping Address:

Jerry Lambert
4223 SUMMERTON OAKS CIR
JACKSONVILLE, FL 32223-2060
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

Visa | Last digits: 8938

Billing address

Governmental Management Services C/O
Bernadette
1408 Hamlin Ave. Unit E
St. Cloud, Florida 34771
United States

Item(s) Subtotal:	\$479.88
Shipping & Handling:	\$22.21
Free Shipping:	-\$22.21

Total before tax:	\$479.88
Estimated tax to be collected:	\$0.00

Grand Total:	\$479.88

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc. or its affiliates

352 (C)

1. 330, 572.681

From: jlambert@rmsnf.com
Subject: RE: Personal Charge
Date: January 29, 2020 at 1:49 PM
To: Oksana Kuzmuk okuzmuk@gmsnf.com



Oksana

My address is 4223 Summerton Oaks Circle Jacksonville, FL 32223

Thanks so much for your assistance with this and have a great day!

Jerry

From: Oksana Kuzmuk <okuzmuk@gmsnf.com>
Sent: Wednesday, January 29, 2020 1:43 PM
To: <jlambert@rmsnf.com> <jlambert@rmsnf.com>
Cc: Daniel Laughlin <dlaughlin@gmsnf.com>; Bernadette Peregrino <bperegrino@gmsnf.com>
Subject: Re: Personal Charge

Hi Jerry,

We need your address to where to send reimbursement check. Could you please provide it to me at your earliest convenience.

Thank you.

Oksana Kuzmuk
Accountant
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
World Golf Village
P: (904) 940-5850 ext. 404
F: (904) 940-5899
E-mail: okuzmuk@gmsnf.com

On Jan 27, 2020, at 10:22 AM, Bernadette Peregrino
<bperegrino@gmsnf.com> wrote:

Hi Jerry. We can process this as a reimbursement to you. We will need address of where to send your check. Erik has same issue with his card.

Bernadette Peregrino
Sent from my iPhone

Begin forwarded message:

From: jlambert@rmsnf.com
Date: January 24, 2020 at 3:14:58 PM EST
To: Bernadette Peregrino <bperegrino@rmsnf.com>
Cc: Ernesto Torres <etorres@rmsnf.com>
Subject: Personal Charge

Bernadette,

See attached receipt for a purchase I made on my personal account to purchase landscape lighting for Murabella. It was for \$479.88. What do you need for me to get reimbursed for this?

Now some background why this happened... I made this purchase on my Amazon account to get a savings on these verses a brick and mortar store. I used my District Visa card and all was well. The problem came in when my wife last night asked me if I made a purchase on our personal account and I said not for this amount. Well... when I went on my Amazon account I found out that the charge did not go through with the district card so they took the liberty to default to my personal account. I did not know they could do this but how wrong I was. 🤔

Anyway, let me know what I need to do for this for your processing. These lights were approved by Ernesto via email this week.

Thanks and have a great day!

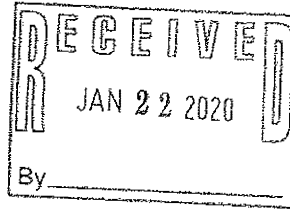
Jerry

<1.20.2020 Lights (12) Amazon.pdf>

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Bill To:
Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Invoice #: 20
Invoice Date: 1/10/2020
Due Date: 1/10/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Special Projects Mileage Reimbursement - December 2019	218	0.445	97.01
Repair/Replace 330,572,6310 163 (C)			

Total	\$97.01
Payments/Credits	\$0.00
Balance Due	\$97.01

RMW
1,15,20

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
REIMBURSEABLE MILEAGE
FOR THE MONTH OF DECEMBER 2019

Date	Mileage	Employee	Description
12/3/19	62	B.L.	Picked up materials for pressure washer trailer
12/4/19	24	B.L.	Picked up materials for pressure washer trailer
12/5/19	48	B.L.	Hose reel for trailer build
12/6/19	22	B.L.	Picked up hose reel for pressure washer trailer build
12/9/19	62	B.L.	Picked up materials for pressure washer trailer build

MILES 218

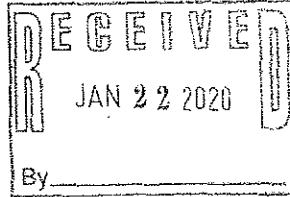
*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

$$218 \times .445 = \$97.01$$

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Bill To:
Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Invoice #: 21
Invoice Date: 1/15/2020
Due Date: 1/15/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		1,051.82	1,051.82
<i>exp. Dec</i>			
<i>330,572,6310</i>			
<i>163 (C)</i>			
Total			\$1,051.82
Payments/Credits			\$0.00
Balance Due			\$1,051.82

Row
1, 23, 20

Period Ending 01/05/20

DISTRICT
TURNBULL CREEK

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
10/26/19	Amazon Prime Monthly Membership Charge	14.22	B.L.
11/26/19	Amazon Prime Monthly Membership Charge	14.22	B.L.
12/5/19	1/2 in. x 260 in. PTFE Tape	0.98	S.A.
12/5/19	5/8 in. Metal Male Mender	4.18	S.A.
12/5/19	3/8 in. Male Quick-Connect x Male M22 Connector for Pressure Washer	4.97	S.A.
12/5/19	O-Ring Kit for Pressure Washer	5.97	S.A.
12/5/19	2" DWV Female Adapter	1.94	S.A.
12/5/19	8 oz. PVC Handy Pack Purple Primer and Solvent Cement	7.97	S.A.
12/6/19	4000 PSI Pressure Hose Reel	125.00	B.L.
12/6/19	Custom Hydraulic Hose Materials	69.90	S.A.
12/9/19	Dog Waste Bags 30 rolls/case (2)	289.65	B.L.
12/9/19	Drill Pump Kit	17.47	B.L.
12/9/19	3/8" Plug X Male Fitting M22	6.47	B.L.
12/9/19	Pressure Washing Lance x 48"	32.97	B.L.
12/9/19	Dewalt Pressure Washing Gun	49.97	B.L.
12/9/19	3/4"x1/2" Reducer Coupling	8.42	B.L.
12/9/19	Raid Max (ants by pool area)	7.89	E.H.
12/9/19	GE 40W Lightbulbs (Replace Light in Social Hall)	2.33	E.H.
12/10/19	Mult-Use Pump/Chlorine	10.97	B.L.
12/10/19	Hunter Green Paint (5)	21.35	B.L.
12/10/19	5 gallon Bucket	3.25	B.L.
12/11/19	Replacement Ink Cartridges for Printer (4)	39.99	B.L.
12/11/19	Paper Shredder	41.72	B.L.
12/11/19	Replacement Ink Cartridges for Printer (4)	39.99	B.L.
12/13/19	Multifold Towels 250 sheets/sleeve (16)	33.69	E.H.
12/17/19	Hunter Green Spray Paint (6)	25.62	B.L.
12/17/19	Spray Can Grip Handle (2)	14.96	B.L.
12/19/19	PLC 13 W Lamp Bulbs (9)	62.73	B.L.
12/19/19	Gorilla Epoxy	5.97	B.L.
12/19/19	Sheet Metal Screws #8 1 1/2	1.18	B.L.
12/19/19	Sheet Metal Screws #8 1 1/4	1.18	B.L.
12/30/19	Fill Valve 3pk (women's restroom)	18.48	S.A.
12/30/19	Toilet Flapper (women's restroom)	10.68	S.A.
12/31/19	Raid Max	7.87	E.H.
12/31/20	Dark Hunter Green Spray Paint (10)	42.70	B.L.
12/31/20	Gorilla Duct Tape	4.97	B.L.

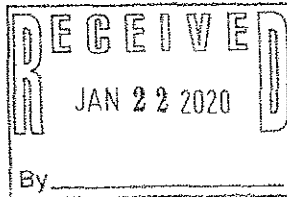
TOTAL \$1,051.82

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 22
Invoice Date: 1/15/2020
Due Date: 1/15/2020
Case:
P.O. Number:

Bill To:
Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Special Event Supplies		229.29	229.29
330,572.4940			
163 (C)			
Total			\$229.29
Payments/Credits			\$0.00
Balance Due			\$229.29

R.M.W.
1,20.20

Period Ending 01/05/20

<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
11/21/19	Christmas	Area Rug Soft Carpet	49.99	E.H.
11/21/19	Christmas	Snowflake Gold Glitter Backdrop	29.99	E.H.
12/9/19	Fri Coffee	Dixie to Go Cup & Lid	5.63	E.H.
12/9/19	Fri Coffee	Dixie to Go Cup & Lid	5.63	E.H.
12/9/19	Fri Coffee	GW Half & Half QT	3.49	E.H.
12/9/19	Fri Coffee	Starbucks Pumpkin	4.99	E.H.
12/9/19	Christmas	3 Muskeleers	7.23	E.H.
12/9/19	Christmas	Twix Funsize	6.79	E.H.
12/9/19	Christmas	Reese Jumbo Bag	7.44	E.H.
12/9/19	Christmas	Kil Kal Jumbo Bag	7.44	E.H.
12/9/19	Christmas	M&M's Peanut Fun Size	4.26	E.H.
12/11/19	Christmas	Red Hot Candy Canes	2.66	E.H.
12/11/19	Christmas	Sour Patch Candy Canes	2.29	E.H.
12/11/19	Christmas	Oreo Candy Canes	2.29	E.H.
12/11/19	Christmas	Glade Aero Cashmere	1.07	E.H.
12/16/19	Fri Coffee	Starbucks Grad Can (2)	17.96	E.H.
12/16/19	Christmas	Bobs Mint Canes	3.19	E.H.
12/20/19	Christmas	Strawberry Lemonade	3.82	E.H.
12/20/19	Christmas	Diet Pepsi	2.33	E.H.
12/20/19	Christmas	Oreo Double Stuffed (4)	15.56	E.H.
12/20/19	Christmas	Swiss Miss Cocoa (3)	7.77	E.H.
12/20/19	Christmas	Capri Sun (2)	6.16	E.H.
12/20/19	Christmas	Round Swirl Tray	3.19	E.H.
12/31/19	Fri Coffee	Dixie to Go Cup & Lid (2)	28.10	E.H.

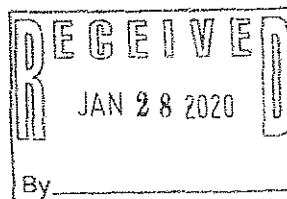
TOTAL \$229,29



P.O. Box 9001
ST. AUGUSTINE, FLORIDA 32085
P: 904 209 2250
F: 904 209 2283
WWW.SJCTAX.US

January 23, 2020

Turnbull Creek Community Development District
% GMS, LLC
475 West Town Place, Ste 114
St. Augustine, FL 32092



INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2019 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 227.75

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

96
1.810.573.420

INNOVATION INTEGRITY EXPERTISE

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 101
PONTE VEDRA BEACH, FL 32082



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32258
904-355-8300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
www.turnerpest.com

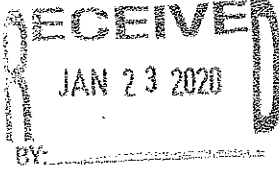
Service Slip/Invoice

INVOICE: 6337017
DATE: 1/20/2020
ORDER: 6337017

Bill To: [129708]
Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
1/20/2020	09:19 AM			09:19 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/20/2020		10:16 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	110.00
		SUBTOTAL
		\$110.00
		TAX
		\$0.00
		AMT. PAID
		\$0.00
		TOTAL
		\$110.00
		AMOUNT DUE
		\$110.00

30 (C)
1,330.572.466

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32258
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305
www.turnerpest.com

Service Slip/Invoice

INVOICE: 6337807
DATE: 1/20/2020
ORDER: 6337807

Bill To: [129708]
Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
1/20/2020	09:19 AM			09:19 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/20/2020		10:15 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	75.00
		SUBTOTAL \$75.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$75.00
		AMOUNT DUE \$75.00

RECEIVED
JAN 23 2020
BY: _____

39 (C)
1,330.572,466

[Signature]
TECHNICIAN SIGNATURE

[Signature]
CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/01/20 PAGE 1
 *** CHECK DATES 01/01/2020 - 01/31/2020 *** TURNBULL CREEK-CAPITAL RESERVE
 BANK B CAPITAL RESERVE FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/23/20	00040	1/22/20 2295	202001 600-53800-60000	CHAINLINK STORAGE CAGE	*	1,780.00	
							1,780.00 000093

TOTAL FOR BANK B						1,780.00	
TOTAL FOR REGISTER						1,780.00	

TURN TURNBULL CREEK BPEREGRINO

INVOICE



Riverside Management Services

Attn: Jerry Lambert

101 W. Positano Ave FL

Saint Augustine, FL 32092

(248) 807-2763

Fenced Up

103 Mcalister Drive (Corporate Office)
Ormond Beach, Florida 32174

Phone: (904) 540-5595

Email: info@fencedup.com

Web: www.fencedup.com

Payment Terms

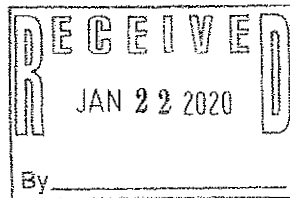
Due upon receipt

Invoice #

002295

Date

01/22/2020



Description

Total

Marabella Chainlink Storage Cage Enclosed 6'x 12' x 10'

\$1,780.00

Chain link Cage 10' x 12' x 6' with 6 ft gate affixed on one side to preexisting wall.

Includes: All material and labor

Optional Add: 16' - 72" White Vinyl TNG - Fence Wall \$516

V-40 (B)
33,600, 538,600

Subtotal

\$1,780.00

Tax

\$115.70

Total

\$1,895.70

Location of Fencing

It is our job to place the fence where you, the owner, would like it installed. It is where the fence should be installed. If there is a survey or pins present, we will accordingly if that is what you would like. If it is not clear where the line is, then us where the fence should go. We are not permitted to install fences on adjacent all owners. If permitting is required, then a different permit will be required for installation.

Tax exempt
form

once
tell
by
e

Underground Utilities

We will contact 811 location services to mark the primary underground lines w water, sewer etc. Irrigation lines, landscape lighting, electric dog invisible fences and electric lines that have been run to outbuildings, pools or other structures, are the homeowners responsibility in identifying and making us aware of such buried cables and pipes. Fenced Up is not responsible for lines that have not been marked and that we have not been made aware of.

Pricing, Payments and Scheduling

Pricing includes all material and labor to complete the job described above. The quote is based on the actual installed footage and not based off of survey drawings or other verbal changes. Cash and check are acceptable

forms of payment. Credit Cards are also accepted, but will incur a 3% charge that we incur through our merchant account provider.

A deposit of 30% is due in order to place you in our schedule. Schedules may vary slightly from day to day depending on workload, weather and other unforeseen delays. We will notify you as we progress towards your job start day and will work diligently once your job has been started to bring it to completion. All payments are due on the day of completion unless other arrangements have been made beforehand.

Make all checks payable to:

Fenced Up

103 McAlister Dr

Ormond Beach FL 32174

386-366-3918

Info@fencedup.com

licensed and insured

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

Riverside Management Services Attn: Jerry
Lambert