

TURNBULL CREEK
Community Development District

September 8, 2020

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

September 1, 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, September 8, 2020 at 6:30 p.m.** via Zoom video conferencing. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 - B. Engineer (*Presenter: Mike Yuro*)
- IV. Consideration of License Agreement with United Parcel Service, Inc. Regarding the Use of Certain District Property (*Presenter: Jennifer Kilinski*)
- V. Update Regarding Engineer RFQ (*Presenter: District Staff*)
- VI. Consideration of Bocce Ball Court (*Presenter: Jerry Lambert*)
- VII. Ratification of Agreement with B&S Sign, Inc. for Installation of Electronic Marquee Sign and Provision of Data Service (*Presenter: Ernesto Torres*)
- VIII. Consideration of Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank (*Presenter: Ernesto Torres*)

- IX. Consideration of Proposal for Dance Classes with Gift of Dance for Fall Season
(Presenter: Erick Hutchinson)

- X. Staff Reports (Part 2)
 - A. Attorney *(Presenter: Jennifer Kilinski)*

 - B. Manager – *(Presenter: Ernesto Torres)*

 - C. Operation Manager – *(Presenter: Jerry Lambert)*
 - 1. Report

 - 2. Duval Proposals

 - 3. Property Activities Sheet

 - 4. Duval Audit Reports

 - 5. Pool Umbrellas

 - D. Amenity Center Update *(Presenter: Erick Hutchinson)*

- XI. Supervisor’s Requests and Audience Comments

- XII. Approval of Consent Agenda *(Presenter: Ernesto Torres)*
 - A. Approval of Minutes of the August 11, 2020 Meeting

 - B. Balance Sheet as of August 31, 2020 and Statement of Revenues & Expenditures for the Period Ending August 31, 2020; Month-to-Month Income Statement; Assessment Receipt Schedule

 - C. Approval of Check Register

 - D. Ratification of License Agreement with Ancient City Soccer Club, LLC Regarding the Use of District’s Soccer Facilities

- XIII. Adjournment *(Next Scheduled Meeting – November 10, 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
District Manager

FOURTH ORDER OF BUSINESS

**LICENSE AGREEMENT BY AND BETWEEN THE TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT AND UNITED PARCEL SERVICE, INC.
REGARDING THE USE OF CERTAIN DISTRICT PROPERTY**

This License Agreement (“License Agreement”) is made and entered into this 8th day of September, 2020, by and between:

United Parcel Service, Inc., an Ohio corporation, with an address of 2855 Industry Center Road, St. Augustine, Florida 32084 (“Licensee”); and

Turnbull Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, with an address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District” and, together with Licensee, “Parties”).

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and maintains certain facilities and real property within the boundaries of the District, specifically the parking lot at the Murabella Amenity Center, 105 Positano Avenue, St. Augustine, Florida 32092 (“District Property”); and

WHEREAS, Licensee desires to park two (2) 16’x8’x8’ POD storage units (“POD”) on the District Property as depicted in **Exhibit A** (“POD Location”) and to use the District’s roads for the purposes of transporting, storing and delivering packages to residents within the District; and

WHEREAS, Licensee also desires to use golf carts and small trailer(s) (“Licensee Vehicles”) in order to transport and deliver the packages; and

WHEREAS, the District is willing to allow Licensee to park the POD in the POD Location and use the POD and Licensee Vehicles for the purposes of transporting, storing and delivering packages to residents in the District, subject to the terms set forth in this License Agreement; and

WHEREAS, the District and Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to Licensee a non-exclusive license (“License”) to park the POD in the POD Location as depicted in **Exhibit A**, and to use the POD and Licensee Vehicles for the purposes of transporting, storing and delivering packages to residents in the District, pursuant to the terms set forth in this License Agreement.

3. COMPENSATION. In return for the grant of the License, UPS agrees to pay the District a sum totaling **\$1,000 (One Thousand Dollars)** payable prior to UPS’s exercise of the License granted herein.

4. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2, above, is subject to the following terms and conditions:

A. Licensee’s access to the District Property is limited to the POD Location and reasonable ingress and egress thereto.

B. Licensee’s use of the POD Location is limited to that set forth in this License Agreement.

C. Licensee shall be required to procure all necessary licenses, permits and other authority required by St. Johns County or any other governmental agency which has jurisdiction over the POD Location prior to parking the POD in the POD Location.

D. Licensee shall routinely monitor the POD Location and surrounding areas in order to maintain the POD Location and surrounding areas in good, clean and working order.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective as of October 15, 2020 shall continue in full force and effect until January 15, 2021, unless revoked or terminated earlier in accordance with Paragraph 6, below.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this License Agreement upon written notice to the District. Upon such termination, Licensee shall remove the POD and Licensee Vehicles from the POD Location and return the POD Location to the condition it was in prior to the granting of this License.

7. COMPLIANCE WITH LAWS, RULES AND POLICIES. Licensee shall comply at all times with relevant statutes and regulations governing the operation of the POD, Licensee Vehicles and any other equipment used in relation to the License and shall, upon request of the District, provide proof of such compliance. Licensee shall comply in all material respects with the District’s Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

8. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its Patrons (as that term is defined in the Policies Regarding District Amenity Facilities) and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's use of the POD Location under this License Agreement. Licensee shall repair any damage resulting from its operations on the POD Location within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing by the District. The provisions of this Paragraph 8 shall survive the termination or expiration of this License Agreement.

9. INDEMNIFICATION.

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, expert witness fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Licensee agrees to indemnify, defend, and hold harmless the District, and its supervisors, staff, and assigns ("District Indemnitees") from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Licensee, its members, managers, agents, assigns or employees.

C. For purposes of this section, "acts or omissions" on the part of Licensee and its members, managers, agents, assigns or employees, includes, but is not limited to, the operation and management of the POD, Licensee Vehicles and any other equipment used in relation to the License in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over such POD, Licensee Vehicles and equipment, unless such permit, license, certification, consent, or other approval is first obtained.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination or expiration of this License Agreement.

10. INSURANCE.

A. Licensee shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- (2) Commercial General Liability Insurance covering Licensee's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (I) Independent Contractors' Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Licensee of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured parties. Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement upon execution of this License Agreement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

11. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this License Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees.

12. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this License Agreement.

14. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

15. ASSIGNMENT. Neither the District nor Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any assignments attempted to be made without the prior written approval of the other party are void.

16. INDEPENDENT CONTRACTOR. In all matters relating to this License Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the use of the POD Location is an employee of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the POD Location. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

17. NOTICES. All notices, requests, consents, and other communications hereunder (“Notice” or “Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the Parties as follows:

A. If to the District: Turnbull Creek Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Hopping, Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

B. If to Licensee: United Parcel Service, Inc.
2855 Industry Center Road
St. Augustine, Florida 32084
Attn: _____

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this License Agreement 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 Licensee may deliver Notice on behalf of the District and Licensee. Any party or other person to whom Notices are to be sent or copied may

notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

18. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

19. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated Public Records Custodian for the District is **Ernesto Torres**. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850 FAX: 904-940-5899 EMAIL: ETORRES@GMSNFL.COM

20. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

21. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation

of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

22. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the Parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the Parties hereto and their respective representatives, successors and assigns.

23. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this License Agreement.

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

25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

26. COUNTERPARTS. This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

27. SOVEREIGN IMMUNITY. The District and Licensee agree that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*.

[Remainder of This Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have signed this Agreement on the day and year first written above.

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson, Board of Supervisors

Print Name: _____

UNITED PARCEL SERVICE, INC.

Print Name: _____

By: _____

Print Name: _____

Its: _____

Print Name: _____

Exhibit A:

POD Location



FIFTH ORDER OF BUSINESS

From: Ernesto Torres etorres@gmsnf.com 
Subject: FW: Turnbull Creek CDD - RFQ for Engineering Services
Date: August 18, 2020 at 11:31 AM
To: Sarah Sweeting ssweeting@gmsnf.com

Please add the below email to TC agenda packet.

- **Ernesto Torres**

.....
Governmental Management Services

From: Ryan Stilwell <RStilwell@prosserinc.com>
Date: Monday, August 17, 2020 at 8:59 PM
To: Ernesto Torres <etorres@gmsnf.com>
Subject: RE: Turnbull Creek CDD - RFQ for Engineering Services

Ernesto – We represent World Commerce Center across IGP so we are not interested at this time.

Thanks for thinking of us!

PROSSER[™]

Ryan P. Stilwell, PE
Principal

Prosser, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224

rstilwell@prosserinc.com

p | 904.739.3655 ext. 158
f | 904.730.3413
c | 904.673.8951

www.prosserinc.com

Note: The electronic files contained within this document appear to represent, at the time of preparation by Prosser, Inc., the file record of Prosser's work on the project. They are offered solely as a convenience to you without the warranty of the accuracy or consistency of the files with the drawings or construction, planned or actual, that they may represent.

From: Ernesto Torres <etorres@gmsnf.com>
Sent: Monday, August 17, 2020 5:07 PM
To: Ryan Stilwell <RStilwell@prosserinc.com>
Subject: Re: Turnbull Creek CDD - RFQ for Engineering Services

Yes. Murabella on SR16, World Golf Village area.

- Ernesto Torres

.....
Governmental Management Services

From: Ryan Stilwell <RStilwell@prosserinc.com>
Date: Monday, August 17, 2020 at 5:04 PM
To: Ernesto Torres <etorres@gmsnf.com>
Subject: RE: Turnbull Creek CDD - RFQ for Engineering Services

Ernesto - Is this Murabella?

Thanks,

Ryan P. Stilwell, PE
Principal

PROSSER

Office 904.739.3655
Cell 904.673.8951

From: Ernesto Torres <etorres@gmsnf.com>
Sent: Monday, August 17, 2020 3:08 PM
To: Ryan Stilwell <RStilwell@prosserinc.com>
Subject: Turnbull Creek CDD - RFQ for Engineering Services

Hi Ryan. A few months ago Turnbull Creek CDD published the attached RFQ for Engineer Services. We are in the process of sending out a second notice since we did not receive much response. Could you kindly please let me know if your firm is interested in submitting an RFQ for the board to consider?

Sincerely,

Ernesto Torres

Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 Ext 403
F: (904) 940-5899
E-mail: etorres@gmsnf.com

From: Sarah Sweeting <ssweeting@gmsnf.com>
Date: Monday, June 22, 2020 at 1:43 PM
Cc: Ernesto Torres <etorres@gmsnf.com>
Subject: Turnbull Creek CDD - RFQ for Engineering Services

Good afternoon,

Attached is information regarding the RFQ for Turnbull Creek CDD. A copy of the RFQ will be publishing on Friday, June 26th in the St. Augustine Record.

Thank you,

Sarah Sweeting

*Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850 x 402
(904) 940-5899 Fax*

ssweeting@gmsnf.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Ernesto Torres etorres@gmsnf.com
Subject: Fwd: Turnbull Creek CDD - RFQ for Engineering Services
Date: August 17, 2020 at 4:02 PM
To: Sarah Sweeting ssweeting@gmsnf.com

Please provide a copy of this email for TC's meeting when we consider Engineer RFQ.

Sincerely,

Ernesto Torres

*Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 Ext 403
F: (904) 940-5899
E-mail: etorres@gmsnf.com*

Sent from my iPhone

Begin forwarded message:

From: George Katsaras <KatsarasG@etminc.com>
Date: August 17, 2020 at 3:33:21 PM EDT
To: Ernesto Torres <etorres@gmsnf.com>
Subject: RE: Turnbull Creek CDD - RFQ for Engineering Services

Ernesto,

I'm sorry for not replying previously. We are respectfully declining the invitation. Thank you for your consideration.

George Katsaras, P.E.
Vice President / Shareholder
England-Thims & Miller, Inc.
d: 904.265.3150
m: 904-504-8627

From: Ernesto Torres <etorres@gmsnf.com>
Sent: Monday, August 17, 2020 3:08 PM
To: George Katsaras <KatsarasG@etminc.com>
Subject: Turnbull Creek CDD - RFQ for Engineering Services

Hi George. A few months ago Turnbull Creek CDD published the attached RFQ for Engineer Services. We are in the process of sending out a second notice since we did not receive much response. Could you kindly please let me know if your firm is interested in submitting an RFQ for the board to

Do you know if your firm is interested in submitting an RFQ for the board to consider?

Sincerely,

Ernesto Torres

Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 Ext 403
F: (904) 940-5899
E-mail: etorres@gmsnf.com

From: Sarah Sweeting <ssweeting@gmsnf.com>
Date: Monday, June 22, 2020 at 1:43 PM
Cc: Ernesto Torres <etorres@gmsnf.com>
Subject: Turnbull Creek CDD - RFQ for Engineering Services

Good afternoon,

Attached is information regarding the RFQ for Turnbull Creek CDD. A copy of the RFQ will be publishing on Friday, June 26th in the St. Augustine Record.

Thank you,

Sarah Sweeting

*Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850 x 402
(904) 940-5899 Fax*

ssweeting@gmsnf.com



DOCS-
#6089...ek.pdf

SIXTH ORDER OF BUSINESS

Bocce Ball Court Proposal



- Example of two courts together



- Example of two courts seperated



- Example of what the finished surfaces will look like (oyster shell top)

Materials / Cost for (2) 10' Wide x 60' Long - Bocce Ball Courts

<u>Qty</u>	<u>Description</u>	<u>Supplier</u>	<u>Cost /ea</u>	<u>Total Cost</u>	<u>Total Cost</u>
44	4" x 6" x 10ft #2 Pressure Treated Timber	Home Depot	\$21.98	\$967.12	\$967.12
11 Ton	1" Washed Stone 2" deep	Duval		\$739.50	\$739.50
6 Ton	1/2" Crushed Stone 1" deep	Duval		\$279.00	\$279.00
6 Ton	Oyster Shell Flour (Top Coat) 1" deep	Duval		\$625.50	\$625.50
50	Flat Plate Ties 3 1/8 X 5" 20 ga	Home Depot		\$38.00	\$38.00
16	Angle Plate Ties 4" x 5"	Home Depot		\$48.00	\$48.00
1	Landscape Fabric	Home Depot		\$100.00	\$100.00
1	Vibratory Compactor	Home Depot			\$75.00
1	Sod Cutter Rental (residents labor)	Home Depot			\$125.00
1	Sod Removal	Option 0 Duval	\$650.0	<u>\$650.00</u>	<u>N/A</u>
			GD Total	\$3,447.12 0	\$2,997.20 0

EIGHTH ORDER OF BUSINESS



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

August 19, 2020

Turnbull Creek Community Development District
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Turnbull Creek Community Development District, which comprise governmental activities and each major fund for the General Fund as of and for the year ended and September 30, 2020, 2021, 2022, 2023, and 2024 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2020, 2021, 2022, 2023, and 2024.

Our audit will be conducted with the objective of expressing an opinion on the financial statements.

The Responsibility of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA

Turnbull Creek Community Development District
August 19, 2020
Page 2

In making our risk assessments, we consider internal control relevant to Turnbull Creek Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Turnbull Creek Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund
3. Capital Projects Fund

Turnbull Creek Community Development District
August 19, 2020
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit, we will request certain written confirmation concerning representations made to us in connection with the audit including, among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Turnbull Creek CDD
August 19, 2020
Page 4

Management is responsible for identifying and ensuring that Turnbull Creek Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud, or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud, or suspected fraud affecting the entity.

Turnbull Creek Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Turnbull Creek Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Turnbull Creek Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Turnbull Creek Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Turnbull Creek Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

Records and Assistance

If circumstances arise relating to the condition of the Turnbull Creek Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements, because of error, fraudulent financial reporting, or misappropriation of assets, which, in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including: declining to express an opinion, issuing a report, or withdrawing from engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Turnbull Creek Community Development District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

Turnbull Creek Community Development District
August 19, 2020
Page 5

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Bernadette Peregrino. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Fees, Costs, and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the years ending September 30, 2020, 2021, and 2022 will not exceed \$3,745, and our fee for the years ending September 30, 2023 and 2024 will not exceed \$3,965, unless the scope of the engagement is changed, the assistance which Turnbull Creek Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case, we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Turnbull Creek Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Turnbull Creek Community Development District, Turnbull Creek Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Turnbull Creek Community Development District
August 19, 2020
Page 6

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Turnbull Creek Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Turnbull Creek Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Turnbull Creek Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Reporting

We will issue a written report upon completion of our audit of Turnbull Creek Community Development District's financial statements. Our report will be addressed to the Board of Turnbull Creek Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Turnbull Creek Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines & Frank and Turnbull Creek Community Development District, superseding all proposals, oral or written, and all other communication, with respect to the terms of the engagement between the parties.



Turnbull Creek Community Development District
August 19, 2020
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
J. W. GAINES, CPA

Confirmed on behalf of the addressee:



Judson B. Baggett
MBA, CPA, CVA, Partner

6815 Dairy Road
Zephyrhills, FL 33542

Marci Reutimann
CPA, Partner

(813) 788-2155

(813) 782-8606

Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Judson B. Baggett, CPA, CVA, Partner, U.N. 18161 email jbaggett@brap.com

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
(DATED AUGUST 19, 2020)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS, LLC
475 WEST TOWN PLAZA, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-239-5309
EMAIL: GFLINT@GMSNF.COM**

Auditor: J.W. Gaines

District: Turnbull Creek CDD

By: _____



By: _____

Title: Director

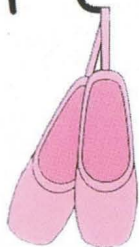
Title: _____

Date: August 19, 2020

Date: _____

NINTH ORDER OF BUSINESS

{the gift of dance}



Online Registration for
Fall Now Available...

Murabella- Thursdays
starting 9/10

5:00pm- 5:45pm
Ages 5-8

\$60 Per Month
(Performance attire not included)

For more information visit:
giftofdance.net
thegiftofdanceclass@gmail.com
904-434-5607



TENTH ORDER OF BUSINESS

C.

1.

Turnbull Creek Community Development District

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

Memorandum

Date: September 8, 2020
To: Turnbull Board of Supervisors
Ernesto Torres, Richard Whetsel
From: Jerry Lambert, Operations Manager
Erick Hutchison, 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 issues, 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.
- Daily auditing of Duval Landscaping
- Follow through with details for the proposed new LED community information board on Positano Ave. (Warranty on agreement)
- Aeration in pond # 2 (Positano) waiting for new fiscal budget to start. (Oct/Nov 2020)
- Proposals (Duval #9107) Replace 2 Nellie Stevens Holly trees

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly

- All high touched surfaces are being sanitized daily
- Held donut Friday on 8/5/20 with great turnout

Other Ongoing Projects: Site

-

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



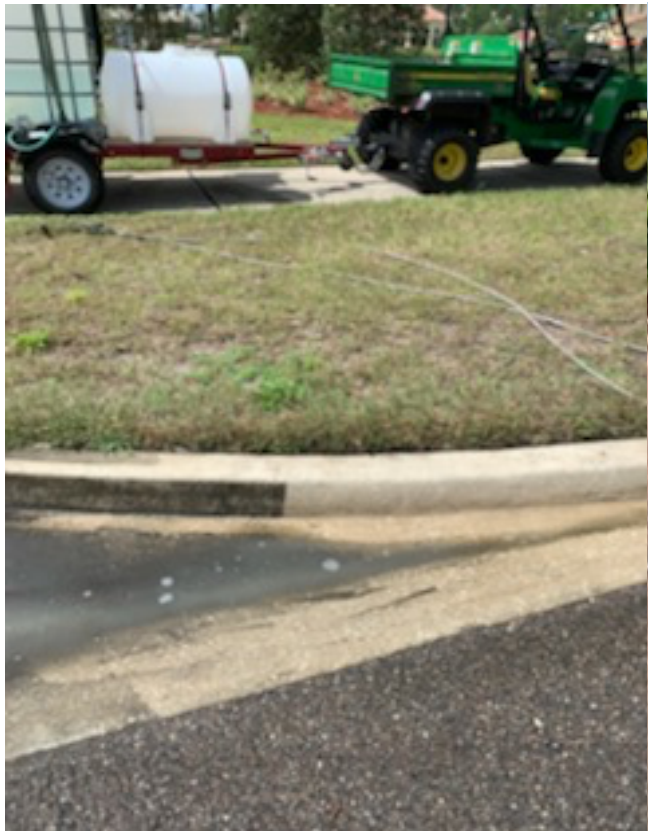
Murabella

Field Operations Manager Report

Date: 9/8/2020 Submitted by Jerry Lambert









- Pressure Washed Bridge, curbs and sidewalks at amenity center and mail kiosks





- Trim Tree limbs off fences in various areas

2.



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

PROPOSAL

Date	Proposal No.
08/28/20	9107

CUSTOMER
Murabella 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

DESCRIPTION	QTY	EXT PRICE
Install / Replace 2 nellie stevens at amenity center		
Enhancement/Extra Services		
Ilex 'Nellie Stevens' - 30 gal installed	2.00	\$679.75
Clean & Prepare Area for Installation		\$119.63

Total:	\$799.38
---------------	-----------------

By _____
 Lemese Graham

Date 8/28/2020

 Duval Landscape Maintenance

By _____

Date _____

 Murabella



3.

Turnbull CDD Property Activity

Date Initiated	Task/Issue	Location	Cost/Quote	Budgeted	Contractor	Completed or 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	10/7/2019	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	;	Positano Ave	\$0.00		Duval / County	11/1/19	Y	Completed
10/7/19	Christmas decorations outside / Donald McGowan	Amenity	\$4,392.00		Anything Under	11/22/19	Y	Completed Approved on 11/12/2019 at CDD meeting
10/7/19	Covers over Chairs in Clubhouse	Amenity	\$0.00		Jerry	10/14/19	Y	Completed
10/9/19	Windscreens on tennis courts to be put down	Tennis Courts	\$0.00		Scott	10/15/19	Y	Completed by Scott on 10/15/2019
10/9/19	Need updated Poolsure contract for Murabella (Chris)	Poolsure	\$0.00		Jerry	10/23/19	Y	Completed on 10/23/2019 Sent to Sarah Sweeting/ Ernesto
10/10/19	Need utility trailer for PW Use / Put proposal together	Murabella	\$1,200.00		Jerry	10/18/19	Y	Completed
10/10/19	leak in irrigation system (PortaRosa& Messina)	Murabella	\$0.00		Duval/ Josh B.	10/18/19	Y	Completed
10/10/19	Remove Vending Machine on Pool Deck	Pool Area	\$0.00		Barry	10/25/19	Y	To be removed from property by 10/30/2019
10/10/19	Touchup Paint on bridge over pool (yellow)	Pool Area	\$0.00		Scott	11/4/19	Y	Completed on 11/4/2019
10/11/19	Berm along 16 quote from Duval	SR16 (East)	\$6,846.42		Duval	Nov. 2019	Y	Quoted by Duval (Mike Johnson) 10/14/2019
10/11/19	Trim Branches around street lights / Chuck Labonowski	Positano Ave	\$0.00		Scott	10/30/19	Y	Completed on 10/30/2019
10/11/19	Replace damaged contactor for mushroom pump	Pool	\$1,120.00		Crown Pools	10/17/19	Y	Completed on Thursday 10/17/2019
10/15/19	Repair Main Pool Gate card access	Pool	\$0.00		Security 101	10/18/19	Y	Completed on 10/18/2019 / Security 101/ Michelle Sancos
10/15/19	Inspect all playground equipment for rust and damage.	Play grounds	\$0.00		Scott	10/21/19	Y	Completed
10/16/19	3 Proposals to power wash tennis , basketball courts	Courts	\$0.00		Jerry	11/1/19	Y	Completed
10/16/19	3 Proposal to power wash Sunshades	Parks	\$0.00		Jerry	10/31/19	Y	Completed
10/21/19	Repair irrigation line/ control box in Pescara	Pescara	\$0.00		Duval	10/25/19	Y	Completed
10/21/19	Install new rope for volley ball net	Volley Ball	\$40.00		Scott	10/23/19	Y	Completed on 10/23/2019
10/21/19	Drain & Clean fountain in front of amenity (Chlorinate)	Amenity	\$0.00		Scott	10/16/19	Y	Completed on 10/16/2019
10/22/19	Repair Broken Valve Lever on Pool outlet	Pool	\$0.00		Scott	10/25/19	Y	Completed
10/22/19	Research Backflow testing result issues (2 properties)	Community	\$0.00		Jerry	10/23/19	Y	Called Wendy at Bob's Backflow (Completed 10/23/2019) / St John's
10/22/19	Broken Chain on slide in play ground.	Pescara	\$0.00		Scott	10/22/19	Y	Completed
10/22/19	Need new access cards for Eric	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 irrigation line leak in Pescara	Pescara	\$0.00		Duval	11/12/20	Y	Completed
10/29/19	Repair monkey bars on San Marino jogging trail	Play Area	\$0.00		Scott	11/12/20	Y	Completed / We just removed the broken piece
11/13/19	Remove fire ant mound in pool area by slide tower	Pool	\$0.00		Scott	11/13/19	Y	Completed
11/14/19	Bee Removal south of basketball court	Basketball area	\$0.00		Scott	11/14/19	Y	Completed
11/5/19	Review Insurance Inspection Report / Correct Violations	Amenity Center	\$0.00		Jerry	11/6/19	Y	Completed Received report 11/5/2019 (Started to address play equip.)
11/12/19	Elliptical plastic guard rubs	Gym	\$0.00		Jerry	11/12/19	Y	See if guard can be adjusted
10/31/19	Sidewalks on Positano need ground down, County	Positano	\$0.00		Scott/ County	11/21/19	Y	Completed 11/21/2019
10/31/19	Repair bad timer on tennis court.	Tennis Courts	\$35.00		Scott	11/13/19	Y	Completed 11/13/2019
11/13/19	Remove dead Goose from Pond at 505 Porta Rosa Circle	Resident	\$0.00		Scott	11/13/20	Y	Did not see this once we got there.
11/11/19	Loose tile by kiddie pool area	Pool	\$0.00		Jerry	11/12/20	Y	Completed
11/12/19	Have Duval weed dirt mound in Pescara (Chuck request)		\$0.00		Jerry	11/12/20	Y	Completed by Jerry
11/13/19	Bad hinge on fence gate to playground	Playground	\$275.00		St Augustine Fence	11/12/19	Y	Completed
11/13/19	Address Excessive ant hills in fields and playgrounds	Pescara	\$0.00		Duval / Mike J	11/11/19	Y	Called Mike / They will do a blanket application Monday 11/11/2019
11/13/19	Obtain parts and build Pressure washing trailer		\$1,500.00		Jerry / Scott	12/1/19	Y	Completed on 12/9/2019
11/13/19	Power wash, clean, straighten and paint 21 park benches	All Property	\$0.00		Jerry / Scott	1/10/20	Y	Completed
11/13/19	Check out pond bank grass damage	2440 E Caparino	\$0.00		Scott	11/13/20	Y	Completed Called Future Horizons (Chris Railing) about over spray
11/13/19	Order and install R.O. water system for kitchen sink	Amenity	\$250.00		Jerry	11/26/19	Y	Completed on 11/26/2019

Turnbull CDD Property Activity

11/13/19	Obtain 3 quotes for PW Sunshades, sidewalks, Courts (4)	Amenity Areas	\$0.00		Jerry	11/29/20	Y	Completed
11/13/19	Parcel Mail Boxes	Positano Kiosk	\$3,525.13		Jerry	10/23/19	Y	Completed on 11/20/2019
11/13/19	Remove 7 trees leaning or potentially damaging fence	Terracina Dr	\$0.00		Jerry / Scott	11/13/19	Y	Completed on 11/12/2019
11/18/19	Pool / Lake bulkhead needs evaluated for repairs	Pool Deck	\$5,545.00		Crown Pools	2/7/20	Y	Completed River Stoneworks approved by board 2/12/2020
11/18/19	Dirt needs to be delivered to fill valley on pond back	3839 N Trapani	?		Scott	?	Y	To be included the pond bank erosion issues
11/18/19	Change out locks on bulletin boards at amenity center	Amenity	\$25.00		Jerry	11/18/19	Y	Completed on 11/18/2019
11/21/19	Get 3 quotes for a chainlink cage to store starting blocks	Pool/ Shed	\$0.00		Jerry	12/12/19	Y	Completed
11/25/19	Clean outside of all windows in club house	Amenity	\$0.00		Jerry	12/22/19	Y	Completed on 12/22
11/25/19	Label new mailbox keys with proper box number	Mail Kiosk	\$0.00		Jerry	11/29/19	Y	Completed
11/27/19	Pickup Trailer, Tanks and parts for PW trailer	TSC/ Harb Frt	\$0.00		Jerry / Scott	11/26/19	Y	Completed on 12/9/2019
11/27/19	Irrigation Leak from new fence install 3613 Citara Ct	Citara Ct	\$690.00		Duval / Josh	1/31/03	Y	Completed Bill to homeowner/contrator (St Augustine Fence)
12/2/19	Entrance Street Lights not working correctly	Positano	\$0.00		Scott	12/3/19	Y	Completed
12/10/19	Address ponds, algae, trash and alligator grass	Pescara	\$0.00		Future Horizons	12/10/19	Y	Called Chris Railing to do due diligence to correct this issue, Scheduled
12/13/19	Pavers sinking in front of outdoor grill.	Amenity	\$0.00		Crown Pools / Jerry	1/31/20	Y	Completed
12/28/20	Repair tire trenches on Verona Way	Verona Way	\$0.00		Duval	1/3/20	Y	Completed
12/22/20	Repair women toilet by installing new insides	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	TBD	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
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 landscape LED lamps at entrance of Pescara	Pescara	\$40.00		Jerry / Scott	1/31/20	Y	Completed
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
1/15/20	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
1/28/20	Remove bottom plate on playground gate (trim 1") replace	Playground	\$0.00		Scott	2/1/20	Y	Completed
1/29/20	Replace bad panels in fence of Pescara irrigation pump	Pescara	\$145.00		Jerry	2/14/20	Y	Completed on 2/6/2020
1/28/20	Remove all old straps supporting trees in community	Community	\$0.00		Jerry	1/29/20	Y	Completed on 1/29/2020
1/30/20	Power wash (3) Mail kiosks	Community	\$0.00		Scott	2/28/20	Y	Completed on 2/19/2020
1/31/20	Replace all entrance light bulbs (wall Sconces)	Community	\$105.00		Jerry	2/5/20	Y	Completed on 2/5/2020
1/31/20	Power wash picnic tables in parks	Community	\$0.00		Scott	2/6/20	Y	Completed on 2/6/2020
2/4/20	Add 6 "no Trespassing" signs on berm behind shed area	Berm / Amenity	\$165.00		Scott	2/14/20	Y	Completed on 2/9/2019
2/5/20	Clean wall light fixtures and install new new LED bulbs (7)	Pescara	\$25.00		Jerry	2/14/20	Y	Completed on 2/12/2020
2/7/20	Clean rust stains from fountain	Amenity	\$0.00		Jerry	2/12/20	Y	Completed on 2/12/2020 Best possible
2/7/20	Install Playground gate stop	Playground	\$0.00		Jerry	2/27/20	Y	Completed on 2/27/2018
2/10/20	Zip tie tennis court windscreens that came off from storm	Tennis Courts	\$0.00		Jerry	2/10/20	Y	Completed on 2/10/2020
2/11/20	Walk ponds & assess erosion issues	Community	\$0.00		Jerry	2/12/20	Y	Completed on 2/12/2020
2/18/20	Install (4) "Do not drive or park on Grass" posts/signs	Round-a-bout	\$150.00		Scott	2/18/20	Y	Completed on 2/18/2020
2/19/20	Repair Sloan Valve in men's restroom (gym) stay's running	Men Bathroom	\$0.00		Jerry	2/19/20	Y	Completed on 2/18/2020 Rebuilt valve
2/19/20	Repair irrigation leak on berm on San Giacomo	San Giacomo	?		Duval	2/21/20	Y	Completed on 2/18/2020 From Tree Planting
2/20/20	Set up business account (tax exemption) for Amazon	Office	\$0.00		Jerry	2/20/20	Y	Completed on 2/20/20
2/20/20	Obtain and replace bad sign at park	Memorial Park	\$50.00		Jerry/ Scott	2/22/20	Y	Completed on 2/22/20
2/20/20	Have backflow valves tested for annual inspection	Community	\$240.00		Bob's Backflow, Inc	2/20/20	Y	Completed on 2/20/20
2/20/20	Mainline irrigation line broke (losing 80 GPM)	Pacetti Rd	\$0.00		Duval irrigation	2/20/20	Y	Completed on 2/23/21
2/20/20	Power wash picnic tables and shelter structure	Memorial Park	\$0.00		Scott	2/22/20	Y	Completed on 2/22/20

Turnbull CDD Property Activity

11/13/19	Repair damaged landscape light in kiddie pool area	Kiddie Pool	\$0.00	Scott	3/25/20	Y	Completed
1/13/20	Clean / replace recessed lights pool entrance area	Pool	\$0.00	Jerry	3/31/20	Y	Completed on 3/18
2/7/20	Remove tree on Rugusa	Rugusa	\$0.00	Cory	4/28/20	Y	Completed 4/28/2020
2/26/20	Power Wash Pool Slide Tower and wax	Pool Slide	\$0.00	Scott	3/13/20	Y	Completed
2/26/20	Rent 26' Lift to check out lighting on slide tower	Pool Slide	\$0.00	Scott	3/20/20	Y	Completed
2/26/20	Call/ Schedule Maintenance for HVAC systems (2)	Clubhouse/Gym	\$199.50	Weather Engineering	3/3/20	Y	Completed on 3/3/2020 by Mike Pollard Technician
2/26/20	Power Wash Pool Side sunshade and structure	Pool Area	\$0.00	Scott	3/13/20	Y	Completed
3/2/20	Clean / replace recessed lights pool entrance area	Pool	\$0.00	Jerry	3/13/20	Y	Completed
3/2/20	Repair Playground gate (will not close all the way) sprung	Playground	\$60.00	Jerry	5/11/20	Y	Completed
3/9/20	Clean all light cans and replace (6) bad bulbs under structure	Pool Area	\$25.00	Jerry	3/9/20	Y	Completed 3/9/2020
3/9/20	Repair bad 1.5 HP Pool Pump	Pool Pump	\$2,132.90	Jerry /Crown Pools	3/14/20	Y	Completed 3/14/2020
3/11/20	Order and install fishing signage for CDD ponds (18)	Ponds	\$1,000.00	Jerry	4/15/20	Y	Completed 4/7/2021
3/11/20	Cut down leaning tree in Pescara park and disgard	Pescara Park	\$0.00	Cory	5/1/20	Y	Completed 4/7/2022
3/11/20	Order and replace (4) ceiling fans under deck pool area	Pool	\$664.72	Jerry	3/20/20	Y	Completed on 3/20/2020
3/13/20	Change bad light on Positano Ave.	Positano Ave	\$35.00	Jerry	3/26/20	Y	Completed
3/20/20	Contact Poolsure for controller issues and maintainance	Pool	\$0.00	Jerry	3/31/20	Y	Completed
3/20/20	Replace broken pool deck "bullet style" light	Kiddie Pool	\$40.00	Jerry	3/20/20	Y	Completed 3/24/2020
3/20/20	Power Wash Pool deck and concrete walls	Pool Area	\$0.00	Scott	3/27/20	Y	Completed 3/27/2020
3/20/20	Change all amenity center locks (interior & exterior) (15)	Amenity Center	\$993.00	Jerry	3/26/20	Y	Completed by Tom Garcia St. Augustine Lock & Key
3/26/20	Replace padlocks and chain in community	Community	\$98.00	Scott	4/3/20	Y	Completed
3/30/20	Power wash Gazebo in soccer field	Soccer Field	\$0.00	Scott	4/2/20	Y	Completed
3/30/20	Power wash side walk in front of amenity (shed to Positano)	Amenity	\$0.00	Scott	4/28/20	Y	Completed
3/30/20	Power wash and disinfect all 3 playgrounds in community	Community	\$0.00	Jerry's Painting	3/30/20	Y	Completed (3) on 3/30/2020 Dan Crawford
4/2/20	Power wash side walks from field gazebo to playground	Playground	\$0.00	Scott	4/9/20	Y	Completed 4/9/2020
4/2/20	Replace broken Dog Pot	Pescara	\$375.00	Cory	5/14/20	Y	Completed 5/14/2021
4/2/20	Scrub Pool gutters	Pool	\$0.00	Scott	4/2/20	Y	Completed
4/6/20	Broken irrigation line in Pescara	Pescara	\$725.00	Duval	4/9/20	Y	Repaired 4/9/2020
4/6/20	Replace pressure washing hoses. Broke last week	Trailer	\$228.51	Scott	4/6/20	Y	Scott completed on 4/6/20
4/7/20	Deep clean all kitched appliances	Clubhouse	\$0.00	Richard Waters	4/7/20	Y	Completed
4/9/20	Replace bad leaking spigot at pool deck.	Pool Area	\$10.00	Scott	9/14/20	Y	Completed
4/9/20	Clean all ceiling light recess cans in amenity/ Gym	Clubhouse/Gym	\$0.00	Richard Waters	4/9/20	Y	Completed
4/13/20	Repair / Reattach wind 2 screens from storm	Tennis Courts	\$0.00	Scott	4/14/20	Y	Completed
4/13/20	Drain / repairs hoses pump in fountain / clean and refill	Fountain	\$0.00	Scott	4/14/20	Y	Completed
4/14/20	Clean all HVAC Vents in ceiling in Clubhouse	Clubhouse/Gym	\$0.00	Jerry	4/15/20	Y	Completed
4/14/20	Clean all clubhouse windows (inside & out)	Clubhouse/Gym	\$0.00	Richard Waters	4/16/20	Y	Completed
4/15/20	Install windshield on gator (help with weather)	Gator	\$0.00	Scott	4/15/20	Y	Completed
4/16/20	Paint Office walls and trim	Office	\$70.00	Jerry	4/17/20	Y	Completed
4/20/20	Contact St Johns County about flooding issues at Pecetti	Positano Entr.	\$0.00	Jerry	4/27/20	Y	Completed / Drain issue addressed with blockage removed
4/20/20	Replace carpeting in office	Office	\$199.95	Jerry / Scott	4/24/20	Y	Completed
4/21/20	Wipe / Clean all ceiling vents in clubhouse	Clubhouse/Gym	\$0.00	Richard Waters	4/21/20	Y	Completed
4/23/20	Clean pool gazebo , lights, fan spider webs, ceiling	Pool Deck	\$0.00	Freddie	4/23/20	Y	Completed
4/28/20	Re-attach 3 Wind Screens from storm at tennis courts	Tennis Courts	\$0.00	Corey	4/28/20	Y	Completed
4/28/20	Remove old "No Fishing" signs from now fishing okay ponds	Ponds	\$0.00	Corey	4/28/20	Y	Completed
4/29/20	Demo and re-route conduit/ electrical to fountain panel	Pool Deck Area	\$63.00	Jerry	4/28/20	Y	Completed
4/29/20	Cut down and remove dead tree in Pescara park (Messina)	Pescara	\$200.00	Scott/ Cory	5/1/20	Y	Completed
5/1/20	Order signage for facility (Covid 19 issues)	Facility	\$160.00	Jerry	5/7/20	Y	Completed
5/1/20	Cut down / Remove dead tree in Pescara (near playground)	Pescara	\$100.00	Scott	5/1/20	Y	Completed on 5/4/20
5/4/20	Put up 16 signs around amenity / pool (Covid 19 distancing)	Amenity	\$0.00	Jerry / Erick	5/12/20	Y	Completed on 5/12/20
11/13/19	Outside Playground Equipment/ Rusted, Need Paint	Parks	\$0.00	Scott	6/1/20	Y	Completed
2/3/20	Remove old schilling holly at Hwy 16 /install new plants	Hwy 16 Berm	\$4,108.50	Duval	5/22/20	Y	Completed
2/3/20	Remove declining juniper at roundabout replace with sod	Round-A-Bout	\$12,515.50	Duval	5/21/20	Y	Completed
2/3/20	Remove old schilling holly at Hwy 16 / install new plants	Amenity Center	\$2,669.98	Duval	5/22/20	Y	Completed
5/6/20	Pressure Wash Basketball Court	Courts	\$0.00	Corey	5/26/20	Y	Completed
5/7/20	18" pot hole on the roundabout on Positano (Need filled)	Roundabout	\$0.00	Jerry	5/13/20	Y	Service request in 5/7/2020 per Linda Robinson WO# 137557
5/8/20	Replace bolts on bench by roundabout (Loose)	Roundabout	\$0.00	Corey	5/14/20	Y	Completed

Turnbull CDD Property Activity

5/11/20	Contact County for accident report at roundabout on 5/7	County Sherriff	\$0.00		Jerry	5/11/20	Y	Completed
5/11/20	Trim low tree limbs on the Pescara track	Pescara	\$0.00		Jerry / Duval	5/12/20	Y	Completed on 5/12/2020
5/13/20	Remove Basketball rims due to Covid 19 restrictions	Basketball area	\$0.00		Scott	5/13/20	Y	Completed
5/18/20	Powerwash all 3 mail kiosks for spider webs	Mail Kiosk	\$0.00		Scott / Corey	5/19/20	Y	Completed
5/18/20	Schedule / Tree service to remove dead trees from berms	Jason ShawTree	\$2,500.00		Jason Shaw Tree	6/3/20	Y	Completed
5/19/20	Ride Berms and mark all dead / Diseased trees for Removal	Jason ShawTree	\$0.00		Scott/ Jerry	5/19/20	Y	Completed (16 trees removed)
5/27/20	Get quotes for tennis court resurfacing	Tennis Courts	\$0.00		Jerry	6/1/20	Y	Not approved / Only stripping for Pickle ball approved
5/27/20	Create a Audit check sheet for Duval Landscaping	Office	\$0.00		Jerry	5/27/20	Y	Completed
5/29/20	Install new bolts to mount bench in concrete (Loose)	Roundabout	\$6.00		Scott	5/29/20	Y	Completed
6/1/20	Spray all mail kiosks with Incesticide / spider spray	Mail Kiosk	\$15.00		Corey	6/2/20	Y	Completed
2/3/20	New 100 gal oak tree / replacement on Positano	Positano	\$2,057.13		Duval	6/10/20	Y	Completed 6/10/20
2/7/20	Call St. Johns County/ side walk re-grading on San Giacomo	San Giacomo	\$0.00		St Johns County	6/11/20	Y	County is completed / Part A
3/2/20	Replace broken metal trash can lid with new plastic	Round-a bout	\$80.00		Jerry	8/1/20	Y	Completed
5/6/20	Pressure Wash Tennis Courts	Courts	\$0.00		Scott	7/7/20	Y	Completed
6/1/20	Install pickle ball lines on tennis courts (2)	Tennis Courts	\$1,000.00		Jerry	7/28/20	Y	Completed
6/1/20	Replace 6 bad lights at amenity entrance /	Amenity Center	\$580.00		Adelco Electric	6/9/20	Y	Completed
6/3/20	Replace 5 old broken lanscape lighting to LED's	Amenity (Front)	\$120.00		Scott	6/13/20	Y	Completed
6/8/20	Put up basketball rims and open playground	Basketball Courts	\$0.00		Corey	6/9/20	Y	Completed
6/23/20	Remove many wasp nests around pool slide/ Amenity (10)	Pool Area	\$0.00		Corey/ Scott	6/24/20	Y	Completed
6/23/20	Clean complete shed area behind shed (organize)	Shed Area	\$0.00		Corey / Jerry	6/24/20	Y	Completed
6/23/20	Drain and clean out fountain	Amenity Fountain	\$0.00		Corey	6/23/20	Y	Completed
6/23/20	Add sidewalk from road to mail kiosk 4' x 24'	Pescara Mail Kiosk	\$700.00		Jerry	6/30/20	Y	Completed
6/29/20	Repair backflow valve and fill in hole & add pole	Pescara	\$0.00		Cory	6/30/20	Y	Completed
7/1/20	Install White vinyl poles by 2 backflow valves in fields	Pescara	\$50.00		Jerry	7/1/20	Y	Completed
7/2/20	Wind Screens came down from Strom (1 side)	Tennis Courts	\$0.00		Cory	7/6/20	Y	Completed
7/6/20	Clubhouse Air Handler unit out / Replace	Clubhouse	\$7,592.00		A/C Designs- John	7/10/20	Y	Completed
7/8/20	Tree struck by lightning fell on berm (Need to cutup/ dispose)	2501 Caparina	\$0.00		Scott	7/8/20	Y	Completed
7/8/20	Get quotes on directional boring at mail kiosk (pond Aeration)	Suppliers	\$0.00		Jerry	7/10/20	Y	Completed
7/8/20	Tree on CDD property entruding home at Pescara entrance	105 Terracina	\$0.00		Cory	7/9/20	Y	Completed
7/8/20	Replace motor / impeller on Pool Pump # 2 (Caught fire)	Pool Pump Area	\$4,000.00		Jerry	7/22/20	Y	Completed
7/8/20	Install a VFD controller on Pool Pump	Pool Pump Area	\$1,200.00		Jerry	7/22/20	Y	Completed
7/10/20	Repair all pool umbrella bases (Tap out holes) for screws	Pool Area	\$0.00		Cory	7/20/20	Y	Completed
Above here was completed prior to the August 11th CDD meeting								
Date Initiated	Task/Issue	Location	Cost/Quote	Budgeted	Contractor	Completed or Target Date	Completed	Status
Grey = Archived Green = Completed Orange = In Process Red = On Hold								
5/6/20	Clean, level and add stone to base of pressure washing cage	Shed Area	?		Scott		N	Need to order 3 yds gravel
5/13/20	Get quotes to replace outdoor drinking fountain	Playground	\$0.00		Jerry	9/30/20	N	On hold at this time
5/13/20	Quote out replacing all entrance lighting fixtures	Community	\$0.00		Jerry	7/30/20	N	Pushed out until late winter 2020
6/2/20	Touch up paint tennis court chain link fence (flat Black)	Tennis Courts	\$60.00		Evan	6/30/20	N	
6/12/20	Change decorative light pole lamp at pool (mushroom area)	Pool	\$50.00		Evan / Jerry	8/27/20	Y	Completed
6/19/20	Purchase dome tops for 3 trash recepticles	Park Areas	\$200.00			8/26/20	Y	Cancelled until further notice
6/19/20	Get 3 quotes for EMC message board plus electrical	Murabella	\$21,929.00		Jerry	8/11/20	N	Approved and to start at new fiscal year (October 2020)
7/28/20	Remove 2 large dead tree branch that fell into a yard from berm	2813 Portafino	\$0.00		Duval	7/28/20	Y	Completed
7/29/20	Remove and spray spiders in all 3 mail kiosk's	Mail Kiosk's (3)	\$50.00		Cory	7/12/20	Y	Completed
7/29/20	Power wash all pool deck chairs	Pool Area	\$0.00		Cory	7/21/20	Y	Completed
7/30/20	Roots growing into walking path (lifting pavement) 2 places	Memorial Park	\$0.00		Jerry / Corey	8/30/20	N	Need to rent a demo-saw
8/1/20	Trim all low hanging branches in Pescara field	Pescara	\$0.00		Corey	8/6/20	Y	Completed
8/7/20	Power wash the pool furniture	Pool Area	\$0.00		Corey	8/7/20	Y	Completed
8/7/20	Research having fountain changed over to flower bed	Amenity Center	\$0.00		Jerry		N	Present proposal and rendition at CDD meeting on 9/8/2020
8/7/20	Put all pool furniture back out around pool deck	Pool Area	\$0.00		Cory	8/10/20	Y	Completed
8/7/20	Quote out cost of installing 2 bocce ball courts	Field Area	\$0.00		Jerry		Y	Present at CDD meeting 9/8/2020
8/10/20	Replace bad lights in the mail kiosk on Positano (6 bulbs)	Mail Kiosk	\$50.00		Jerry	8/11/20	Y	Completed

4.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: Aug 3, 2020
Note: Contractual Cycles in Green										Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										
All turf areas, including 21 pond banks	✓									Ponds 7, 10, 11 NOT mowed (very wet grass)
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										
All turf areas, including 21 pond banks	.									N/A
1.2 String Trimming										
Trimming around all obstacles at every mowing cycle	✓									Comments
1.3 Edging										
All hardscape and paved trails at each mowing cycle	✓									Comments
1.4 Blowing										
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓									Comments
1.5 Weeding										
Plant beds, all natural areas and berms	✓									Fire house berm was weeded, sprayed & mulch put down / Pine Straw
1.6 Pruning										
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	✓									Trees in Pescara were TRIMMED
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										Ongoing weekly
Shrubs, trees pruned, weeds, sticks and old foliage removed year around	✓									
2.0 Pesticide Application										
2.1 Turf Pest Control										
Turf inspected weekly and spot treated	✓									Comments
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Community center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: <i>Aug 3, 2020</i>
Shrub & Tree Pest Control										Comments
Shrubs & Trees inspected bi-weekly										
3.0 Fertilization										
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles										
4.0 Irrigation (All Inclusive Package) Guidelines										Comments
Bi-Weekly Inspections (26 per year)										
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report										
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,										
ocation or adjustments to heads, Wire splices or cut wires, Valve										
box replacements, Decoder repairs,										
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering										
These are to to completed within 24 hours of notification.										
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth										
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installion)										
Pacetti Rd / Terrancina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
Christmas color display of poinsetta's at amenity center entrance at the holidays										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: <i>Aug 10, 2020</i>
Note: Contractual Cycles in Green										Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										
All turf areas, including 21 pond banks	✓									
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										
All turf areas, including 21 pond banks	?									N/A
1.2 String Trimming										
Trimming around all obstacles at every mowing cycle	✓									
1.3 Edging										
All hardscape and paved trails at each mowing cycle	✓									
1.4 Blowing										
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓									
1.5 Weeding										
Plant beds, all natural areas and berms	✓									
1.6 Pruning										
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	✓									
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										
Shrubs, trees pruned, weeds, sticks and old foliage removed year around	✓									
2.0 Pesticide Application										
2.1 Turf Pest Control										
Turf inspected weekly and spot treated	✓									
Owner application can be requested once a year (March) Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Community center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: Aug 10, 2020
2.0 Shrub & Tree Pest Control									JS	Comments
Shrubs & Trees inspected bi-weekly			✓							
3.0 Fertilization		X	X	X	X	X	X	X		
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles										
4.0 Irrigation (All Inclusive Package) Guidelines		X	X	X	X	X	X	X		Comments
Bi-Weekly Inspections (26 per year)										
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report										
Note: This contract shall include the following at N/C										N/A
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,										
Location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,										
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering										
These are to be completed within 24 hours of notification.										
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth										Pine Straw was put down behind homes in San Marino
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installation)										N/A
Pacetti Rd / Terrancina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
Christmas color display of poinsettias at amenity center entrance at the holidays										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 8-17-20	
Note: Contractual Cycles in Green										Deficiencies	
1.0 Maintenance											
Growing Season (April 1st - October 31st)											
1.1 Mowing (by Friday of each week) 5 days / week											
All turf areas, including 21 pond banks		✓									
Non-Growing Season (November 1st - March 31st)											
1.1 Mowing (by Friday of each week) 3 days / week											
All turf areas, including 21 pond banks											N/A
1.2 String Trimming											
Trimming around all obstacles at every mowing cycle		✓									
1.3 Edging											
All hardscape and paved trails at each mowing cycle		✓									
1.4 Blowing											
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		✓									
1.5 Weeding											
Plant beds, all natural areas and berms		✓									
1.6 Pruning											
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and		✓									
maintain appropriate distances between pedestrian and vehicle areas.		✓									
Trees (crape Myrtles) shall be pruned when dormant											
Palms trimming shall be done one time per year (June-July)											
1.7 Berms											
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down											
Shrubs, trees pruned, weeds, sticks and old foilage removed year around		✓									
2.0 Pesticide Application											
2.1 Turf Pest Control											
Turf inspected weekly and spot treated		✓									
Owner application can be requested once a year (March)											
Documentation shall be given to owner for proof & chemical											
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways											
Community center and common bermuda grass areas											
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)											

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 8-17-20
Shrub & Tree Pest Control									js	Comments
Shrubs & Trees inspected bi-weekly										
3.0 Fertilization		X	X	X	X	X	X	X		
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles										
4.0 Irrigation (All Inclusive Package) Guidelines		X	X	X	X	X	X	X		Comments
Bi-Weekly Inspections (26 per year)			✓							
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report			✓							
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,										HAD TO MOVE & raise heads along some berms
ocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,			✓							
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering										
These are to to completed within 24 hours of notification.										
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth							✓			Freshen mulch at Pacetti entrance
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth										
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										N/A
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installion)										
Pacetti Rd / Terrancina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
Christmas color display of poinsetta's at amenity center entrance at the holidays										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 8-24-20
Note: Contractual Cycles in Green										Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										
All turf areas, including 21 pond banks	✓									Comments
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										
All turf areas, including 21 pond banks										N/A
1.2 String Trimming										
Trimming around all obstacles at every mowing cycle	✓									Comments
1.3 Edging										
All hardscape and paved trails at each mowing cycle	✓									Comments
1.4 Blowing										
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓									Comments
1.5 Weeding										
Plant beds, all natural areas and berms	✓									Comments
1.6 Pruning										
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	✓									Comments
maintain appropriate distances between pedestrian and vehicle areas.	✓									
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										Comments
Shrubs, trees pruned, weeds, sticks and old foliage removed year around	✓									Cleared up berm behind 232 Porta Rosa weeds/sprayed, sticks
2.0 Pesticide Application										
2.1 Turf Pest Control										
Turf inspected weekly and spot treated	✓									Comments
Owner application can be requested once a year (March) Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Community center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit


Landscape Maintenance Checklist (Duval) Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 8-24-20
Shrub & Tree Pest Control								<i>JA</i>	Comments
Shrubs & Trees inspected bi-weekly		✓							
3.0 Fertilization	X	X	X	X	X	X	X		
3.1 Turf Areas									Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers Completed in March, May, September & November									
3.2 Shrubs & Trees									Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September) One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May) Seasonal annuals fertilized on 30 day cycles									
4.0 Irrigation (All Inclusive Package) Guidelines	X	X	X	X	X	X	X		Comments
Bi-Weekly Inspections (26 per year) All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to to completed within 24 hours of notification.									
Note: Things that fall outside the contract									Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.									
5.0 Mulching									Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth Pine straw to be applied to all berms areas twice a year (March & September) 3" depth									
6.0 Seasonal Color									Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December) Areas of seasonal color are: SR16 / San Giacomo entrance (420 plants per installion) Pacetti Rd / Terrancina Dr (85 plants per installation) Main entrance at Pacetti Rd (215 plants per installation) Amenity center beds and roundabout (612 plants per installation) Christmas color display of poinsetta's at amenity center entrance at the holidays									N/A

5.



Manufacturer's Sales Representative
Lorrie Burns
Phone: 770 831-5831
email: lorrie.burns@jhoweandassociates.com

Quote #51344

Product #	Description	Special Instructions	Unit price	Quantity	Total
 JH009PS	(JH009PS) Portofino III, Hexagon 9' Pulley Lift Umbrella Finish Obsidian (OBS) Fabric Canvas Terracotta (5440)		\$480.00	5	\$2,400.00

Subtotal	\$2,400.00
Tariff surcharge	\$72.00
Tax	\$173.04
Shipping	\$238.27
Order total	\$2,883.31

*** The quote may reflect an approximated tax and freight amount. You will be responsible for Actual Charges calculated at time of ship, which will be reflected on your Invoice. ***

Project Name/Purchase Order Number:
Riverside Mgmt Services

Billing information:
Jerry Lambert
Riverside Mgmt Services
9655 Florida Mining
Blvd
Bldg 300 - Ste 305
Jacksonville, FL 32257
United States
Phone:
904-288-7667
Email:
jlambert@rmsnf.com

Shipping information:
Jerry Lambert
Riverside Mgmt Services
9655 Florida Mining
Blvd
Bldg 300 - Ste 305
Jacksonville, FL 32257
United States
Jerry @ 904-288-7667

Comments

There are no comments for this quote.

Note

Lead Time: 8 Weeks due to Covid-19 restraints on manufacturing. Credit approval and the arrival of COM material may affect lead time.
FOB: Sarasota, FL or Irvine, CA
Quotation Valid Through September 15, 2020 - FREIGHT QUOTES ONLY GOOD FOR 30 DAYS
NOTE: Tropitone products are made to the customer's approved specifications. Once production has commenced, orders can not be canceled or delayed. We understand projects get delayed from time to time so we require a minimum two-week notice prior to the required ship date to delay. NO RETURNS ON SHIPPED PRODUCT.

Approval

Authorized Signature

Date

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

PATIOCONTRACT®

PatioContract
980 N. Michigan
Suite 1310
888-802-0701
Date 9-2-2020
Quote # 266814

QUOTATION PREPARED FOR TURNBULL CREEK CDD

PRODUCT DESCRIPTION	RETAIL PRICE	UNIT PRICE	ITEM QTY	ITEM TOTAL
 <p>Tropitone Portofino II Aluminum 6 Hexagon Market Umbrella Item Code TPBQH006MS Item Options: <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: black; margin-right: 5px;"></div> Textured Obsidian Finish <div style="width: 15px; height: 15px; background-color: #800000; margin-right: 5px; margin-left: 10px;"></div> Sunbrella Canvas Terracotta Fabric </div> <p>Usually Ships within 4 to 6 Weeks</p> </p>	4497.64	870.11	5	4350.57
Retail Total				7,488.05
Discount				-3,137.48
Shipping				FREE
Zip Code				32257
State				Florida
Tax				NO TAX
TOTAL				\$4,350.57

If you received a better price from another competitor, please email us competitor quote details at Sales@PatioContract.com and we will do everything we can to beat or match the price.

Please note this quote is valid for a limited time. This quotation is intended only for the recipient and not to be distributed to any other party. The receipt of the quote does not constitute the acceptance of an order or a confirmation of an offer to sell. Verification of information will be required prior to the acceptance of the order. Prices and availability of products on the website are subject to change. Errors will be corrected when discovered, and PatioContract reserves the right to revoke any stated offer and to correct any errors, inaccuracies, or omissions (including after an order has been submitted). By reviewing this quote you acknowledge that you are the intended recipient of this quotation. This quote is only valid for Commercial Sales. Residential orders are not accepted by PatioContract.

Tropitone Contract Warranty

Proudly Manufactured In USA



PROPER PRODUCT CARE IS ESSENTIAL FOR PRESERVING YOUR RIGHTS UNDER THIS WARRANTY. FAILURE OR NEGLECT TO PERFORM REQUIRED PRODUCT CARE WILL VOID THIS WARRANTY.

Warranty is valid from the date of purchase to the original purchaser only. Proof of purchase (original sales receipt including purchase date) is required. Photos or inspection may be required.

Tropitone® Commercial 5-year Warranty

Usage in a commercial setting: The Tropitone® warranty covers aluminum outdoor patio furniture frames and fire pit frames for five years. Commercial use is defined as use in any public area including both the common area and individual units of properties such as hotels and apartment complexes. If your Tropitone® frame fails structurally during normal usage within five years, Tropitone® will repair or replace the frame (with same or similar product if discontinued) at no charge. If the finish peels, cracks or blisters within five years, Tropitone® will repair, refinish or replace the frame (with same or similar product if discontinued) at no charge. From time to time there may be minor variations in color and texture of finishes. THIS WARRANTY SPECIFICALLY DOES NOT COVER SUCH MINOR VARIATIONS IN COLOR AND TEXTURE OF FINISHES.

Tropitone® will pay freight costs for the first year in the Continental U.S. Parts and labor are included. In addition, the Five, Three and One year warranties below apply.

Smooth Finish Surface Warranty

Tropitone® offers finishes that are classified as "Smooth Finishes." Such Smooth Finishes are non-textured and have a higher gloss level than other finishes in Tropitone®'s offering. They are suitable for normal, outdoor use. However, Smooth Finishes may highlight normally-occurring characteristics of the surface of unfinished aluminum frames and components that would not be noticeable when using textured finishes. This is particularly the case regarding cast aluminum frames and components. Cast aluminum frames and components may exhibit surface imperfections that are a natural result of the casting and/or finishing processes. TROPITONE®'S WARRANTY SPECIFICALLY DOES NOT COVER SURFACE IMPERFECTIONS OF ALUMINUM FRAMES AND COMPONENTS THAT MAY BE HIGHLIGHTED BY SMOOTH FINISHES.

Smooth Finishes currently offered: ALM – Aluminum Metallic ASK – Almond Silk BZM – Bronze Metallic CBL – Cobalt MER – Merlot PMT – Parchment SNO - Snow TTN - Titanium Other Smooth Finishes may be added periodically.

Tropitone® Consumer and Commercial Warranty

For 5 Years

The Tropitone® warranty covers stainless steel outdoor patio furniture frames for five years from the date of purchase. The warranty covers vinyl straps, lacing and EZ Span™ segments against breakage for five years from the date of purchase. This applies only to breakage, not color changes.



Home / Shopping Cart

Shopping Cart

Your shopping cart is empty

KEEP SHOPPING

My Saved Items (1 Items)



Tropitone Portofino II 9' Aluminum Market Crank Umbrella
Item # TPQO009TKD



Textured Obsidian Finish
Code - OBS_F



Sunbrella Canvas Terracotta Fabric
Code - 5440

[Remove](#) [Move to Cart](#)

\$ 1307.26 each

Qty: 5

\$1,867.51

TOTAL

\$6,536.30

TOP

[Remove All Items](#)

Get the latest scoop on flash deals, exclusive offers, design trends, and more!

Email Address

JOIN

PatioLiving

- About Us
- Shipping
- Privacy Policy
- Terms of Use

Customer Service

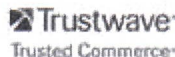
- Contact Us
- Request Quote
- 30 Day Returns

Shop with Confidence

- Shopper Approved
- BBB Accredited
- Secure Payments
- Secured Shopping

My Account

- Login
- Order Status
- Account Info



4.6 ★★★★★

Google
Customer Reviews

TWELFTH ORDER OF BUSINESS

A.

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, August 11, 2020 at 6:30 p.m. via Zoom.

Present and constituting a quorum were:

Wil Simmons	Chairman
Chris DelBene	Vice Chairman
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor
Diana Jordan-Burks	Supervisor

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Jerry Lambert	Operations Manager
Erick Hutchinson	Amenity Manager
Michael Johnson	Duval Landscape Maintenance

The following is a summary of the actions taken at the August 11, 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. Wang stated I have a comment on the Murabella CDD Facebook page so it is directed at Chuck since he is the administrator. I am a member of the page and about six weeks ago I went to look at it and found that I was no longer a member. I put in a request to join again and it is still pending. I want to know why my request is still pending and at least one other person was approved within a day of her request.

Mr. Labanowski stated I think Elaine needs to talk to her husband, who declared Murabella CDD Facebook page as my personal page.

Mr. Simmons asked if it is a CDD page are we responsible for the responsiveness and things that go on that page?

Ms. Kilinski stated as a point of order, the board can entertain back and forth comments during audience comments, but our rules of procedures and public decorum policy that you previously adopted doesn't require it. In other words, a number of districts for efficiency of meetings will take the comments under advisement and get back to folks off the record so you never have to engage in a back and forth.

To your specific question we have been down this road before, we have had this conversation at the board level on this particular Facebook page. It is not an official CDD page, while it may be called Murabellacdd as you know our CDD is Turnbull Creek CDD, it is not administered by district staff, it is a supervisor on the board and I spoke a couple years ago with Supervisor Labanowski about it. If there is public business on that there are public records requirements for the post, however, we don't authorize it, the district board doesn't authorize it, we disclaim any responsibility for it aside from the fact that if there are public records sort of language or information that needs to be checked and sent to the district manager's office and my recollection is that Supervisor Labanowski had been doing that. If we want to have an official CDD page we can do that, I have given you reasons why I don't think that is a great idea, but you could do that in the future. There is no responsibility from the district to provide any sort of admission because we don't operate or own it. I know that may not be a welcome comment but from a legal standpoint that is the answer.

Ms. Venezia stated we had this conversation with an HOA attorney and unfortunately, none of the Murabella Facebook pages are officially a Murabella Facebook page. They are personally owned by the resident who created them.

Mr. Simmons asked Jennifer, do you recommend we have an official CDD Facebook page so we could alleviate this in the future or we need to just stay away from that? I think the insinuation by it being a cdd page that means everybody should have access.

Ms. Kilinski stated when we spoke about this before my recommendation to Supervisor Labanowski was to be very careful about having a page that reflects an official CDD position. Again, the CDD is not called Murabella CDD, some folks may think it is this district, it is Turnbull Creek CDD and I encouraged him to put some disclaimer on that page that it is not the official page of the Turnbull Creek CDD or the Murabella community and that it represents his thoughts,

feelings, stories, that sort of thing so that there isn't confusion so we don't have to have this conversation on a recurring basis.

To your question about whether the district should have an official Facebook page it can, the requirement if you do that is a little bit costly, you have to have something called an Audio Eyes or similar software platform that takes snapshots of the records every time something is posted. We also adopted in other districts, policies for how you deal with public comments on the Facebook page, whether you turn comments off or not. If we wanted to explore that they do have the software system in place, we could get proposals for that and bring it back if that is something the board wanted to entertain.

Mr. Simmons asked Supervisor Labanowski, are you willing to put a disclaimer on your page to indicate that it is your personal viewpoint versus rather than that of the board?

Mr. Labanowski stated there is information on the site right now that states that it is for me to help the resident, that's it. There is nothing official tied in with Turnbull Creek CDD whatsoever.

Mr. Turnell stated last year the pool was open from 9 a.m. to 30 minutes before sunset except on Mondays, this year it is 10 a.m. to 7 p.m. I would like to know why and I would like to request that it be set to last year's hours. I know it is late this year but definitely for next year because that is a disservice to the neighbors especially with COVID and there are less options for what people can do. I know we have lifeguards but the two gentlemen who are typically there during the day, I don't know if there are cameras on the pool area but it would be nice to see them have some presence around the pool area, especially when the lifeguards are not there. I and a neighbor have had incidents with some of the kids who are not supervised, doing flips off the bridge, climbing over the fence, going up the slide, climbing up the sliding, smarting off to the parents when you try to address what is going on. I have talked to them on more than one occasion, there is no presence. I don't know what we are paying these people for, but we don't need two people sitting in the office if they are not going to have some presence on the property.

Mr. Torres stated since COVID-19 there have been restrictions and we discussed them in the past few months and the board provided guidance as to the type of hours and staffing levels we are going to have. It is duly noted and I appreciate your comments. As always I encourage any resident to email me and if you are not getting resolution from the staff onsite I need to know about those issues prior to the meetings so we can do something about that.

Mr. Turnell asked are there cameras they are able to monitor from the inside that point at the pool?

Mr. Torres stated yes.

Mr. Turnell stated then that is not happening, when it goes on for an hour nonstop then somebody is not monitoring the cameras.

Mr. Torres stated it is helpful to get that information timely. Thank you, I will get with Erick after the meeting.

THIRD ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit of publication of the public hearing notice was included in the agenda package.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Manager (Presenter: Duval Landscape)

Mr. Johnson gave an overview of the landscape maintenance items accomplished since the last meeting.

Mr. DelBene stated I emailed you earlier in the week about certain pond banks and I also sent pictures. I have received complaints from homeowners about grass being shin high and several homeowners have mowed to prevent snakes and weeds coming onto their property. What are you doing to ensure the pond banks get mowed on a timely basis?

Mr. Johnson stated we have spoken the last few years that when the pond banks are wet we do not put a mower on it; we wait until it is dry enough in order to mow. I know Bahia grows very quickly, I would love to be able to mow every week even if they are wet or not and not rut it up in a perfect world. When we do wait as long as we have it makes a lot more work for us. I talked to Ernesto today concerning this and I will do whatever the board wants me to do but we always get complaints this time of year from June to October depending on the rain situation. A few years ago I got my hands slapped hard because of tearing up the pond banks when they were wet, but we haven't had any complaints like that since then.

Mr. DelBene stated I wanted to have this conversation so the residents would understand what all the factors are. I'm fully aware of what is happening and why and when it gets mowed. I appreciate your input.

Ms. Slevin stated I have a record of the sheet that this is supposed to be mowed on a weekly basis, that is what you are being paid for and our bank was not mowed for three weeks and I sent pictures to Jerry today and I don't know if he can pull them up. Why are we paying you to do something that is not being performed. It is checked off on your list as being completed.

Mr. Lambert stated I audit these guys weekly. When it is wet like that there is a makeup time they have to meet and now they have to mow the grass and squeeze the ponds in too and it becomes a juggling act and what the priority is at the time. It makes it very difficult when it is wet.

Mr. Torres stated staff will work with Mike on this.

B. Engineer (Presenter: Mike Yuro)

Mr. Yuro stated over the last month or so most of my effort has been centered around working with the county and staff on the intersection with the signal and then also the drainage issues at that intersection. The county went out a few weeks ago and cleaned about a foot and a half of bentonite that was spilled in the inlet. We got a report from a supervisor that in a large storm event after that it appears to be functioning properly. I'm still waiting on Kimley-Horn to provide me with a video of the storm system out there. Last Tuesday late in the day they sent an email that said they were going to do an inspection the next morning, unfortunately, I wasn't in the office to get that email and by the time I got it the next day it was too late to go and observe the inspection, but I requested a copy of the video. From what happened it appears that it has been cleaned out.

Ms. Kilinski stated part of the requirements for the county was to get whatever Mike needed to be able to sign an engineer's certificate to the district to warrant that it had been sufficiently cleared prior to signing a deed and dedicating that property to the county.

Mr. Yuro stated the other element with regard to that intersection and the traffic signal was working with the county to sign off on the small piece of land that is going to be dedicated from the CDD to the county. The sketch they provided was not exactly the same that we had seen prior to the last meeting but the reason for it was to make sure that all the elements the county needs within their limits of property ownership were included. The area was basically the same, it was just shaped slightly different and when they provided that with the topo and the background I told

Jennifer and Ernesto that I was satisfied that would be sufficient and wouldn't get in the way of anything the CDD needs. I believe that element is moving forward.

The only other thing I have been working on with staff is what is coming up later in the agenda and that is preparing the engineer's certification of completion of the construction, which was originally the series 2005 bonds, which were refinanced in 2015 and I expect to have that certification to Ernesto this week so they can wrap up the resolution that will be presented a little bit later.

Mr. Wing stated while we are waiting for all the details to be taken care of, can we ask them to turn the lights on?

Ms. Kilinski stated we did give them at least from our perspective the clearance to do that. As far as I know the signalization activation is not being held up at all by the district but something going on with the county. We can reach back out to find out what that is.

Mr. Labanowski stated the contractor was still doing some wiring work last week. I did notify Ernesto that it doesn't look like that drain is 100% functional because about a week ago we had a major downpour and it started backing up, not major but there was a slight backup.

Mr. Yuro stated that is exactly why I want to see the video inspection of the storm drain. While you can look down into the inlet and see the bottom of the inlet, you are not going to be able to see inside the pipe unless they block either end of the pipe to block the water and put a camera down there to video it, which is standard practice. That is why I'm waiting on that before I certify to you that I'm satisfied it is clear.

Mr. Torres stated I think we wanted to get on the record the request for the color of the light that is going to remain the galvanized aluminum color. We didn't receive much objections from the supervisors. I want it on the record that we are moving forward with that as well.

Ms. Kilinski stated we spoke with each of you individually, we can't poll the board members outside of a meeting so we gave the county the authorization to activate the traffic light contingent on the district taking action tonight to waive that requirement that we demanded of them on the color. The county told us is that in order to change the light pole to match the coloration of the entry monumentation would mean dismantling the existing light pole, shipping it off and waiting several weeks if not months to get a new light pole shipped because you can't just paint the galvanized steel. In the interest of time and consistency they also said they would be replacing the rest of the ballast to match that one down the road. We will ultimately match, just

not immediately. Unless anyone disagrees with that approach, we will take the silence as acceptance.

FIFTH ORDER OF BUSINESS

Consideration of Proposals from Envera for Security Services

Mr. Torres stated I would like to ask the board if we can take up item five at the end of the meeting so that we can have an executive session with the supervisors and staff only.

This item taken at the end of the meeting.

SIXTH ORDER OF BUSINESS

Discussion to Obtain Proposals for Christmas Lights at Entrances to Murabella (Presenter: Ernesto Torres)

Mr. Torres stated Supervisor DelBene requested this item be on the agenda and I asked staff to check last year's Christmas lights order so they can talk about what we had last year.

Mr. DelBene stated comments are always made about how our community would look if the entranceways were lit up. I would like to see what a quote would look like to lease or own the lights and have a company come in and light up the trees that line the entryway streets. In regard to our Christmas event, although everything is dependent on COVID, I want to make sure that this year we reach out to Reverb Church and make sure that event is put on again here versus Heritage Landing if possible.

Mr. Hutchinson stated I'm okay with it, I just need to make sure I have approval from the board to resume indoor events. They may not even be doing it due to COVID. I can talk to them and see where they are at and if I get approval from the board then we can move forward.

As far as the Christmas lights we did reach out to the people who take care of our lighting and he gave us a couple quotes for a total of four palms, two in front of the amenity center and two by the bridge leading into the amenity center would be about \$1,800 and to do seven palm trees lit up, that is in front of the neighborhood plus the ones by the bridge and in front of the amenity center you are looking at about \$2,100.

Mr. DelBene stated we don't own the lights, that would be them putting them up.

Mr. Hutchinson stated no, we own them and they store them. We don't store anything at Murabella except for the Christmas stuff we purchased and there was some stuff that was purchased before we came to the community by Vesta, such as the Christmas tree and I purchased some wreaths and stuff like that, but anything that goes throughout the community such as the

garland and all the other exterior lighting is all stored in their facility and we pay about \$1,500 a year. This won't add to that cost, the cost will be to purchase the additional lights. It would be a one-time purchase of \$1,800 if we want to do four or a little over \$2,100 if we do seven and that is wrapping the palm trees with lights.

Mr. DelBene moved to direct staff to contact Reverb Church about holding the event and authorize staff to contract for the lighting of the seven palm trees.

Mr. Torres stated before we get a second to that motion, I would like to say that the fiscal year 2021 budget does not have a line item for holiday decorations. Last year we overspent on the special events and received additional funds from the HOA. When we discuss the fiscal year 2021 budget we will rename special events line to include holiday decorations and use that line as the bill payer because right now we don't have those funds designated.

Mr. Simmons stated I agree with you, we have to be cautious and financially responsible knowing we are going into the last months of the fiscal year 2020 budget. I want to know what our numbers are going to look like between now and September 30th. I want my fellow supervisors to take into consideration that as of October 1st we are going to be in a different fiscal year so we have more flexibility than we currently have.

Mr. Torres stated regarding the current fiscal year I think you are in a good condition, we were budgeted through June 30th at \$819,000 and we spent \$813,000. We have \$5,648 on the positive side that we underspent. If you will recall last year we received some revenues to make up the Christmas decorations. We can rename the line or if Erick believes it is going to be \$2,100 we can allocate that so that we can spend it from the right line.

Mr. Wing stated I suggest we wait until the end of October to do this to make sure we have the funds, since the lead time is not that long.

Mr. DelBene stated I will withdraw my motion and make a new motion to have Erick contact Reverb to see if they are interested in holding that event here pending COVID.

Mr. Simmons stated I would like to hear from Jennifer in terms of executive orders and social distancing.

Ms. Kilinski stated there hasn't been a lot of change in guidance as of late, I think because they are still looking to have the numbers track down and likely wait until schools go back into

session, to make any big changes to Phase 2 or Phase 3. If you want to make it pending COVID if you want to be out in front of Heritage Landing. My partner does Heritage Landing and they meet fairly frequently so getting it on the calendar, everybody is going to say, pending COVID, if we need to modify the event and have it outside or have social distancing in place, that is something you can always consider, but I don't think it hurts to reach out.

Mr. Hutchinson asked Chris, do you want me to follow-up with you once I talk to them or am I just bringing this up at the next meeting?

Mr. DelBene stated I would like to reach out to them and see if they are going to have the event that they consider Murabella for that event.

Mr. Torres stated we don't need a motion on that. Eric has his task and we will follow through with that. Regarding the funding of the Christmas lights I would like to add that line to the budget so we can make that change as well, not increase the budget, but at least allocate funds of \$2,100 when we get to that item.

SEVENTH ORDER OF BUSINESS

Public Hearing to Adopt the Budget for Fiscal Year 2021 (Presenter: Ernesto Torres)

Mr. Torres stated item seven is the public hearing to adopt the fiscal year 2021 budget. We have already talked about some changes we are going to make and that is to add an additional line and fund it. I recommend moving some funds around based on some of the variances we have in some other budget lines. We can make up \$2,100 and not increase the assessments if the board will allow me to make some changes, not to increase the assessment, but create another budget line to capture the cost for Christmas lights.

There is no assessment increase for fiscal year 2021 and we have done well with under executing budget lines in 2020 as well as in 2019. We have a healthy carry forward surplus and that helps keep assessment levels the same as we have for many years.

Mr. DelBene stated we reduced the common area waste collection by moving the garbage cans at the mail kiosks. Are we going to see a commensurate reduction in the bill?

Mr. Torres stated I don't know how many trash cans we removed from the mail kiosks to create a significant decrease in that line. I thought this was for the dog waste stations, not for the mail kiosks. Someone else may have that history.

Mr. Wing stated I can't say for certain but although they don't have the trashcans at the mail kiosks, I have noticed staff running around the streets in the gator picking up trash off the streets that I never saw Vesta do.

Mr. Lambert stated we are finding more and more that the mail is ending up in the trashcan down the road at the roundabout. We removed three trashcans, one from each kiosk.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the public hearing was opened.

Ms. Randolph stated I talked to Jerry about this. The mailman was taking trash out of their mailboxes and I said can you lock the boxes so nobody can stick trash in them and he said not really, but he has picked up trash too. They are sticking trash in some of the big boxes.

On MOTION by Mr. Labanowski seconded by Mr. Simmons with all in favor the public hearing was closed.

A. Consideration of Resolution 2020-08 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2021

Mr. Torres stated I would like the board to approve Resolution 2020-08 in substantial form so we can change and add the one line for holiday decorations.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor Resolution 2020-08 was approved in substantial form.

B. Consideration of Resolution 2020-09 Imposing Special Assessments and Certifying an Assessment Roll for fiscal Year 2021

On MOTION by Mr. Wing seconded by Mr. Simmons with all in favor Resolution 2020-09 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of License Agreement with Ancient City Soccer Club, LLC Regarding Use of the District's Soccer Facilities (Presenter: Casey O'Linn)

Mr. O'Linn outlined the proposed changes to the agreement that was in place to make it in line with the soccer season that starts in the fall and ends in the spring and stated the shared revenue

has changed a bit, in the spring we paid 10% of our overall revenue to the CDD and before it was a per player basis and our board asked that we make it back to a per player basis of \$15 per player.

Mr. Torres stated I emailed his proposal to the board, received some questions that were answered and Jennifer has added some COVID-19 restrictions to the agreement and also waivers and that has been updated.

Mr. Simmons asked what would the difference be in paying \$15 per player or 10%?

Mr. O'Linn stated it wouldn't be that much different, but it would be in line with what we already do using fields, it might be a little less, but our players are on a sliding scale. If we can budget a certain amount per player for field usage it is much easier than a percentage.

Mr. DelBene asked what was the revenue last year?

Mr. O'Linn responded last year we did \$5 per player and at the last spring meeting it went up to 10% of the total revenue and that came out to about \$1,900. Last spring we had 70 players or so. Now we are entering into a new season.

Mr. DelBene stated under last year's numbers it was about \$27 per player. I understand the difference between 10% versus a per player agreement, but other non-profits that operate in our facilities pay 10% fee and previously we tried to keep it uniform for simplicity purposes.

Mr. Torres stated you have the agreement prepared by Jennifer and we can add the dates of the season and Casey is asking to modify the shared revenue and the length of the season from August to May.

On MOTION by Mr. Simmons seconded by Ms. Burks with three in favor and Mr. Labanowski and Mr. DelBene opposed the license agreement with Ancient City Soccer was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2020-10
Declaring Series 2015A Construction Project
Complete (Presenter: Jennifer Kilinski)**

Ms. Kilinski stated you had a similar resolution for 2004 project a year or two ago. It is a required process to undergo pursuant to our bond indenture. Once you have reached wiping clean your construction account the indenture requires a resolution declaring the project complete and you make final equalization of assessments. Pursuant to the indenture you are required to have an engineer's certificate, which is why we have been working with your engineer. He gives the district a certification certifying that the project is complete, that the construction proceeds were

accurately used and that all the permits and plans and conditions have been met. Mike is working on that, there are a couple questions he had that Ernesto and I are working on answering or have answered for him to be able to execute his engineer's certificate. We will be able to update the amounts, there is \$1.14 left in your construction account so you have done a good job of clearing that account. Interestingly enough we will need to update the resolution because there was a couple thousand dollars left in the cost of issuance account, which I have not seen happen because those are usually exact numbers, but we could potentially move that into construction for an off project or it will go through a bond redemption process where the assessments will be slightly lowered, the homeowner might see a penny or two drop in their annual assessments. This process will equalize the assessments as well.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor Resolution 2020-10 was approved.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Engineering Services (Presenter: Jennifer Kilinski)

Mr. Torres stated we published the RFQ based on guidance from the board and received a response from JMT headquartered out of Jacksonville. We also reached out to four firms, Matthews Design Group, Prosser, ETM, and Dewberry. The board is familiar with Mike Yuro's qualifications and we have a current agreement with him, so I did not reach out to Mike to submit his qualifications since the board is very familiar with his services.

Mr. Simmons stated I am looking for three other bids because I think we need to do our due diligence and do the things we need to do from a fiduciary responsibility. I think we have to look at things every three or four years and Mike Yuro did what he does and he is a good guy, but it is our duty to look at other people. We have to come up with three other options, at least two at a minimum. If we have three options then we need a special meeting to interview these individuals and find out what they are offering the community and we can go from that standpoint. It is going on five years now. After five years you have to take a look at it.

Mr. Torres stated I did reach out to four firms that work in the industry, I'm assuming the reason they declined submitting the RFQ is because of their new construction projects and land development that may be going on. Nevertheless, I will be happy to provide three additional RFQs for you to do your comparison.

Ms. Kilinski stated the bigger question that I heard from maybe each of you is the responsiveness to the RFQ. We can certainly go back out. Our rules of procedure provide for a number of options when you only get one response and to remind the board what those options are, when we send out an RFQ we are only getting qualifications back, we are not getting pricing back. We can't ask for pricing in a qualification bid. If we only get one response back you can reject it, go back out for more qualifications. We can reach out to more companies, there are other companies in the Jacksonville area. There are a number of districts that have multiple engineers under a continuing services contract. Keep that in the back of your minds that if there is an interest in having multiple engineers, you don't pay for an engineer except for the work they are doing. If there is a discreet project that you are really after or if Mike is so busy that maybe he can't do a piece of work you can have multiple engineers under contract and you sort of pick and choose how they work on discreet projects.

Mr. Torres stated we have districts in other counties where it is a homeowner board and we have difficulty having district engineer involvement, where Mike Yuro has stepped in for these smaller districts with unresponsive engineer services. The market in this industry is very heavy in new construction type but certainly we will do due diligence and re-engage with other firms if the board chooses to bring additional proposals. Once we receive the RFQs we can bring to the board and schedule a special meeting to engage those firms in further discussion.

Ms. Kilinski stated to meet the procurement requirements under our rules of procedure and the CCNA, we will have to run another publication, we can reach out to folks preemptively, but we will need to run another ad.

Ms. Burks asked when you are going out and looking for these firms what platforms are you using to locate these companies?

Ms. Kilinski stated there are some larger districts that have a lot of procurement going on that actually register with DemandStar and use a governmental procurement website. Here, we advertise in the local newspaper and then we try as staff to reach out to the firms that we are familiar with that are familiar with CDDs. It is not a tried and true scenario but as Ernesto mentioned we had a lot of problems getting engineers to respond given market conditions, particularly if it is not a large sum of work they are expecting.

Ms. Burks stated the reason I ask is because contracting is what I do right now and when we are looking for firms we have the SBA's site, which is open to anyone to check on a dynamic

small business because then there are tons of firms. I'm just trying to understand; is it something that we are not checking all those different avenues to ensure that we are getting a broad background of being able to find someone who can do the work and have a variety. I agree with Wil, you should bring in a variety, after five years you want to start looking at some other things to see if we can get more bang for our buck and maybe more flexibility.

Ms. Kilinski stated Ernesto will run the ad, and we will compile a list of folks that we are familiar with because this is a governmental contract that makes it a little bit more unique. If there are avenues for exploration on other companies we are certainly open to them.

Ms. Burks stated that site is individuals who are registered under the federal government and they are vetted, they have to go through a federal government background with all their skill sets. I will send that link to Ernesto.

Mr. Torres stated please do that. We will republish the notice and I will work with Supervisor Burks.

On MOTION by Mr. Labanowski seconded by Ms. Burks with all in favor this item was tabled.

ELEVENTH ORDER OF BUSINESS

Consideration of HOA Funding for Digital Billboard (Presenter: Ernesto Torres)

Mr. Torres stated staff has been working on this project for a few months and we sent proposals to the HOA that Jerry and Erick have acquired. I'm assuming they discussed it and reached an agreement to fund \$15,000 of HOA funds towards the digital billboard. Based on the discussion I had with the HOA CAM for Murabella I wanted to bring a memorandum of understanding that Jennifer has drafted and is in your agenda package for your review and consideration. The HOA does have an item in the packet, Digital Sign Usage, and as I reviewed them they didn't seem too difficult for the board to adhere to but I will leave that to the board for your discussion and consideration tonight.

We do have two proposals that I provided to you and they do extend beyond the \$15,000 that the HOA board has allowed, meaning that the CDD would be left with the balance.

Ms. Kilinski stated the MOU is meant to encapsulate the request from the HOA on the digital sign usage. There are a couple things that gave me pause, mostly because they require certain usage, but don't cover everything they may use it for. The no commercial advertising is

one that you can easily adopt saying it has to be used for certain community events that are specifically designated is limiting so I tried to include in the MOU to capture what I think they were after. If the board does approve that tonight I recommend you approve it in substantial form so if there are a couple small things we need to change we can do that, but hopefully, we will capture the spirit of what the HOA was asking us.

Mr. DelBene stated I agree, so long as we know that this digital sign usage is not a limitation on what we are allowed to use the board, there are going to be certain restrictions we will agree to but I don't want this to be seen as an all-encompassing document.

Ms. Kilinski stated that was my concern as well.

Mr. Labanowski stated on the HOA side the only concern that was out there was pretty much what they published. They were pretty much in line with what it has been used for. There has been no commercial advertising, no homeowner advertising other than when military comes home. It is pretty much in line with what we are doing already.

Ms. Kilinski stated I think we can give staff direction on, birthday announcements, graduation announcements, happy valentine's day and if there is something potentially controversial then certainly we will bring that before the board but for normal use of that sign, we don't want to bind the board, we don't know what is going to happen two or three years from now and if you want to use that sign because there is some major event, a hurricane evacuation, something along those lines you should have the right to do that.

Mr. Torres stated it says, CDD board and I don't want to get in the position where staff is taking advertising orders from the HOA.

Mr. Simmons stated let's not overanalyze this; it is a bulletin board and there are parameters we need to follow and be reasonable.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the memorandum of understanding between the district and the Murabella Homeowners Association was approved.
--

Mr. Torres stated earlier today you received two proposals, one from Taylor Signs & Design in the amount of \$21,457 and the other was from B&S Signs in the amount of \$19,729. Jerry and Erick received these proposals, there is a third proposal from Delco Electric to provide power to the board and installation, where the other two does not included that.

Mr. Lambert stated we have a third proposal from Shark Signs in the amount of \$22,127 and that doesn't include the \$2,200 that is on top of those prices. We had B&S out here, they did the display. In my opinion it is an excellent company, they sell a great product, one of the better boards, they have been very supportive in what we wanted and came in at the cheaper price, their warranty is better. Taylor Sign quoted a watchfire board, which is not as good as far as warranty and service but is still a good board.

Mr. DelBene asked where is the monument being built to hold the sign?

Mr. Lambert stated the same spot where the old sign came down by the mail kiosk. We considered other areas, but they weren't going to work out due to cost and installation. It is going to be a post mounted sign. Taylor is the only one that quoted a monument mounted sign, which was \$4,874 more. I'm trying to keep the quotes apples to apples. The price I gave you is for a post mounted sign.

On MOTION by Mr. Simmons seconded by Mr. DelBene with all in favor the proposal from B&S Signs (Daktronics 7 X 3) in the amount of \$19,729 was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Dance Classes with Gift of Dance for Fall Season (Presenter: Erick Hutchinson)

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor this item was tabled.

THIRTEENTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney - (Presenter: Jennifer Kilinski)

There being none, the next item followed.

B. Manager - (Presenter: Ernesto Torres)

1. Discussion of Proposed Meeting Schedule for Fiscal Year 2021

On MOTION by Mr. Simmons seconded by Mr. Labanowski with all in favor the fiscal year 2021 meeting schedule reflecting the following dates was approved: November 10, 2020, January 12, 2021, March 8, 2021, May 11, 2021, June 8, 2021, August 10, 2021 and September 14, 2021.

C. Operation Manager – (Presenter: Jerry Lambert)

1. Report

Mr. Lambert reviewed the monthly operations report, copy of which was included in the agenda package.

2. Duval Proposals

Duval proposals 7792 and 7793 for aeration were tabled.

Proposal #8528 in the amount of \$3,411.95 for sod was tabled.

On MOTION by Mr. Labanowski seconded by Ms. Burks with all in favor proposal #8529 from Duval for landscape enhancements for the new light on Positano in the amount of \$502.59 was approved and staff was directed to bill the county for reimbursement.

#8530 in the amount of \$300 removal of an oak tree on pond bank behind a house.

Mr. Labanowski stated the homeowner planted two trees, a weeping willow and an oak tree without getting approval and it was brought before the board in 2014 and no action was taken against the homeowner. The home has since changed hands and a new homeowner is there.

Mr. Lambert stated we took out the weeping willow, this is the oak tree on pond 13.

Mr. Wing stated it is a homeowner's issue.

Mr. Torres asked is this tree located on CDD property?

Mr. Lambert responded yes.

Mr. Wing stated apparently the HOA didn't enforce it.

Mr. DelBene asked did we receive a complaint about the tree? Why are we looking at taking down a healthy tree if there is no complaint?

Mr. Labanowski stated the complaint was about the tree that died and that was taken out.

Mr. Lambert stated there was no complaint against this particular tree.

It was the consensus of the board to leave it alone.

3. Pond #2 Aeration Cost Sheet

This item tabled.

Mr. Lambert stated I would like the board to think about making the fountain in the front of the amenity center into a big planter with really nice flowers and stop the fountain part of it.

Mr. Wing stated we have had trouble with that fountain over the years and I'm not opposed to that idea.

Ms. Burks asked is that your thought process why you are suggesting we turn it into something other than the fountain?

Mr. Lambert responded yes. I'm talking about something that would make a statement when you come into the facility; I'm not talking about a few little annuals. I talked to Mike a got a verbal quote of about \$1,200 and it will be a nice addition.

Mr. Labanowski stated it has been a problem for a long time; let's take the water feature out and turn it into a planter.

Mr. Lambert stated that price included lifetime maintenance, it will be a one-time cost and I will bring the numbers to the next meeting.

Mr. Torres stated all the items that were tabled tonight we will bring to the September meeting and I will reevaluate our capital reserves expenditures.

4. Property Activities Sheet

A copy of the property activities sheet was included in the agenda package.

5. Duval Audit Reports

A copy of the Duval audit reports were included in the agenda package.

D. Amenity Center Update (Presenter: Erick Hutchinson)

Mr. Hutchinson asked does the staff at Murabella still have to monitor for COVID-19. I'm asking because we have restructured the hours of the pool and office and other things so staff can monitor for that. If we aren't monitoring anymore then I suggest opening the pool the way it was before, I believe it was 9 a.m. and close 30 minutes before sunset and on Monday to do maintenance, the pool opened at 1:00 p.m. on Monday. Right now I have staff coming in earlier

to take care of the pool maintenance and they wouldn't have to do that anymore because we would dedicate that to Mondays. We also restructured the hours of the office, it is open on Mondays and before it wasn't open on Mondays. If we are still monitoring for COVID-19 then I suggest we leave it as it is.

Ms. Kilinski stated there is no change from the last conversation we had on this. The good news is the executive order that we discussed last time doesn't have the same requirements that Phase 1 did. Phase 1 specifically directed units of government and other organizations to ensure social distancing; that is not in Phase 2. Having said that we have some parameters from our insurance carrier about what the insurance carrier is directing folks to do if you want to ensure that you have insurance coverage and that is to provide some basis for making sure we don't have large crowds. Is there a risk if we don't have staff monitoring the situation? Yes. Can we mitigate that risk by having appropriate signage, appropriate community education and the like? Yes, we can, a lot of it is trusting your neighbors. My experience so far is by and large you have some members in the community that are pretty good at notifying staff if something is going awry. If we make sure that folks know what they are supposed to do and if they see something that is not copacetic that they send Erick maybe a picture or note that we could still take action if we need to, but it will allow people to behave like adults, open up earlier, I think we can probably mitigate most of the risks that the insurance carrier is worried about by doing some community engagement and signage. I think you are within your realm to do that. Does it mitigate all risks? Nothing is risk free and having the monitoring onsite is the easiest way to go but I think if you wanted to discuss that we can certainly get there by having other provisions in place.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ms. Burks stated one of my concerns goes back to Erick. I'm still uncomfortable because I have children that go to the pool and I'm at high risk and I don't know that I'm comfortable right now with totally scaling back to just signs. I have concerns with that.

Mr. Hutchinson stated any time you come to the amenity center there is always going to be a risk, which is why we did our best to monitor, but at the same time there are other people willing to take that risk. There is a fine balance. I know I'm not going to please everyone no matter what I do, but I take my direction from the board. I will do whatever the board feels is best. If we do move forward there is nothing we are going to do as far as monitoring aside from an eblast saying

pool will resume normal hours, swim at your own risk, we are not monitoring for COVID-19 and whatever verbiage Jennifer gives me. There is always going to be a risk. I haven't seen any groupings that made me think we are not ready for this, but there could be days it might get like that.

Mr. Torres stated I spoke to Erick earlier this week because of the St. Johns County school date changing and we have extended the services of the lifeguards. We will work at the board's pleasure when it comes to adjusting hours or staffing levels.

Mr. DelBene stated we don't have a motion to change it right now and I'm comfortable keeping it checked especially through the opening of school. I think it is important that a lot of our kids have been very shielded for the last few months and I would love to have additional hours to get back to normal, but we are not in a normal situation. I'm good with staying like it is right now.

Mr. Labanowski asked for the next meeting I would like to know what is left in the events fund.

Mr. Torres stated I will get that before the meeting and send it to you.

Mr. Simmons stated we have a lot of people in the community who would like a bocce ball court and I have volunteers for this project and I would like to consider this at the next meeting.

Mr. Lambert stated the best area would be parallel to the basketball court on the soccer field area and that would be two courts together, two 10 X 60 foot courts with their eight drainage, gravel, and oyster shell topping, which is really good for bocce ball. I have run some preliminary costs and it was about \$2,800 and these two courts would cost \$30,000 to have them built. I'm confident we could build them professionally.

Ms. Kilinski stated you don't need a lawyer to draft an agreement, but it has to be ADA compliant and we need to make sure that whoever is building it understands what that means.

Mr. Torres stated I will want to run it by the engineer to make sure there are no permit requirements.

Ms. Slevin stated thank you for all the work done by Duval, they have improved a lot. I have other issues I discussed with Jerry and Ernesto. I'm having a hard time understanding the check lists and how they are being accounted for because they are weekly, bi-weekly, some are signed, some are not signed. I'm not sure who is being held accountable for signing off on this. I

think Diana created the checklist and it is great but I don't understand who is being held accountable. There were discrepancies and with the weeding, things are not done consistently

Mr. Lambert stated we have had a lot of conversations on this. I do the auditing, I created it with help, I audit it. Mike gives me his input, I go out and verify stuff and actually drive out every day and do the best I can. Do I hit everything? No. Do I see every berm? Absolutely not. I'm not walking the berms every day, but what I do is react to complaints and problems or issues that people have. I call Mike, we have a good working relationship, he usually comes out pretty quickly. There are some things in the past couple of weeks we talked about, the time just hasn't been there. There are some bigger issues he is addressing. As far as the audit sheets go I check them and there is weekly, bi-weekly, monthly. The colored boxes is when they are to be done and they are not always checked. As an example, irrigation is done every two weeks so not every week will that be checked, it is only checked bi-weekly when it is done. I'm getting better at the comment section because I can't penalize on an audit if the banks are mowed and we had a wet week and they didn't get mowed that week, I still check the boxes, he mows what he can mow and in the comment section. This is a learning process for me too, I'm learning a lot as well as everybody else and it is very daunting to do this auditing.

Ms. Selvin stated I'm concerned that things are being checked off as being done and they are not being done.

Mr. Lambert stated in the future I will try to do better in the comment section.

FIFTEENTH ORDER OF BUSINESS

Approval of Consent Agenda (Presenter: Ernesto Torres)

- A. Approval of Minutes of the June 16, 2020 Meeting**
- B. Acceptance of the Minutes of the June 16, 2020 Audit Committee Meeting**
- C. Balance Sheet as of July 31, 2020 and Statement of Revenues & Expenditures for the Period Ending July 31, 2020; Month-to-Month Income Statement; Assessment Receipt Schedule**
- D. Approval of Check Register**
- E. Consideration of Resolution 2020-11 Classifying Surplus Tangible Personal Property for the Tabby Stones**

Mr. Torres stated the board needs to give guidance to staff on the disposal of the surplus property; we can sell them or dispose of them.

Ms. Kilinski stated given the discussions the board previously had we presume you would like us to sell it first and then donate if that can't be realized.

It was the consensus of the board to try to sell the surplus property first and if it cannot be sold then donate it.

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

FIFTH ORDER OF BUSINESS

Consideration of Proposals from Envera for Security Services

The board held an executive session during which the following action was taken.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the proposal from Envera for security services was tabled.

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 8, 2020 at 6:30 p.m.

Mr. Torres stated the next meeting is September 8, 2020.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the meeting adjourned at 10:02 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek
Community Development District

Unaudited Financial Reporting
July 31, 2020

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

	Governmental Fund Types			Capital Reserve	Totals (Memorandum Only)
	General	Debt Service	Capital Projects		
Assets:					
Cash - Wells Fargo	---	---	---	\$214,818	\$214,818
Cash - Hancock Bank	\$202,707	---	---	---	\$202,707
Investments:					
Investment - SBA	\$42	---	---	---	\$42
Investment-General Account	\$436,949	---	---	---	\$436,949
Series 2015 A1-A2					
Revenue	---	\$235,020	---	---	\$235,020
Reserve A1	---	\$388,883	---	---	\$388,883
Reserve A2	---	\$106,897	---	---	\$106,897
Prepayment A1	---	\$10	---	---	\$10
Prepayment A2	---	\$26	---	---	\$26
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,742	---	\$2,742
Series 2015 B1-B2					
Revenue B	---	\$29,205	---	---	\$29,205
Reserve B1	---	\$31,859	---	---	\$31,859
Reserve B2	---	\$9,563	---	---	\$9,563
Prepayment B1	---	\$2,363	---	---	\$2,363
Prepayment B2	---	\$2,290	---	---	\$2,290
Redemption	---	\$105	---	---	\$105
Series 2016					
Sinking	---	\$1	---	---	\$1
Reserve	---	\$121,982	---	---	\$121,982
Revenue	---	\$71,648	---	---	\$71,648
Prepayment	---	\$1	---	---	\$1
Interest	---	\$0	---	---	\$0
Due From General Fund	---	\$2,688	---	---	\$2,688
Prepaid Expenses	\$7,207	---	---	---	\$7,207
Total Assets	\$646,905	\$1,002,542	\$2,743	\$214,818	\$1,867,008
Liabilities:					
Accounts Payable	\$21,670	---	---	\$2,989	\$24,659
Due to Debt Service 2016	\$2,688	---	---	---	\$2,688
Fund Balances:					
Assigned General Fund	\$48,726	---	---	---	\$48,726
Restricted for Debt Service	---	\$1,002,542	---	---	\$1,002,542
Restricted for Capital Projects	---	---	\$2,743	---	\$2,743
Nonspendable	\$7,207	---	---	---	\$7,207
Unassigned	\$566,614	---	---	\$211,829	\$778,444
Total Liabilities and Fund Equity	\$646,905	\$1,002,542	\$2,743	\$214,818	\$1,867,008

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

	Adopted Budget	Prorated Thru 07/31/20	Actual Thru 07/31/20	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$1,126,178	\$1,130,230	\$4,052
Interest/Miscellaneous	\$2,000	\$1,667	\$4,169	\$2,503
Amenities Revenue	\$2,000	\$1,667	\$4,217	\$2,551
Total Revenues	\$1,130,178	\$1,129,511	\$1,138,617	\$9,105

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$4,667	\$4,600	\$67
FICA Expense	\$428	\$357	\$352	\$5
Engineering (Juro & Associates, LLC)	\$13,000	\$10,833	\$8,813	\$2,021
Arbitrage (Grau)	\$2,400	\$2,400	\$2,400	\$0
Dissemination (GMS & Disclosure Services)	\$2,200	\$2,033	\$2,517	(\$483)
Trustee (US Bank)	\$14,620	\$14,620	\$13,890	\$730
Attorney (HGS)	\$40,000	\$33,333	\$40,576	(\$7,243)
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$3,525	\$3,525	\$0
Management Fees (GMS)	\$45,000	\$37,500	\$37,500	\$0
Information Technology (GMS)	\$1,600	\$1,333	\$1,333	\$0
Telephone	\$450	\$375	\$254	\$121
Postage	\$1,100	\$917	\$396	\$521
Printing & Binding	\$1,800	\$1,500	\$745	\$755
Insurance (FIA)	\$8,816	\$8,816	\$8,214	\$602
Legal Advertising	\$1,400	\$1,167	\$1,387	(\$220)
Other Current Charges	\$1,300	\$1,083	\$420	\$663
Office Supplies	\$170	\$142	\$24	\$117
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$1,200	\$1,000	\$1,000	\$0
Administrative Expenses	\$149,784	\$130,776	\$133,120	(\$2,344)

Amenity Center

Insurance (FIA)	\$15,664	\$15,664	\$13,779	\$1,885
Pest Control (Turner Pest Control)	\$3,123	\$2,603	\$1,850	\$753
Repairs & Replacements	\$36,000	\$30,000	\$36,728	(\$6,728)
Recreational Passes	\$800	\$599	\$599	\$0
Office Supplies	\$1,100	\$917	\$770	\$147
Other Current Charges	\$300	\$250	\$405	(\$155)
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$2,000	\$1,956	\$45

Utilities

Water & Sewer (STCUD)	\$10,900	\$9,083	\$8,883	\$200
Electric (FPL)	\$36,000	\$30,000	\$27,508	\$2,492
Telephone/Internet (Comcast)	\$3,800	\$3,167	\$3,021	\$146

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

	Adopted Budget	Prorated Thru 07/31/20	Actual Thru 07/31/20	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (ASG)	\$31,245	\$16,327	\$16,327	\$0
Facilty Monitor (ASG)	\$24,200	\$20,167	\$13,960	\$6,207
Facility Management (ASG)	\$61,000	\$50,833	\$50,833	\$0
Facility Attendants (ASG)	\$16,200	\$13,500	\$11,109	\$2,391
Field Operations (ASG)	\$51,259	\$42,716	\$42,716	\$0
Facility Maintenance (ASG)	\$49,000	\$40,833	\$40,833	\$0
Pool Maintenance (ASG)	\$14,317	\$11,931	\$11,583	\$348
Pool Chemicals	\$13,144	\$10,953	\$10,678	\$275
Janitorial Services (ASG)	\$9,064	\$7,553	\$7,333	\$220
Common Area Waste Collection	\$18,300	\$15,250	\$15,250	\$0
Program Director (ASG)	\$2,575	\$2,146	\$2,146	\$0
Refuse Service (Advance Disposal)	\$9,840	\$8,200	\$7,581	\$619
Security - ENVERA	\$6,409	\$5,341	\$4,930	\$411
Special Events	\$9,000	\$6,566	\$6,566	\$0
<u>Amenity Center Expenses</u>	\$425,240	\$346,599	\$337,345	\$9,254
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$36,000	\$30,000	\$30,518	(\$518)
Lake Maintenance (Future Horizons)	\$11,580	\$9,650	\$11,750	(\$2,100)
Landscape Maintenance (Duval Landscape)	\$305,000	\$254,167	\$253,389	\$778
Landscape Contingency	\$30,000	\$25,000	\$13,167	\$11,833
Irrigation Repairs	\$6,000	\$6,000	\$15,960	(\$9,960)
Capital Reserves	\$215,300	\$100,000	\$100,000	\$0
<u>Grounds Maintenance Expenses</u>	\$603,880	\$424,817	\$424,783	\$33
<u>Total Expenses</u>	\$1,178,904	\$902,192	\$895,249	\$6,943
<u>Excess Revenues (Expenditures)</u>	(\$48,726)		\$243,368	
<u>Fund Balance - Beginning</u>	\$48,726		\$379,179	
<u>Fund Balance - Ending</u>	\$0		\$622,547	

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
--	---------	----------	----------	---------	----------	-------	-------	-----	------	------	--------	-----------	-------

Revenues:

Maintenance Assessments	\$0	\$90,219	\$147,322	\$831,291	\$0	\$12,108	\$38,694	\$0	\$7,995	\$2,601	\$0	\$0	\$1,130,230
Interest/Miscellaneous	\$219	\$1,021	\$24	\$385	\$84	\$108	\$2,114	\$6	\$106	\$103	\$0	\$0	\$4,169
Amenities Revenue	\$2,497	\$0	\$0	\$850	\$0	\$0	\$720	\$0	\$150	\$0	\$0	\$0	\$4,217

Total Revenues

	\$2,716	\$91,239	\$147,346	\$832,526	\$84	\$12,217	\$41,528	\$6	\$8,251	\$2,704	\$0	\$0	\$1,138,617
--	---------	----------	-----------	-----------	------	----------	----------	-----	---------	---------	-----	-----	-------------

Expenditures:

Administrative

Supervisor Fees	\$0	\$800	\$0	\$800	\$800	\$600	\$0	\$800	\$800	\$0	\$0	\$0	\$4,600
FICA Expense	\$0	\$61	\$0	\$61	\$61	\$46	\$0	\$61	\$61	\$0	\$0	\$0	\$352
Engineering	\$313	\$625	\$1,813	\$750	\$1,250	\$2,313	\$563	\$563	\$0	\$625	\$0	\$0	\$8,813
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$2,400
Dissemination	\$483	\$183	\$133	\$167	\$167	\$717	\$167	\$167	\$167	\$167	\$0	\$0	\$2,517
Trustee	\$3,631	\$0	\$0	\$0	\$0	\$5,759	\$4,500	\$0	\$0	\$0	\$0	\$0	\$13,890
Attorney	\$3,763	\$6,479	\$1,988	\$6,038	\$1,500	\$6,781	\$2,497	\$5,413	\$6,118	\$0	\$0	\$0	\$40,576
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	\$3,525	\$0	\$0	\$0	\$0	\$3,525
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$37,500
Computer Time	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$1,333
Telephone	\$85	\$0	\$31	\$16	\$0	\$19	\$78	\$0	\$0	\$25	\$0	\$0	\$254
Postage	\$37	\$8	\$9	\$237	\$8	\$23	\$15	\$10	\$24	\$25	\$0	\$0	\$396
Printing & Binding	\$57	\$37	\$114	\$94	\$61	\$63	\$109	\$15	\$86	\$108	\$0	\$0	\$745
Insurance	\$8,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,214
Legal Advertising	\$0	\$76	\$0	\$184	\$0	\$108	\$85	\$377	\$372	\$184	\$0	\$0	\$1,387
Other Current Charges	\$31	\$44	\$41	\$90	\$42	\$40	\$25	\$33	\$38	\$38	\$0	\$0	\$420
Office Supplies	\$1	\$0	\$1	\$1	\$6	\$7	\$1	\$0	\$6	\$1	\$0	\$0	\$24
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000

Administrative Expenses

	\$25,773	\$12,297	\$8,113	\$12,421	\$7,879	\$20,457	\$12,023	\$14,947	\$11,656	\$7,556	\$0	\$0	\$133,120
--	----------	----------	---------	----------	---------	----------	----------	----------	----------	---------	-----	-----	-----------

Amenity Center

Insurance	\$14,667	\$0	\$0	\$0	\$0	(\$888)	\$0	\$0	\$0	\$0	\$0	\$0	\$13,779
Pest Control	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$0	\$0	\$1,850
Repairs & Replacements	\$3,269	\$3,019	\$1,149	\$6,435	\$5,314	\$5,621	\$6,009	\$544	\$3,146	\$2,222	\$0	\$0	\$36,728
Recreational Passes	\$390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209	\$0	\$0	\$0	\$599
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$4	\$356	\$0	\$0	\$409	\$0	\$0	\$770
Other Current Charges	\$0	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$0	\$0	\$405
Permit Fees	\$365	\$0	\$0	\$1,241	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$1,956

Utilities

Water & Sewer	\$549	\$763	\$986	\$593	\$758	\$684	\$2,199	\$816	\$800	\$736	\$0	\$0	\$8,883
Electric	\$2,739	\$3,108	\$2,840	\$2,661	\$2,637	\$2,656	\$2,606	\$1,867	\$3,119	\$3,276	\$0	\$0	\$27,508
Telephone/Cable/Internet	\$299	\$299	\$299	\$305	\$304	\$304	\$304	\$303	\$303	\$303	\$0	\$0	\$3,021

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>Amenity Center Cont'd.</u>													
<u>Management Contracts</u>													
<i>Pool Monitors/Lifeguards</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,231	\$7,491	\$7,605	\$0	\$0	\$16,327
<i>Facility Monitor</i>	\$272	\$2,017	\$1,522	\$1,432	\$1,802	\$1,548	\$788	\$0	\$2,020	\$2,560	\$0	\$0	\$13,960
<i>Facility Management (5,083.33)</i>	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$0	\$0	\$50,833
<i>Facility Attendants</i>	\$1,350	\$795	\$868	\$1,012	\$900	\$901	\$738	\$0	\$2,494	\$2,052	\$0	\$0	\$11,109
<i>Field Operations (4,271.58)</i>	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$0	\$0	\$42,716
<i>Facility Maintenance (4,083.33)</i>	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$0	\$0	\$40,833
<i>Pool Maintenance (1,158.33)</i>	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$0	\$0	\$11,583
<i>Pool Chemicals (854.91 and 1399.10)</i>	\$831	\$831	\$855	\$855	\$855	\$855	\$1,399	\$1,399	\$1,399	\$1,399	\$0	\$0	\$10,678
<i>Janitorial Services (733.33)</i>	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$0	\$0	\$7,333
<i>Common Area Waste Collection</i>	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$0	\$0	\$15,250
<i>Program Director (214.58)</i>	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$0	\$0	\$2,146
<i>Refuse Service</i>	\$0	\$821	\$821	\$848	\$848	\$848	\$848	\$848	\$848	\$848	\$0	\$0	\$7,581
<i>Security - Envera (493)</i>	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$0	\$0	\$4,930
<i>Special Events</i>	\$1,716	\$6,529	\$2,139	(\$8,338)	\$1,570	\$1,874	\$551	\$229	\$0	\$296	\$0	\$0	\$6,566
<u>Amenity Center Expenses</u>	\$44,193	\$35,974	\$29,270	\$24,836	\$32,780	\$32,200	\$33,591	\$25,030	\$39,972	\$39,500	\$0	\$0	\$337,345
<u>Grounds Maintenance</u>													
<i>Street lighting</i>	\$2,971	\$2,969	\$2,959	\$2,970	\$2,964	\$2,964	\$3,154	\$3,194	\$3,162	\$3,211	\$0	\$0	\$30,518
<i>Lake Maintenance (\$1,175.00)</i>	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$0	\$0	\$11,750
<i>Landscape Maintenance (\$25,3384.88)</i>	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$0	\$0	\$253,389
<i>Landscape Contingency</i>	\$0	\$0	\$0	\$1,605	\$0	\$8,362	\$0	\$400	\$2,500	\$300	\$0	\$0	\$13,167
<i>Irrigation Repairs</i>	\$1,685	\$1,060	\$0	\$1,390	\$785	\$0	\$725	\$1,130	\$4,455	\$4,730	\$0	\$0	\$15,960
<i>Capital Reserves</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
<u>Grounds Maintenance Expenses</u>	\$31,170	\$30,543	\$29,473	\$32,479	\$30,263	\$37,840	\$130,393	\$31,237	\$36,631	\$34,755	\$0	\$0	\$424,783
<u>Total Expenses</u>	\$101,135	\$78,814	\$66,856	\$69,736	\$70,922	\$90,497	\$176,007	\$71,214	\$88,258	\$81,811	\$0	\$0	\$895,249
<u>Excess Revenues (Expenditures)</u>	(\$98,419)	\$12,425	\$80,490	\$762,790	(\$70,838)	(\$78,280)	(\$134,479)	(\$71,207)	(\$80,007)	(\$79,107)	\$0	\$0	\$243,368

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

<i>Adopted Budget</i>	<i>Prorated Thru 07/31/20</i>	<i>Actual Thru 07/31/20</i>	<i>Variance</i>
---------------------------	---------------------------------------	-------------------------------------	-----------------

Revenues:

Interest Income	\$5,000	\$300	\$8,293	\$7,993
Assessments	\$989,969	\$989,969	\$990,790	\$821
Prepayments A1	\$0	\$0	\$14,001	\$14,001
Prepayments A2	\$0	\$0	\$0	\$0

Total Revenues

	\$994,969	\$990,269	\$1,013,084	\$22,815
--	-----------	-----------	-------------	----------

Expenditures

Series 2015A-1

Interest 11/1	\$178,084	\$178,084	\$178,084	\$0
Principal Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$178,084	\$178,084	\$177,999	\$85
Principal 5/1	\$425,000	\$425,000	\$425,000	\$0
Special Call 5/1	\$0	\$0	\$15,000	(\$15,000)

Series 2015A-2

Interest 11/1	\$54,388	\$54,388	\$54,388	\$0
Principal Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$54,388	\$54,388	\$54,269	\$119
Principal 5/1	\$100,000	\$100,000	\$100,000	\$0
Special Call 5/1	\$0	\$0	\$30,000	(\$30,000)

Total Expenditures

	\$989,943	\$989,943	\$1,044,739	(\$54,796)
--	-----------	-----------	-------------	------------

Excess Revenues (Expenditures)

	\$5,027	\$327	(\$31,655)	(\$31,981)
--	---------	-------	------------	------------

Other Sources (Uses)

Operating Transfer In (Out)	\$0	\$0	\$0	\$0
-----------------------------	-----	-----	-----	-----

Total Other Sources(Uses)

	\$0		\$0	
--	-----	--	-----	--

Net Change in Fund Balance

	\$5,027		(\$31,655)	
--	---------	--	------------	--

Fund Balance - Beginning

	\$257,026		\$762,491	
--	-----------	--	-----------	--

Fund Balance - Ending

	\$262,053		\$730,837	
--	-----------	--	-----------	--

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending July 31,2020

<i>Adopted Budget</i>	<i>Prorated Thru 07/31/20</i>	<i>Actual Thru 07/31/20</i>	<i>Variance</i>
---------------------------	---------------------------------------	-------------------------------------	-----------------

Revenues:

Interest Income	\$700	\$583	\$726	\$143
Assessments	\$79,318	\$79,318	\$79,354	\$36
Prepayments B1	\$0	\$0	\$1,176	\$1,176
Prepayments B2	\$0	\$0	\$0	\$0

Total Revenues

	\$80,018	\$79,901	\$81,256	\$1,355
--	----------	----------	----------	---------

Expenditures

Series 2015B-1

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

Series 2015B-2

Interest 11/1	\$5,669	\$5,669	\$5,669	\$0
Principal Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$5,669	\$5,669	\$5,550	\$119
Principal 5/1	\$5,000	\$5,000	\$5,000	\$0

Total Expenditures

	\$75,928	\$75,928	\$80,809	(\$4,881)
--	----------	----------	----------	-----------

Excess Revenues (Expenditures)

	\$4,091	\$3,974	\$447	
--	---------	---------	-------	--

Other Sources (Uses)

Operating Transfer In (Out)	\$0	\$0	\$0	\$0
-----------------------------	-----	-----	-----	-----

Total Other Sources(Uses)

	\$0	\$0		
--	-----	-----	--	--

Net Change in Fund Balance

	\$4,091		\$447	
--	---------	--	-------	--

Fund Balance - Beginning

	\$32,495		\$74,938	
--	----------	--	----------	--

Fund Balance - Ending

	\$36,585		\$75,385	
--	----------	--	----------	--

Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending July 31,2020

	<i>Adopted Budget</i>	<i>Prorated Thru 07/31/20</i>	<i>Actual Thru 07/31/20</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$2,000	\$1,667	\$1,889	\$223
<i>Assessments</i>	\$286,688	\$286,688	\$287,535	\$847
<i>Total Revenues</i>	\$288,688	\$288,355	\$289,425	\$1,070
<u>Expenditures</u>				
<u>Series 2016</u>				
<i>Interest 11/1</i>	\$69,616	\$69,616	\$69,616	\$0
<i>Interest 5/1</i>	\$69,616	\$69,616	\$69,616	\$0
<i>Principal 5/1</i>	\$150,000	\$150,000	\$150,000	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$10,000	(\$10,000)
<i>Total Expenditures</i>	\$289,231	\$289,231	\$299,231	(\$10,000)
<i>Excess Revenues (Expenditures)</i>	(\$543)	(\$876)	(\$9,806)	
<i>Fund Balance - Beginning</i>	\$85,785		\$206,126	
<i>Fund Balance - Ending</i>	\$85,242		\$196,320	

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

Series 2015A-1 & A-2

Revenues:

Interest Income	\$25
-----------------	------

Total Revenues	\$25
-----------------------	-------------

Expenditures

Capital Outlay (1) - Series 2016	\$0
----------------------------------	-----

Capital Outlay - Series 2015A-1-A2	\$0
------------------------------------	-----

Capital Outlay - Series 2015 B-1-B2	\$0
-------------------------------------	-----

Cost of Issuance	\$0
------------------	-----

Total Expenditures	\$0
---------------------------	------------

Excess Revenues (Expenditures)	\$25
---------------------------------------	-------------

Other Sources (Uses)

Operating Transfer In	\$0
-----------------------	-----

Total Other Sources(Uses)	\$0
----------------------------------	------------

Net Change in Fund Balance	\$25
-----------------------------------	-------------

Fund Balance - Beginning	\$2,718
---------------------------------	----------------

Fund Balance - Ending	\$2,743
------------------------------	----------------

Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending July 31,2020

	<i>Adopted Budget</i>	<i>Prorated Thru 07/31/20</i>	<i>Actual Thru 07/31/20</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Capital Reserve Funding - Transfer In</i>	\$215,300	\$100,000	\$100,000	\$0
<i>Total Revenues</i>	\$215,300	\$100,000	\$100,000	\$0
<u>Expenditures</u>				
<i>Repair and Replacement</i>	\$105,496	\$87,913	\$14,454	\$73,460
<i>Capital Outlay</i>	\$0	\$0	\$20,832	(\$20,832)
<i>Other Current Charges</i>	\$200	\$167	\$191	(\$24)
<i>Total Expenditures</i>	\$105,696	\$88,080	\$35,477	\$52,603
<i>Excess Revenues (Expenditures)</i>	\$109,604		\$64,523	
<i>Fund Balance - Beginning</i>	\$164,348		\$147,306	
<i>Fund Balance - Ending</i>	\$273,952		\$211,829	

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:	\$495,780
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)
Less: May 1, 2020 (Principal-A1)	(\$425,000)
Less: May 1, 2020 (Principal-A2)	(\$100,000)
Less: May 1, 2020 (Prepayment -A1)	(\$15,000)
Less: May 1, 2020 (Prepayment -A2)	(\$30,000)
Current Bonds Outstanding	\$10,730,000

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:	\$41,423
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)
Less: May 1, 2020 (Principal-B1)	(\$20,000)
Less: May 1, 2020 (Principal-B2)	(\$5,000)
Current Bonds Outstanding	\$1,140,000

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:	\$121,982
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)
Less: May 1, 2020 Principal	(\$150,000)
Less: May 1, 2020 Prepayment	(\$10,000)
Current Bonds Outstanding	\$3,603,000

**TURNBULL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020 ASSESSMENT RECEIPTS SUMMARY**

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1-2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY20 O&M ASSESSED
CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91

TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015A1-2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015B1-2 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	3,922.25	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	92,617.00
1/14/2020	6 (11/2-11/3)	1,216,508.28	484,470.69	140,597.31	38,801.96	552,638.32
1/29/2020	7 (11/9-12/31)	610,915.71	243,295.31	70,606.27	19,485.88	277,528.25
1/30/2020	INT (10/1-12/31)	2,474.74	985.56	286.02	78.93	1,124.23
3/30/2020	8 (1/1-1/30)	26,653.53	10,614.69	3,080.47	850.15	12,108.22
4/12/2020	INTEREST	1,174.93	467.91	135.79	37.48	533.75
5/6/2020	9 (2/1-4/30)	84,000.44	33,452.92	9,708.31	2,679.29	38,159.92
6/10/2020	TAX CERTS	17,599.54	7,008.96	2,034.06	561.36	7,995.16
7/10/2020	INTEREST	30.89	-	-	-	30.89
7/13/2020	11	5,657.80	2,253.20	653.90	180.46	2,570.24
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,487,908.99	990,789.82	287,535.23	79,353.80	1,130,230.14

PERCENT COLLECTED	100.36%	100.36%	100.36%	100.36%	100.36%	100.36%
--------------------------	----------------	----------------	----------------	----------------	----------------	----------------

C.

Turnbull Creek Community Development District

Check Run Summary

7/01/2020 - 7/31/2020

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<u>General Fund</u>			
<i>Accounts Payable</i>	7/1/20	1162-1164	\$ 1,670.79
	7/9/20	1165-1170	\$ 45,522.05
	7/17/20	1171-1174	\$ 30,132.64
	7/24/20	1175-1177	\$ 557.47
			<i>Subtotal</i> \$ 77,882.95
<u>Capital Reserve Fund</u>			
<i>Accounts Payable</i>	7/9/20	98	\$ 7,592.00
	7/21/20	99	\$ 1,000.00
	7/24/20	100	\$ 2,459.45
			<i>Subtotal</i> \$ 11,051.45
<u>Total</u>			\$ 88,934.40

*Fedex invoices available upon request.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/20	00041	7/01/20	13129559	202007	330-57200-46500			JUL POOL CHEMICALS POOLSURE	*	1,399.10	1,399.10	001162
7/01/20	00163	6/23/20	36	202005	330-57200-63100			MAY MILEAGE RIVERSIDE MANAGEMENT SERVICES, INC	*	144.88	144.88	001163
7/01/20	00163	6/22/20	35	202006	330-57200-63100			JUN MAINTENANCE SUPPLIES RIVERSIDE MANAGEMENT SERVICES, INC	*	126.81	126.81	001164
7/09/20	00277	7/01/20	6603	202007	320-53800-46600			JUL LANDSCAPE MAINTENANCE DUVAL LANDSCAPE MAINTENANCE LLC	*	25,338.88	25,338.88	001165
7/09/20	00205	6/30/20	63705	202006	320-53800-46800			JUN LAKE MAINTENANCE FUTURE HORIZONS INC	*	1,175.00	1,175.00	001166
7/09/20	00016	7/01/20	265	202007	310-51300-34000			JUL MANAGEMENT FEES	*	3,750.00		
		7/01/20	265	202007	310-51300-55000			JUL WEBSITE ADMIN	*	100.00		
		7/01/20	265	202007	310-51300-35100			JUL INFORM TECHNOLOGY	*	133.33		
		7/01/20	265	202007	310-51300-31300			JUL DISSEMINATION SERVICE	*	166.67		
		7/01/20	265	202007	310-51300-51000			OFFICE SUPPLIES	*	1.44		
		7/01/20	265	202007	310-51300-42000			POSTAGE	*	24.90		
		7/01/20	265	202007	310-51300-42500			COPIES	*	108.45		
		7/01/20	265	202007	310-51300-41000			TELEPHONE	*	25.07		
								GOVERNMENTAL MANAGEMENT SERVICES			4,309.86	001167
7/09/20	00023	7/05/20	20052	202007	310-51300-31200			SE2015A1/A2/B1/B2 2/29/20 GRAU & ASSOCIATES	*	2,400.00	2,400.00	001168
7/09/20	00173	6/03/20	06032020	202007	300-15500-10000			9/1/20-8/31/21 MAINT SRVC HOOVER	*	2,590.00	2,590.00	001169

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/09/20	00303	7/01/20	07012020	202007	300	20700	10500			*	9,708.31		
5/6/20 STJOHNS TAX DIST 9													
TURNBULL CREEK CDD-HANCOCK 2016												9,708.31	001170
7/17/20	00088	7/07/20	68026	202006	330	57200	63100			*	915.00		
REPAIR BACKFLOW/MATERIALS													
BOB'S BACKFLOW & PLUMBING CO, INC												915.00	001171
7/17/20	00346	7/01/20	MURA5858	202007	330	57200	49000			*	45.00		
JUL PREMIUM WEBSITE FEE													
NEIGHBORHOOD PUBLICATIONS, INC.												45.00	001172
7/17/20	00163	7/01/20	34	202007	330	57200	34800			*	2,016.67		
JUL FACILITY MONITOR													
7/01/20		7/01/20	34	202007	330	57200	34800			*	543.33		
JUN FACILITY MONITOR ADD													
7/01/20		7/01/20	34	202007	330	57200	34000			*	5,083.33		
JUL FACILITY MANAGEMENT													
7/01/20		7/01/20	34	202007	330	57200	34300			*	1,350.00		
JUL FACILITY ATTENDANTS													
7/01/20		7/01/20	34	202007	330	57200	34300			*	701.68		
JUN FACILITY ATTENDANTS													
7/01/20		7/01/20	34	202007	330	57200	34100			*	4,271.58		
JUL FIELD OPERATIONS													
7/01/20		7/01/20	34	202007	330	57200	34400			*	4,083.33		
JUL FACILITY MAINTENANCE													
7/01/20		7/01/20	34	202007	330	57200	46400			*	1,158.33		
JUL POOL MANAGEMENT													
7/01/20		7/01/20	34	202007	330	57200	34200			*	733.33		
JUL JANITORIAL SERVICES													
7/01/20		7/01/20	34	202007	330	57200	34900			*	1,525.00		
JUL COM AREA WASTE COLLEC													
7/01/20		7/01/20	34	202007	330	57200	34700			*	214.58		
JUL PROGRAM DIRECTOR													
RIVERSIDE MANAGEMENT SERVICES, INC												21,681.16	001173
7/17/20	00163	7/08/20	37	202006	330	57200	34600			*	7,568.40		
JUN LIFEGUARD SERVICES													
7/08/20		7/08/20	37	202006	330	57200	34600			*	76.92-		
MAY LIFEGUARD SERVICE CRD													
RIVERSIDE MANAGEMENT SERVICES, INC												7,491.48	001174
7/24/20	00004	6/05/20	I0328400	202006	310	51300	48000			*	183.99		
NOTICE OF JUNE MEETING													
6/26/20		6/26/20	I0328877	202006	310	51300	48000			*	188.48		
ENGINEER RFQ													
THE ST. AUGUSTINE RECORD												372.47	001175

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/24/20	00039	7/13/20 6759348	202007 330-57200-46600	JUL PEST CONTROL TURNER PEST CONTROL	*	110.00	110.00 001176
7/24/20	00039	7/13/20 6759572	202007 330-57200-46600	JUL PEST CONTROL TURNER PEST CONTROL	*	75.00	75.00 001177
TOTAL FOR BANK C						77,882.95	
TOTAL FOR REGISTER						77,882.95	

TURN TURNBULL CREEK BPEREGRINO



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 7/1/2020
Invoice # 131295593402

Terms	Net 20
Due Date	7/21/2020
PO #	
Customer #	13MUR100

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

Ship To
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	1,360.48
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<p>41 (C) 1,330.572, 465</p> <p>JUN 25 2020</p>				

Total Amount Due 1,399.10
\$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295593402

Amount Due \$1,399.10

Amount Paid _____

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



131295593402

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

Invoice

Invoice #: 36
Invoice Date: 6/23/2020
Due Date: 6/23/2020
Case:
P.O. Number:

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

RECEIVED

JUN 25 2020

Description	Hours/Qty	Rate	Amount
Mileage - May 2020	305	0.475	144.88
Repairs / Replace 330,572,6310 168 (C)			

Total \$144.88

Payments/Credits \$0.00

Balance Due \$144.88

RMW
6, 26, 20

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

Invoice

Invoice #: 35
Invoice Date: 6/22/2020
Due Date: 6/22/2020
Case:
P.O. Number:

RECEIVED

JUN 25 2020

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		126.81	126.81
<i>Repairs / Replace</i> <i>330, 572, 6310</i> <i>165 ©</i>			
Total			\$126.81
Payments/Credits			\$0.00
Balance Due			\$126.81

Period Ending 06/05/20

DISTRICT
TURNBULL CREEK

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
5/8/20	Adult Bag Valve Mask	15.85	T.W.
5/8/20	Infant Bag Valve Mask	15.85	T.W.
6/1/20	Ortho Home Defense Insecticide Spray	15.47	S.A.
6/1/20	T100 Tripper Switches for Pool Timers	3.98	S.A.
6/5/20	Sanding Block	5.97	S.A.
6/5/20	Comfort Spray Grip (2)	14.90	S.A.
6/5/20	Spray Grip (2)	6.97	S.A.
6/5/20	Green Spray Paint	3.98	S.A.
6/5/20	Flat Black Spray Paint (10)	39.80	S.A.
6/5/20	White Spray Paint	3.98	S.A.
		0.00	

TOTAL \$126.81

POV

We take the COVID-19 situation seriously and have taken precautions to keep our employees safe while maintaining our current service commitment to process and ship your orders promptly. **You can continue to order online or through your sales representative. Customer Service is also available to take your calls and process your order.**

Please note that FEDEX, UPS and USPS may return your package(s) after only one delivery attempt if no one is present to receive goods. To avoid additional fees and delays, **ensure someone is able to receive packages during business hours, 8: 00 a.m. – 5:00 p.m. Monday – Friday**, or coordinate alternative schedules with your delivery drivers. Thank you for your business.



Order # 000675231

Processing

Order Dates: May 8, 2020

Items Ordered

Product Name	SKU	Price	Qty	Subtotal
<u>Adult Bag Valve Mask</u>	130	\$14.95	Ordered: 6	\$89.70
<u>Infant Bag Valve Mask</u>	134	\$14.95	Ordered: 6	\$89.70

Subtotal \$179.40

Shipping & Handling \$0.00

Tax \$10.76

Grand Total ~~\$190.16~~

Multi Districts

Order Information

TBC $15.85 \times 2 = 31.70$

Shipping Address

Richard Whetsel
9655 Florida Mining Boulevard W
Bldg. 300, Suite 305
Jacksonville, Florida, 32257
United States

Turnbull Creek CDD
- MAINTENANCE



More saving.
More doing.SM

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00027 37682 06/01/20 03:53 PM
SALE CASHIER OLIVIA

071549022150 HMDEFWAND <A> 15.47N
ORTHO HOME DEFENSE MAX 1.33 GAL WAND
078275002135 T100 TRIPPER <A> 3.98N
INTMC TRIPPERS FOR T100 SERIES TIMER

	SUBTOTAL	19.45
	TAX + PIF	0.00
TAX EXEMPT		
	TOTAL	\$19.45
XXXXXXXXXXXX9269 HOME DEPOT		19.45
AUTH CODE 001855/5275119		TA

GOVERNMENTAL MANEGEME
ALLEN BRANDON

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

PRO XTRA SPEND THIS VISIT: \$19.45
2020 PRO XTRA SPEND 05/31: \$30,122.41

As of 06/01/2020 your Paint Rewards level is Bronze; Spend 1750.91 more in qualifying paint purchases to earn Silver (15.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to homedepot.com/financeoptions.



1324 27 37682 06/01/2020 6753

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/01/2021

Due to COVID-19, we have extended our returns policy for most items. Please see homedepot.com for details.



TBC

More saving.
More doing.SM

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00063 28678 06/05/20 02:28 PM
SALE CASHIER YUBRANK

051141395593 PGP 2PK XF <A>	5.97N
3M PGP SPONGE BLOCK 180G/320E 2PK	
020066164539 SPRAY GRIP <A>	
COMFORT SPRAY GRIP	
2@7.48	14.96N
020066170585 SPRAY HANDLE <A>	
SPRAY GRIP	
2@3.48	6.96N
020066387488 2X MDWGRN <A>	3.98N
PAINTERS TOUCH 2X MEADOW GREEN	
020066387679 2X FLTBLK <A>	
PAINTERS TOUCH 2X FLAT BLACK	
10@3.98	39.80N
020066779283 RSTOGLSWHSPR <A>	3.98N
STOPS RUST GLOSS WHITE	

	SUBTOTAL	75.65
	TAX + PIF	0.00
TAX EXEMPT		
	TOTAL	\$75.65
XXXXXXXXXXXX9269 HOME DEPOT		75.65
AUTH CODE 005032/1630960		TA

GOVERNMENTAL MANAGEME
ALLEN BRANDON

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

PRO XTRA SPEND THIS VISIT: \$75.65

2020 PRO XTRA SPEND 06/04: \$31,593.53

As of 06/05/2020 your Paint Rewards
level is Bronze; Spend 1750.91 more in
qualifying paint purchases to earn
Silver (15.0% off) on select paint
items.

This purchase qualifies for FUEL
DISCOUNTS and 60 DAYS TO PAY on The Home
Depot Commercial Credit Card. Ask an
Associate to learn more or go to
homedepot.com/financeoptions.



1324 63 05

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
05/31		Balance Forward						\$376.96	
06/29	P140105	Payment - Lockbox 1157						\$-376.96	
06/05 06/05	103284004-06052020	BOS RG MTG JUNE	SA St Augustine Record	1.00 x 10.2500	10.25	1	\$8.98	\$92.05	
06/05 06/05	103284004-06052020	BOS RG MTG JUNE	SA St Aug Record Online	1.00 x 10.2500	10.25	1	\$8.97	\$91.94	
06/26 06/26	103288777-06262020	ENGINEER RFQ	SA St Augustine Record	2.00 x 5.2500	10.5	1	\$8.98	\$94.29	
06/26 06/26	103288777-06262020	ENGINEER RFQ	SA St Aug Record Online	2.00 x 5.2500	10.5	1	\$8.97	\$94.19	
PREVIOUS AMOUNT OWED:				\$376.96					
NEW CHARGES THIS PERIOD:				\$372.47					
CASH THIS PERIOD:				(\$376.96)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

JUL 16 2020
 1-31-513-48
 4

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$372.47		\$0.00	\$0.00	\$0.00	\$0.00		\$372.47	
SALES REP/PHONE #		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			06/01/2020 - 06/30/2020		18409		18409		TURNBULL CREEK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME			
		06/01/2020 - 06/30/2020				TURNBULL CREEK CDD/MURA BELLA/			
COMPANY		23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT	
SA 7			\$372.47					NET 15 DAYS	
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$372.47		\$0.00	\$0.00	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			06/30/2020		18409		18409		0000073059

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261



8 - 2056

TURNBULL CREEK CDD/MURA BELLA/
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



Fri, Jun 5, 2020
8:44:44AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Acct: 18409
Phone: 19049405850

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114

E-Mail:
Client: TURNBULL CREEK CDD/MURA BEL **City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003284004-01
Start: 06/05/2020

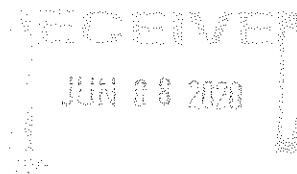
Caller: SARAH SWEETING
Issues: 1

Paytype: BILL
Stop: 06/05/2020

Placement: SA Legals

Rep: Melissa Rhinehart

Copy Line: TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE MEETING AND REGULA



The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Lines 123
Depth 10.25
Columns 1
Price \$183.99

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
MEETING OF THE BOARD OF
SUPERVISORS AND NOTICE OF
WORKSHOP MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold an Audit Committee meeting and regular meeting of the Board of Supervisors on Tuesday, June 16, 2020 at 6:30 p.m., where the Board may consider any business that may properly come before it ("Meetings").

It is anticipated that the Meetings will take place at the **Marabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092**. In the event that the COVID-19 public health emergency prevents the Meetings from occurring in-person, the District may conduct the Meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 218.54(6)(b)2, Florida Statutes. Information about how the meeting and hearings will occur, assistance connecting to the meeting and hearings or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by accessing the District's website at <http://turnbullcreekcd.com> / or by contacting the office of the District Manager c/o Governmental Management Services LLC - North Florida, at (904) 940-5650 or etorres@gmenf.com ("District Manager's Office").

If it is necessary to hold the above referenced Meetings utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the Meetings can do so by logging into ZOOM via their computer. Call for information for the meeting and specifics about meeting location and participation can be found at <http://turnbullcreekcd.com> or by calling the District Manager's office at the phone number provided herein. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at etorres@gmenf.com or by calling 904-940-5650 by Jun 15, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. If you are unable to participate by ZOOM, please contact the District Manager's office for further accommodations.

The Board will also hold a workshop meeting ("Workshop") in conjunction with the regular meeting of the Marabella Homeowner's Association, Inc. ("HOA") on Monday, June 15, 2020 at 6:30 p.m. at the Marabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. No agenda has been planned for this Workshop by the District and it is not expected that any matters related to the District will be discussed; however, one or more members of the Board are expected to be in attendance.

The Meetings and Workshop (together, "Meetings") are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to each respective Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-963-8771 (TTY) /

Fri, Jun 5, 2020
8:44:44AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

1-800-935-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the Meetings, staff or Board members may participate in the public hearing by speaker telephone or via ZOOM media technology.

Ernesto Torres
District Manager

0000284004 June 5, 2020

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PLACE
ROOM 114
SAINT AUGUSTINE, FL 32092

ACCT: 18409
AD# 0003284004-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of BOS RG MTG JUNE was published in said newspaper on 06/05/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
MEETING OF THE BOARD OF
SUPERVISORS AND NOTICE OF
WORKSHOP MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold an Audit Committee meeting and regular meeting of the Board of Supervisors on Tuesday, June 16, 2020 at 6:30 p.m., where the Board may consider any business that may properly come before it ("Meetings").

It is anticipated that the Meetings will take place at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. In the event that the COVID-19 public health emergency prevents the Meetings from occurring in-person, the District may conduct the Meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information about how the meeting and hearings will occur, assistance connecting to the meeting and hearings or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by accessing the District's website at <http://turnbullcreekcdd.com> / or by contacting the office of the District Manager c/o Governmental Management Services LLC - North Florida, at (904) 940-5850 or etorres@gmsnlc.com ("District Manager's Office").

If it is necessary to hold the above referenced Meetings utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the Meetings can do so by logging into ZOOM via their computer. Call in information for the meeting and specifics about meeting location and participation can be found at <http://turnbullcreekcdd.com> or by calling the District Manager's office at the phone number provided herein. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at etorres@gmsnlc.com or by calling 904-940-5850 by Jun 15, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. If you are unable to participate by ZOOM, please contact the District Manager's office for further accommodations.

The Board will also hold a workshop meeting ("Workshop") in conjunction with the regular meeting of the Murabella Homeowner's Association, Inc. ("HIOA") on Monday, June 15, 2020 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. No agenda has been planned for this Workshop by the District and it is not expected that any matters related to the District will be discussed; however, one or more members of the Board are expected to be in attendance.

The Meetings and Workshop (together, "Meetings") are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to each respective Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the Meetings, staff or Board members may participate in the public hearing by speaker telephone or via ZOOM media technology.

Ernesto Torres
District Manager
0003284004 June 5, 2020

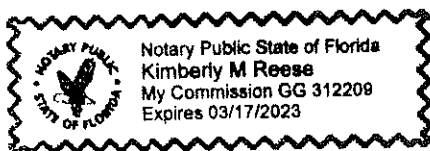
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of JUN 05 2020

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)





Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
 www.turnerpest.com

Service Slip/Invoice

INVOICE:	6759348
DATE:	7/13/2020
ORDER:	6759348

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

JUL 20 2020

1-33-572-466
 39

Work Date	Time	Target Pest	Technician	Time In
7/13/2020	09:19 AM			09:19 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/13/2020		10:43 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

* 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.

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

Service Slip/Invoice



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-226-6305
 www.turnerpest.com

INVOICE: 6759572
DATE: 7/13/2020
ORDER: 6759572

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

1-33-572-466
 39

Work Date	Time	Target Pest	Technician	Time In
7/13/2020	09:19 AM			09:19 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/13/2020		10:43 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

JUL 20 2020

AMOUNT DUE \$75.00

[Handwritten Signature]

TECHNICIAN 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.

904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-226-6305

Bob's Backflow & Plumbing Services, Inc.

4640 Subchaser Ct, Ste 113
 Jacksonville, FL 32244

Phone # 904-268-8009 Fax # 904-292-4403

Invoice Date

7/7/2020

Invoice #

68026

Invoice

RECEIVED

Bill To
Governmental Management Services Attn: Murabella CCD 475 West Town Place #114 St Augustine, FL 32092

Job At
Murabella CDD 4106 Messina Dr St Augustine, FL 32092
JUL 15 2020

Please make checks payable to Bob's Backflow

Please detach and return top portion with payment

Bob's Backflow & Plumbing Services, Inc.
 4640 Subchaser Ct, Ste 113
 Jacksonville, FL 32244

P.O. Number	Terms	Due Date
	Net 30	8/6/2020

Serviced	Description	Quantity	Price Each	Amount
6/29/2020	Labor 1 Man Before/After Hours: called out to repair backflow that was ran over, upon arriving located bfp with large hole filled with water, damped ball valves, all test ports broken off, pumped out water, removed damaged backflow, plumbed in new backflow, flushed, insulated, and restore water.	2	135.00	270.00
	Labor 2 Men: called out to repair backflow that was ran over, upon arriving located BFP with large hole filled with water, pumped out water, removed damaged backflow, plumbed in new backflow, flushed, insulated, and restored water.	2	135.00	270.00
	1" Wilkins 975XL2	1	285.00	285.00
	Piping & Materials	1	50.00	50.00
	Insulation to protect the device against future freeze damage.	1	40.00	40.00
<p>88 © 1,330,572.681</p>				

Thank you for your business. Please include Invoice # on check or call office to pay by Credit Card

Total	\$915.00
Payments/Credits	\$0.00
Balance Due	\$915.00

A 1.5% interest will be assessed on unpaid balances after 30 days.

St. Johns County Utility Department Backflow Device Test Report

CUSTOMER COPY

COMPANY: Murabella LLC
 NAME: Steve Andersen Account # 532445-124406
 BILLING ADDRESS: c/o 475 West Town Place Suite 11 St Augustine FL 32092
 LOCATION OF ASSEMBLY: 4106 Messina Dr. picnic area St Augustine FL 32092
 TYPE OF ASSEMBLY: RP DC PVB SIZE: 1 Water Meter #: 72841772
 MANUFACTURER: Wilkins MODEL: 975XL2 SERIAL #: 4863705
 GAUGE MANU Midwest 845-5 Serial# 06181305 TYPE OF SERVICE: Potable

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	opened at: <u>3.6</u> or did not open <input type="checkbox"/>	<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	Air inlet: did not open <input type="checkbox"/> or opened at _____ psi
differential pressure across check valve <u>9.6</u> psi	Outlet shut-off valve: <input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	OPTIONAL TEST differential pressure across check valve <u>2.8</u> psi	Check valve: leaked <input type="checkbox"/> or held at _____ psi
<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> RV cleaned only Replaced: RV rubber kit <input type="checkbox"/> RV assembly <input type="checkbox"/> or disc <input type="checkbox"/> diaphragm(s) <input type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> disc, air inlet <input type="checkbox"/> disc, CV <input type="checkbox"/> seat, CV <input type="checkbox"/> spring, air inlet <input type="checkbox"/> sprint, CV <input type="checkbox"/> retainer <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>
differential pressure across check valve _____ psi	Relief valve opened at _____ psi	differential pressure across check valve _____ psi	air inlet _____ psi check valve _____ psi

REMARKS: this replaces old Watts 007 SN#A15275

I hereby certify that this data is accurate and reflects the proper operation and maintenance of the assembly. Note: All repairs shall be completed within ten (10) working days.

Company Name: Bob's Backflow and Plumbing Service Company Phone #: (904) 268-8009

Testers Name: Nicholas Seymour Cert#: J07-18-12358 DATE: 6/29/2020

Testers Signature: Nicholas Seymour

THIS ASSEMBLY: PASSED FAILED

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

Invoice



RECEIVED

JUL 10 2020

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
MURA5858	07/01/2020	\$45.00	07/31/2020	Net 30	

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

BALANCE DUE

\$45.00

346 ©
1,380,572,490

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

Invoice

Invoice #: 34
 Invoice Date: 7/1/2020
 Due Date: 7/1/2020
 Case:
 P.O. Number:

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

RECEIVED

JUL 08 2020

Description	Hours/Qty	Rate	Amount
1.330.57200.34800 - Facility Monitor - Turnbull Creek - July 2020		2,016.67	2,016.67 ✓
1.330.57200.34800 - Facility Monitor - Turnbull Creek - June 2020		543.33	543.33 ✓
(Additional Charge per 7/7/20 memo)			
1.330.57200.34000 - Facility Management - Turnbull Creek - July 2020		5,083.33	5,083.33 ✓
1.330.57200.34300 - Facility Attendants - Turnbull Creek - July 2020		1,350.00	1,350.00 ✓
1.330.57200.34300 - Facility Attendants - Turnbull Creek - June 2020		701.68	701.68 ✓
(Additional Charge per 7/7/20 memo)			
1.330.57200.34100 - Field Operations - Turnbull Creek - July 2020		4,271.58	4,271.58 ✓
1.330.57200.34400 - Facility Maintenance - Turnbull Creek - July 2020		4,083.33	4,083.33 ✓
1.330.57200.46400 - Pool Management - Turnbull Creek - July 2020		1,158.33	1,158.33 ✓
1.330.57200.34200 - Janitorial Services - Turnbull Creek - July 2020		733.33	733.33 ✓
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - July 2020		1,525.00	1,525.00 ✓
1.330.57200.34700 - Program Director - Turnbull Creek - July 2020		214.58	214.58

163 (C)

Total \$21,681.16

Payments/Credits \$0.00

Balance Due \$21,681.16

Rnw
 7.8.20

Riverside Management Services

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



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: July 7, 2020
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: July Adjustment – Monthly Invoice Adjustment for June 2020 Services

Please adjust July 2020 invoice to reflect the actual hours worked for the month of June 2020 for the following hourly services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Credit Amount</u>
• Facility Monitor	160.00	\$16.00	\$2,560.00	\$2,560.00	\$ 0
• Facility Attendant	128.23	\$16.00	\$2,051.68	\$2,051.68	\$ 0

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

Invoice

Invoice #: 37
 Invoice Date: 7/8/2020
 Due Date: 7/8/2020
 Case:
 P.O. Number:

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

RECEIVED

JUL 10 2020

Description	Hours/Qty	Rate	Amount
Lifeguard Services through June 2020	504.56	15.00	7,568.40
Lifeguard Services - Credit - March - May	76.92	-1.00	-76.92
<p>1,330.572,3460 769 (C)</p>			

Total \$7,491.48

Payments/Credits \$0.00

Balance Due \$7,491.48

RNW
 7,10,20

TURNBULL CREEK CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
504.56	Lifeguard Services for TURNBULL CREEK Covers Period: JUNE 2020 GL #1.330.572.3460	\$ 15.00	\$ 7,568.40
	TOTAL DUE:		<u>\$ 7,568.40</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/20	6.32	H.B.	Lifeguarding
6/1/20	4	D.R.	Lifeguarding
6/1/20	4	M.G.	Lifeguarding
6/2/20	6.75	K.T.	Lifeguarding
6/2/20	6.5	M.G.	Lifeguarding
6/3/20	6.75	K.T.	Lifeguarding
6/3/20	6.6	A.C.	Lifeguarding
6/4/20	6.75	K.T.	Lifeguarding
6/4/20	4	D.R.	Lifeguarding
6/4/20	4	M.G.	Lifeguarding
6/5/20	6.75	K.T.	Lifeguarding
6/5/20	6.25	H.B.	Lifeguarding
6/5/20	6.72	M.G.	Lifeguarding
6/6/20	6.5	H.B.	Lifeguarding
6/6/20	7.15	M.G.	Lifeguarding
6/6/20	5.07	J.C.	Lifeguarding
6/7/20	6.75	K.T.	Lifeguarding
6/7/20	6.77	D.R.	Lifeguarding
6/7/20	5.03	A.C.	Lifeguarding
6/8/20	7	A.V.	Lifeguarding
6/8/20	4.28	D.R.	Lifeguarding
6/8/20	4.07	M.G.	Lifeguarding
6/9/20	7	A.V.	Lifeguarding
6/9/20	6.53	M.G.	Lifeguarding
6/10/20	6.75	K.T.	Lifeguarding
6/10/20	6.08	A.C.	Lifeguarding
6/11/20	6.75	K.T.	Lifeguarding
6/11/20	6.77	M.G.	Lifeguarding
6/12/20	6.75	K.T.	Lifeguarding
6/12/20	6.4	H.B.	Lifeguarding
6/12/20	4.23	D.R.	Lifeguarding
6/12/20	4.17	A.C.	Lifeguarding
6/13/20	6.75	K.T.	Lifeguarding
6/13/20	6.38	H.B.	Lifeguarding
6/13/20	4.06	D.R.	Lifeguarding
6/13/20	4.37	M.K.	Lifeguarding
6/14/20	6.75	K.T.	Lifeguarding
6/14/20	6.73	D.R.	Lifeguarding
6/14/20	3.78	J.C.	Lifeguarding
6/14/20	4.12	M.K.	Lifeguarding
6/15/20	6.75	K.T.	Lifeguarding
6/15/20	4.25	D.R.	Lifeguarding
6/15/20	3.67	A.C.	Lifeguarding
6/16/20	6.88	A.V.	Lifeguarding
6/16/20	3.97	H.B.	Lifeguarding
6/16/20	4.25	M.G.	Lifeguarding
6/17/20	6.77	A.V.	Lifeguarding
6/17/20	4.22	M.G.	Lifeguarding
6/17/20	4	J.C.	Lifeguarding
6/18/20	6.95	M.G.	Lifeguarding
6/18/20	4.27	D.R.	Lifeguarding
6/18/20	3.97	A.G.	Lifeguarding
6/19/20	4.25	A.V.	Lifeguarding
6/19/20	5.47	H.B.	Lifeguarding
6/19/20	5.52	M.G.	Lifeguarding
6/19/20	3.02	A.G.	Lifeguarding
6/20/20	4.32	A.V.	Lifeguarding
6/20/20	6.63	K.T.	Lifeguarding
6/20/20	6.45	A.G.	Lifeguarding
6/20/20	3.93	M.K.	Lifeguarding

JUNE 2020

6/21/20	6.83	K.T.	Lifeguarding
6/21/20	6.68	D.R.	Lifeguarding
6/21/20	4.05	A.C.	Lifeguarding
6/21/20	4.08	A.G.	Lifeguarding
6/22/20	6.82	A.V.	Lifeguarding
6/22/20	3.98	M.G.	Lifeguarding
6/22/20	4.07	D.R.	Lifeguarding
6/23/20	6.68	A.V.	Lifeguarding
6/23/20	6.67	K.T.	Lifeguarding
6/23/20	4.12	J.C.	Lifeguarding
6/23/20	3.98	M.K.	Lifeguarding
6/24/20	6.77	K.T.	Lifeguarding
6/24/20	4.02	M.G.	Lifeguarding
6/24/20	4.08	A.G.	Lifeguarding
6/25/20	6.76	K.T.	Lifeguarding
6/25/20	4.08	M.G.	Lifeguarding
6/25/20	4.02	D.R.	Lifeguarding
6/26/20	6.78	K.T.	Lifeguarding
6/26/20	6.48	M.G.	Lifeguarding
6/26/20	4.1	H.B.	Lifeguarding
6/26/20	3.98	J.C.	Lifeguarding
6/27/20	5.47	M.G.	Lifeguarding
6/27/20	5.13	H.B.	Lifeguarding
6/27/20	4.07	M.G.	Lifeguarding
6/27/20	2.7	A.G.	Lifeguarding
6/28/20	6.32	K.T.	Lifeguarding
6/28/20	6.48	D.R.	Lifeguarding
6/28/20	3.42	H.B.	Lifeguarding
6/28/20	3.55	A.C.	Lifeguarding
6/29/20	6.37	A.V.	Lifeguarding
6/29/20	4.02	M.G.	Lifeguarding
6/29/20	4.05	D.R.	Lifeguarding
6/30/20	5.3	H.B.	Lifeguarding
6/30/20	4.28	M.G.	Lifeguarding
6/30/20	2.57	A.G.	Lifeguarding

TOTAL	<u>504.56</u>		
-------	---------------	--	--

Lifeguarding	504.56		
--------------	--------	--	--



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

RECEIVED

JUL 07 2020

INVOICE

Date	Invoice No.
07/01/20	6603
Terms	Due Date
Net 40	08/10/20

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 July 2020	\$25,338.88

274 ©
 1,320,538.466

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

Future Horizons, Inc.

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

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

RECEIVED

JUN 30 2020

INVOICE

Invoice Number: 63705
 Invoice Date: Jun 30, 2020
 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		7/31/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of June, 2020 205 © 1.320.538.468	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 #: 265
 Invoice Date: 7/1/20
 Due Date: 7/1/20
 Case:
 P.O. Number:

RECEIVED

JUL 02 2020

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2020 1,310.573.340		3,750.00	3,750.00
Website Administration - July 2020 550		100.00	100.00
Information Technology - July 2020 357		133.33	133.33
Dissemination Agent Services - July 2020 313		166.67	166.67
Office Supplies 570		1.44	1.44
Postage 420		24.90	24.90
Copies 425		108.45	108.45
Telephone 410		25.07	25.07
© 16			

Total	\$4,309.86
Payments/Credits	\$0.00
Balance Due	\$4,309.86

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Turnbull Creek Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

RECEIVED

JUL 07 2020

Invoice No. 20052
Date 07/05/2020

SERVICE	AMOUNT
Arbitrage Series 2015 A-1 and A-2 Series 2015 B-1 an B-2 FYE 02/29/2020	\$ 2,400.00
Current Amount Due	\$ 2,400.00

23 (C) 1,810, 573, 312

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,400.00	0.00	0.00	0.00	0.00	2,400.00

Payment due upon receipt.



Date: 6/3/2020
To: Turnbull Creek CDD
 Jerry Lambert
Subject: Hoover Maintenance Agreement, MA#3983
Contract Term: 12 months 9/1/2020 - 8/31/2021
Site IDs: #8522

Phone:

RECEIVED

JUL 02 2020

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required. No \$289.00 Evaluation fee for service requests.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test and replace surge protection components.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Discounted Pricing** - Discount off list price for numerous replacement components.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty
- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included



Date: 6/3/2020
To: Turnbull Creek CDD
Jerry Lambert
Subject: Hoover Maintenance Agreement, MA#3983
Contract Term: 12 months 9/1/2020 - 8/31/2021
Site IDs: #8522

Phone:

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site Id	Site Name	Model #
8522	Murabella Pump System Replaces ID4782	HC2F-25PDV-208/3-MR3L-Z

Total Annual Price \$2,590.00

173 ©
1,300.155.100

****Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. Hoover Pumping systems Standard Terms and Conditions of Sales will apply.

Accepted by:
Hoover Pumping Systems

Accepted by:
Turnbull Creek CDD

Ernesto Torres 7/7/20
Signature/Date

Ernesto Torres
Name Printed

<N/A> 6/3/2020

P.O. Number (if required)

**Turnbull Creek
COMMUNITY DEVELOPMENT DISTRICT**

RECEIVED

JUL 01 2020

General Fund

Check Request

Date	Amount	Authorized By
July 1, 2020	\$ 9,708.31	Sheryl Fulks

Payable to:

Turnbull Creek CDD- Hancock 2016 Revenue Account #303

Date Check Needed:

Budget Category:

ASAP	001-300-20700-10500
------	---------------------

(C)

Intended Use of Funds Requested:

5/6/20 St Johns Cty Tax Dist	9	9,708.31

(Attach supporting documentation for request.)

**TURNBULL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020 ASSESSMENT RECEIPTS SUMMARY**

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1- 2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY20 O&M ASSESSED
CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91

TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015A1- 2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015B1-2 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	3,922.25	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	92,617.00
1/14/2020	6 (11/2-11/3)	1,216,508.28	484,470.69	140,597.31	38,801.96	552,638.32
1/29/2020	7 (11/9-12/31)	610,915.71	243,295.31	70,606.27	19,485.88	277,528.25
1/30/2020	INT (10/1-12/31)	2,474.74	985.56	286.02	78.93	1,124.23
3/30/2020	8 (1/1-1/30)	26,653.53	10,614.69	3,080.47	850.15	12,108.22
4/12/2020	INTEREST	1,174.93	467.91	135.79	37.48	533.75
5/6/2020	9 (2/1-4/30)	84,000.44	33,452.92	9,708.31	2,679.29	38,159.92
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,464,620.76	981,527.66	284,847.27	78,611.98	1,119,633.85

PERCENT COLLECTED	99.42%	99.42%	99.42%	99.42%	99.42%
--------------------------	---------------	---------------	---------------	---------------	---------------

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/09/20	00043	7/06/20 07062020	202007 600-53800-61000	REPLACED HVAC UNIT A/C DESIGNS INC.	*	7,592.00	7,592.00 000098
7/21/20	00044	7/15/20 07152020	202007 600-53800-61000	50% DEPOSIT PICKLEBALL PRO SEALED ASPHALT, INC	*	1,000.00	1,000.00 000099
7/24/20	00024	7/17/20 T5264	202007 600-53800-61000	IMPELLER/SHAFT SEALING CROWN POOLS, INC	*	2,459.45	2,459.45 000100
TOTAL FOR BANK B						11,051.45	
TOTAL FOR REGISTER						11,051.45	

TURN TURNBULL CREEK BPEREGRINO

111 06 2020

PROPOSAL

A/C Designs
 Heating & Air Conditioning
 CAC1813373
 3370 Agricultural Center Drive
 St. Augustine, Florida 32092
 904-829-8898

Turnbull

NAME Jerry Lambert	HOME PH (904) 940-1157	CELL	DATE 7/6/20
STREET 101 W. Pateaus Ave.	OFFICE PH	FAX	JOB NO
CITY STATE St. Augustine FL	JOB NAME		
32092	JOB LOCATION		

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Trane - 5 Ton - 3PB 208/230V - CLU
 Trane - 5 Ton - A/H
 Electric Heat Strip
 Connect to existing copper / Duct / Electrical system.
 1 year labor, 1 year parts, 5 year compressor
 Flush copper w/ R11 Flush + clean drains.

7592
 includes All material
 labor, Permit


4 TWA 4060 A3000 1830
 BAYH TR35 102UGC 153
 TEM4AOC00S 51JB 1002
 BAY5F1235 BAA-49

WARRANTY APPLICABLE ONLY ON EQUIPMENT AND/OR MERCHANDISE PURCHASED FROM AND INSTALLED BY A/C DESIGNS OF ST. AUGUSTINE. WARRANTY SERVICE CALLS WILL BE PERFORMED BETWEEN THE HOURS OF 8 A.M. AND 5 P.M. MONDAY THROUGH FRIDAY. THERE WILL BE A CHARGE FOR EMERGENCY SERVICE OTHER THAN THESE TIMES.

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF 7592 dollars Total Amount is 7592

Payments to be made as follows:

This proposal is subject to a Service Charge of 1.50% per month or Annual Percentage Rate of 18%, which is allowed by law. It is agreed and understood by the parties that all equipment and parts which are sold pursuant hereto shall NOT become forfeited or part of the real estate where they are placed. Said parts and equipment shall at all times remain personal property, and the title thereto shall remain in the seller until payment in full is received. Buyer hereby agrees that all parts and equipment may be repossessed in the event of nonpayment. It is further understood that buyer has the authority to order the work as outlined above. Buyer agrees to pay all costs and reasonable attorney's fees if this proposal is placed in the hands of an attorney for collection.

Authorized Signature 
 Note: This proposal may be withdrawn by us if not accepted within _____ days

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

Signature _____
 Signature _____

Date of Acceptance: _____

Pick UP
 Friday

033. 600. 538. 610
 43 (B)



(904)903.6958
www.prosealedasphalt.com

July 15, 2020

Attn: Jerry Lambert – Riverside Management Services

RE: Turnbull Creek CDD-Murabella 101 W. Positano St. Augustine, Fl. 32092 (1 Double Tennis Court)

33-600-538-61

44

Pro Sealed Asphalt, Inc. proposes to repair/repaint the tennis court per the following specifications:

- Stripe the court for pickleball producing sharp, yellow lines.
- Existing posts and nets will be re-installed unless owner chooses from one of the options below to replace the equipment.

Pro Sealed Asphalt, Inc. proposes to do the following for the price of \$1,000.00

This price is subject to change after the court is flooded since Pro Sealed Asphalt, Inc. did not pave the surface

****PAYMENT TERMS: 50% DEPOSIT; REMAINDER DUE UPON COMPLETION. 90% OF BALANCE MUST BE PAID PRIOR TO COMPLETION OF ANY PUNCHOUT AND/OR WARRANTY WORK. INVOICES NOT PAID IN FULL WILL BE SUBJECT TO LATE FEES OUTLINED FURTHER IN THE CONTRACT.****

\$1,200.00 mobilization fee applied to each additional mobilization. Job is priced to be completed in 3-4 mobilizations (All Weather Permitting!) This fee applies as well if PSA comes out on agreed upon start date and we are unable to begin. Downtime due to customer responsibility will be an additional fee. This pricing only includes weekday, daytime work. Weekend and night work will incur an additional fee. Fee to be determined at time of request.

****Tennis court gates will need to remain locked, and not used during resurfacing and drying time. PSA is not responsible for damage as are result of persons breaking through barricades or entering the courts without permission.****

ADDITIONAL OPTIONS

Please mark selected items

- ____ Supply and install new tennis net - \$250.00 per net
- ____ Supply and install new set of tennis posts - \$385.00 per set

WARRANTY:

Pro Sealed Asphalt, Inc. guarantees workmanship and materials for one year upon completion except for reopening of structural cracks or new structural cracking. These cracks occur for many reasons; weak asphalt, subterranean movement, poor stabilization of sub base, or lack of compaction of the lime rock when initially built. None of these can be completely addressed with re-surfacing; therefore, the cracks will return.

Exception to Warranty: Any of the cracks in existing courts surface and/or any new cracks may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Since Pro Sealed Asphalt was not the original contractor to pave/resurface court we are not responsible for peeling/cracking of paint due to incompatible or previously used non-professional grade material.

Please initial here for understanding of warranty: _____

NOTES:

- 1.) It is recommended that owner should spray insects and vegetation on or around courts (2) weeks prior to work commencement.
- 2.) Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.

- 3.) Owner to provide suitable access for equipment, water, and electric as required.
- 4.) Should owner request additional material applied or other work performed to the surface of court which is not outlined above it will be at an additional cost to the owner.

CONDITION OF SALE:

The purchaser and Seller or its assigns agree to the purchase and sale of before described property on the following conditions:

- 1) That Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- 2) That if the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- 3) That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- 4) Buyer hereby assigns without recourse Pro Sealed Asphalt, Inc. the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- 5) Contractor to be notified of any additional construction work going on property simultaneously and has the right to modify the schedule accordingly. Additional mobilization fees may apply if touchups are required as a result of construction work occurring simultaneously.
- 6) Management to make tenants aware of possible dusting/damage to cars due to mixing, cutting, and/or grinding of asphalt/concrete. Due diligence will be taken to blow any dust/debris away from cars. Not responsible for damages to vehicles due to cutting, grinding, and/or removal/patching of asphalt/concrete areas.
- 7) If there is a work order change at any time during this project a work order change sheet will be submitted for signature and approval. Once accepted payment for new change order is due prior to commencement of new work.

IN WITNESS WHERE OF, the parties here to have executed this Contract by their proper officers or duly authorized agents on the day and year first above written.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1½% per month, 18% per year.

In the event of litigation of this contract, venue of same shall lie in Duval County, Florida and the prevailing party shall be entitled to an award of reasonable attorney's fees and costs from the non-prevailing party. Insurance Certificates and Licenses Provided upon Request *any changes or additions to standard coverage at additional cost.

COLOR SELECTION:

Interior: _____

Exterior: _____

Accepted by: _____
(Signature)

Date Signed: _____

Print Name: _____

Print Title: _____

Pro Sealed Asphalt, Inc.



3002 PHILIPS HWY
 JACKSONVILLE, FL 32207

Invoice

Date	Invoice #
7/17/2020	T5264

904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
--------------	------------------------------

Bill To

MURABELLA AMENITY CENTER
 101 E. POSITANO AVE
 ST. AUGUSTINE, FL 32092

Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	Task Generated for Quote #10650 / ALL PARTS GIVEN TO JERRY RESOLUTION: COMPLETED	0.00	7/17/2020	0.00
1	15HP CSPH/CCSPH IMPELLER (STA1011504)	1,954.15	7/17/2020	1,954.15
1	STA-RITE CSPH/CCSPH MECHANICAL SHAFT SEAL (STA1017569)	191.83	7/17/2020	191.83
1	P11050 GASKET FLANGE P-135 5' (PUR1013369)	38.47	7/17/2020	38.47
1	S&H CHARGES - LEAD TIME: 7-10 DAYS FROM MANUFACTURER	275.00	7/17/2020	275.00
			Total	\$2,459.45

Customer Total Balance

\$2,875.54

D.

**LICENSE AGREEMENT BY AND BETWEEN THE
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
AND ANCIENT CITY SOCCER CLUB, LLC REGARDING
THE USE OF THE DISTRICT'S SOCCER FACILITIES**

THIS LICENSE AGREEMENT ("Agreement") is made and entered into this 17th day of August , 2020, by and between:

Turnbull Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Ancient City Soccer Club, LLC, a Florida not-for-profit corporation, with a mailing address of P.O. Box 885, St. Augustine, Florida 32085 ("Licensee").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns and maintains as public improvements recreational facilities which include multiple soccer fields and parking facilities, which improvements are identified in **Exhibit A**, attached hereto and incorporated herein by this reference (together, "Soccer Facilities"); and

WHEREAS, Licensee is a not-for-profit corporation that intends to operate a soccer program in accordance with the terms set forth herein ("Soccer Program") and requested permission from the District to use the Soccer Facilities for the Soccer Program; and

WHEREAS, the District Board of Supervisors ("Board") finds that the Licensee's provision of the Soccer Program is a benefit to the community and is in the District's best interests, under the terms and conditions set forth in this Agreement and the exhibits hereto, and provided that the Licensee complies with the provisions set forth herein, including but not limited to the special provisions for usage during the COVID-19 pandemic, and as directed by the District and its designee; and

WHEREAS, the District and Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.
2. **GRANT OF LICENSE.** The District hereby grants to Licensee a nonexclusive license to use the Soccer Facilities for operation of the Soccer Program, in accordance with the terms and conditions contained herein, including but not limited to the special provisions for usage during the COVID-19 pandemic, and in the exhibits hereto ("License"). In consideration of said use of the Soccer Facilities, Licensee agrees to the following conditions:

A. Licensee's access is limited to the Soccer Facilities, as set forth in **Exhibit A**, and the parking lots serving such facilities only, during the Schedule (as hereinafter defined) times only. The Licensee's access does not include access to or use of any other District facilities, including but not limited to the amenity center, gymnasium, pool, restroom facilities or other improvements. Use of the Soccer Facilities is limited to the dates, times and uses specified herein and no other – this License is for operation of the Soccer Program. The District reserves all rights and privileges in and to the District's property, including the Soccer Facilities. This License for the Soccer Facilities is granted to Licensee in its "as is" condition and without any warranty or representation, express or implied. No other use of, or access to, the District's recreational facilities is permitted without prior written consent of the District through its designee. Licensee shall be responsible for enforcing appropriate social distancing for the duration of the COVID-19 public health emergency.

B. Licensee's access to the Soccer Facilities is limited to the days and times set forth in **Exhibit B** ("Schedule"). This Agreement does not grant access to the Soccer Facilities at any other days or times except as set forth herein and as coordinated and approved by the District's designee. The District's designees for purposes of this Agreement shall be its District Manager and its Facility Manager.

C. The parties acknowledge that weather conditions and other factors, including but not limited to further outbreaks of the COVID-19 virus and governmental orders and other guidance related to the same, may affect the use of the Soccer Facilities at any given time. The District shall have the right to temporarily close the Soccer Facilities on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds, or other factors, including but not limited to the COVID-19 public health emergency. Licensee shall abide by the decision of the District as to the closure of the Soccer Facilities. Any make up days or times shall be in the District's sole discretion.

D. Only Licensee's rosters of participants, coaches and staff are permitted to use the Soccer Facilities pursuant to this License. Licensee shall provide a list of a full roster of Soccer Program members to the Facility Manager, as such list may change from time to time and evidence that each have executed a waiver (as hereinafter defined) upon request of the District. Such request shall not waive Licensee's responsibility to procure a validly executed waiver from each individual as required under this License.

E. Licensee's use of the Soccer Facilities shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.

F. Licensee's use of the Soccer Facilities shall be subject to the policies and regulations of the District and Licensee acknowledges receipt of all such policies and rules including the child safety policies, attached hereto as **Exhibit C**, and agrees it will be responsible for transmitting such information to all users under this Agreement and ensure compliance with such rules and policies including the child safety policy by all users under this Agreement. Licensee, and all employees and volunteers must successfully complete a background check. All background checks are to be completed at the cost of Licensee. Licensee will be responsible for reporting all incidents and injuries to the District Manager or Amenity Manager as they occur.

G. Licensee shall obtain an executed release and waiver, substantially in the form provided herein, signed by each of Licensee's members, coaches, staff and any regularly associated volunteers and specifically naming the Turnbull CDD and its supervisors, staff and officers. Soccer game entrants, users, guests, staff and other associated persons using the Soccer Facilities pursuant to this Agreement shall additionally be required to sign a release and waiver, which may be issued through US Soccer or similar entity. A sample release and waiver is attached hereto as **Exhibit D**.

H. The grant of this License is further conditioned on Licensees compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but, not limited to, US Soccer best practices and guidelines, health department requirements, fire code and other laws ("Laws"). It is Licensees responsibility to know, understand and follow such Laws.

I. Licensee is permitted to hold 10 weeks of Fall & Spring soccer games pursuant to this License at the Soccer Facilities ("Event(s)"), as set forth in the Schedule that also identifies which facility is permitted to be used on specific days and times, which forms a material part of this License. Such schedule of Events shall be presented to the Facility Manager and approved in writing prior to conducting such Events, which must be coordinated with other soccer programs at the Soccer Facilities. Licensee shall meet with the Facility Manager prior to the scheduled Events to coordinate parking plans, details, times, and housekeeping responsibilities. It is the responsibility of Licensee to ensure all of the facilities utilized by Licensee and its invitees are left in a neat and orderly fashion, in the same or better condition than prior to commencement of the Event, and trash is properly disposed of in trash bags and taken to the dumpster, and sod repaired to the same or better condition. Licensee may display signage during Events only. Signs may be displayed on the day of the Event and must be taken down within 24 hours of conclusion of such Event. Any other permanent signage, other than advertising in accordance with the District's policies and coordinated through the Facility Manager, must be pre-approved by the District in writing and is not included in this Agreement. Any advertisements naming the District, its facilities, including any derivation of such facilities, shall include verbiage in legible font that states: "this is not a Turnbull Creek CDD sponsored or

endorsed event.” Any proceeds generated from the events, sales and sponsorships shall remain with Licensee. Licensee shall be responsible for enforcing appropriate social distancing at Events for the duration of the COVID-19 public health emergency, including but not limited to abiding by governmental orders and other guidance related to same.

J. Licensee shall be required to provide parking monitors for Events. Parking that obstructs vehicular traffic, emergency vehicle movement or otherwise impacts District or landowner property in the District shall be prohibited and may result in immediate termination of this License. Licensee shall be held responsible for coordination of all parking efforts related to the activities provided for herein.

K. Licensee shall be permitted to set up no more than two porta potties in the area identified on **Exhibit A**. All costs, maintenance, clean up, and risk for such facilities shall be the responsibility of the Licensee and shall be consistent with CDC best practices and recommendations for COVID sanitation efforts. Licensee will require such facilities to be cleaned at least weekly, or more often as may be necessary, and will undertake its best efforts to ensure the facilities are secure in the event of vandalism or inclement weather.

L. Licensee shall be permitted to hold camps, workshops and clinics in accordance with the Schedule, which may be updated from time to time, so long as such offerings are at no cost to the participants and such activities are coordinated through the District’s designee and are consistent with the provisions set forth herein and in the exhibits.

M. This License may be extended for an additional Term, in the sole and absolute discretion of the District, upon an addendum in writing and executed by the Parties as to such License terms. The District is under no obligation whatsoever to grant this or any further License to the Licensee.

N. Licensee’s members, coaches, staff, and volunteers shall not be permitted to utilize footwear with “spikes” at the Soccer Facilities at any time.

O. Effective immediately and until the conclusion of the COVID-19 pandemic, the Licensee must implement the following measures:

- a. The Licensee is responsible for enforcing social distancing among its participants, consistent with all federal, state, and local recommendations and/or requirements, guidelines, and best practices, including but not limited to those promulgated by the State of Florida through executive orders or otherwise and by the Center for Disease Control and Prevention. Where social distancing is not possible, masks should be considered.
- b. All individuals associated with the Licensee must submit a COVID-19 Addendum to the Release in substantially the form attached hereto as **Exhibit E** before accessing the District’s Soccer Facilities. Allowing use without an executed Release and Addendum is grounds for termination of this License Agreement and revocation of the License.

- c. Parents and other spectators shall be prohibited from the Soccer Facilities during practices, and Licensee agrees to implement a safe and reasonable means to facilitate the entry and exit of members, coaches, staff, and volunteers.
- d. Before allowing any individual to access the District's Soccer Facilities or other facilities, the Licensee shall ask the following screening questions, and if the answer to any is "yes," prevent that individual from accessing the Soccer Facilities or other facilities:
 - i. Do you have or have you had in the past 48 hours a cough, shortness of breath, fever (100.4+), chills, repeated shaking with chills, muscle pain, headache, sore throat, new loss/change in taste/smell or diarrhea?
 - ii. Have you been in close contact (within 6 ft for at least 5 minutes) with anyone with the beforementioned symptoms?
 - iii. Have you been exposed to anyone who tested positive for COVID-19 in the past 14 days?
 - iv. Have you been exposed to anyone who is currently waiting for COVID-19 test results?
 - v. Have you traveled internationally or used public transportation (airplane, bus, cruise) during the past 14 days?
 - vi. Have you traveled to an out-of-state hotspot or to an in-state hotspot (Miami-Dade, Broward or Palm Beach counties) during the past 14 days?
- e. In the event that any individual associated with the Licensee who has used the District's Soccer Facilities or other facilities tests positive for COVID-19, the Licensee shall immediately notify the District and cease all use of the Soccer Facilities or other facilities until the District notifies the Licensee that use may resume.
- f. Participants shall show up changed and ready to participate and may not change at the District's facilities. Use granted herein is limited to the Soccer Facilities and no use of locker room facilities is permitted.

District agrees to maintain the following for the term of the License:

P. The District agrees to maintain its recreational facilities in substantially the same form and manner as they are being maintained at the time of execution of this Agreement. The Licensee is responsible for Soccer Facilities markings and game set up and the District agrees to pay for and contract to mow the Soccer Facilities, to the extent weather and timing allow. Licensee shall report any damage to the Soccer Facilities caused by District employees or Licensees to the Amenity Manager. Upon notification of such damage, the Amenity Manager

shall promptly investigate the cause and extent of the damage. The Amenity Manager shall have the sole discretion to determine if the damage exceeds Licensee's responsibility to maintain and repair the Soccer Facilities as provided herein.

Q. The District shall not be responsible for the personal safety of Licensee's invitees, participants or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, loss or damage to personal property, vehicles, equipment, or any other losses incurred by Licensee or its invitees whatsoever.

R. The District agrees to provide information concerning Licensee's team offerings, schedule and camps/clinics/workshops so long as Licensee provides the relevant information to the District's designee in a timely manner and such information shall include a disclaimer that such activities are not a Turnbull Creek CDD sponsored or endorsed event.

3. TERM. The term of the License shall commence upon execution of this Agreement and shall expire on May 31, 2021, unless terminated or extended in writing as provided for herein.

4. SUSPENSION, REVOCATION AND TERMINATION. The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately upon written notice, with or without cause, by either party. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously restore the District property to its same or better condition. No further payments will be due after termination or revocation of this License. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

5. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to operate a Soccer Program and to provide certified, trained and qualified soccer coaches when utilizing the Soccer Facilities. Licensee shall maintain all required licenses and certifications in effect and shall at all times exercise sound professional judgment, including taking precautions for the safety of its participants. All minors participating in Soccer Program events of any kind shall only do so with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any participant while using the Soccer Facilities. This is meant to be comprehensive such that any participant, attendee, invitee or other individual on District property for any and all events held by Licensee shall only do so after signing a District waiver and obtaining consent of his or her parent or guardian. Licensee shall remain an active Florida entity in good standing during the term of this License.

6. **REVENUE.** Licensee shall remit fifteen (\$15) per player from the Soccer Program to the District. Licensee shall provide a detailed accounting of all revenues in the form of a season report that details pricing for the various categories of services provided, the number of individuals serviced, and the revenues for each category of service at a minimum. The District reserves the right to request additional detail or back up for such financials upon its request.

7. **INSURANCE AND INDEMNITY.** Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$2,000,000 per occurrence and automobile coverage, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of \$5,000,000 excess liability coverage, and additionally include abuse/molestation coverage and medical/dental accident coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its employees, agents, participants, guests or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

8. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice" or "Notices") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Turnbull Creek Community
Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

B. If to Licensee:

Ancient City Soccer Club, Inc.
P.O. Box 885
St. Augustine, Florida 32080
Attn: Andy Howard

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Agreement 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 Licensee may deliver Notice on behalf of the District and Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

9. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage and recognizes that the District's facilities, including the Soccer Facilities, are being simultaneously run as a public improvement and the public will have continuous use of the facilities simultaneously with Licensee's use. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's use of the Soccer Facilities under this Agreement, including, but not limited to, by its guests and invitees. Licensee shall commence repair of any damage resulting from its operations under this Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District.

10. ENFORCEMENT OF AGREEMENT. In the event that either the District or Licensee is required to enforce this 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, paralegal fees and costs for trial, mediation, or appellate proceedings.

11. CONTROLLING LAW; VENUE; REMEDIES. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

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

13. NON TRANSFER. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A

transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

14. ENTIRE AGREEMENT. This is the entire agreement of the parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both parties. This Agreement supersedes any prior agreement between the District and Licensee regarding the use of the Soccer Facilities. This Agreement shall not be recorded in the public records.

15. PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Ernesto Torres**, District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.


IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, PHONE: (904-940-5850), E-MAIL ETORRES@GMSNF.COM

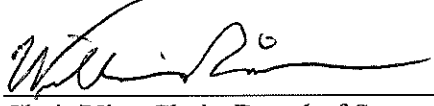
[Signature Page Follows]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:


**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**


Secretary


Chair/Vice Chair, Board of Supervisors

Witness

ANCIENT CITY SOCCER CLUB, INC.


Signature

ERICK HUTCHISON
Print Name of Witness



By: Casey O'Lin - ACSL Director
Its: _____

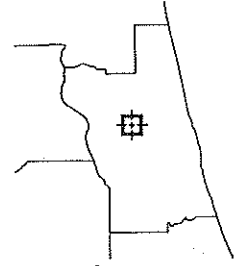
- Exhibit A: Facilities**
- Exhibit B: Schedule**
- Exhibit C: Child Safety Guidelines**
- Exhibit D: Waiver**
- Exhibit E: COVID-19 Addendum to Waiver and Release**

Exhibit A: Facilities

Exhibit A - Facilities

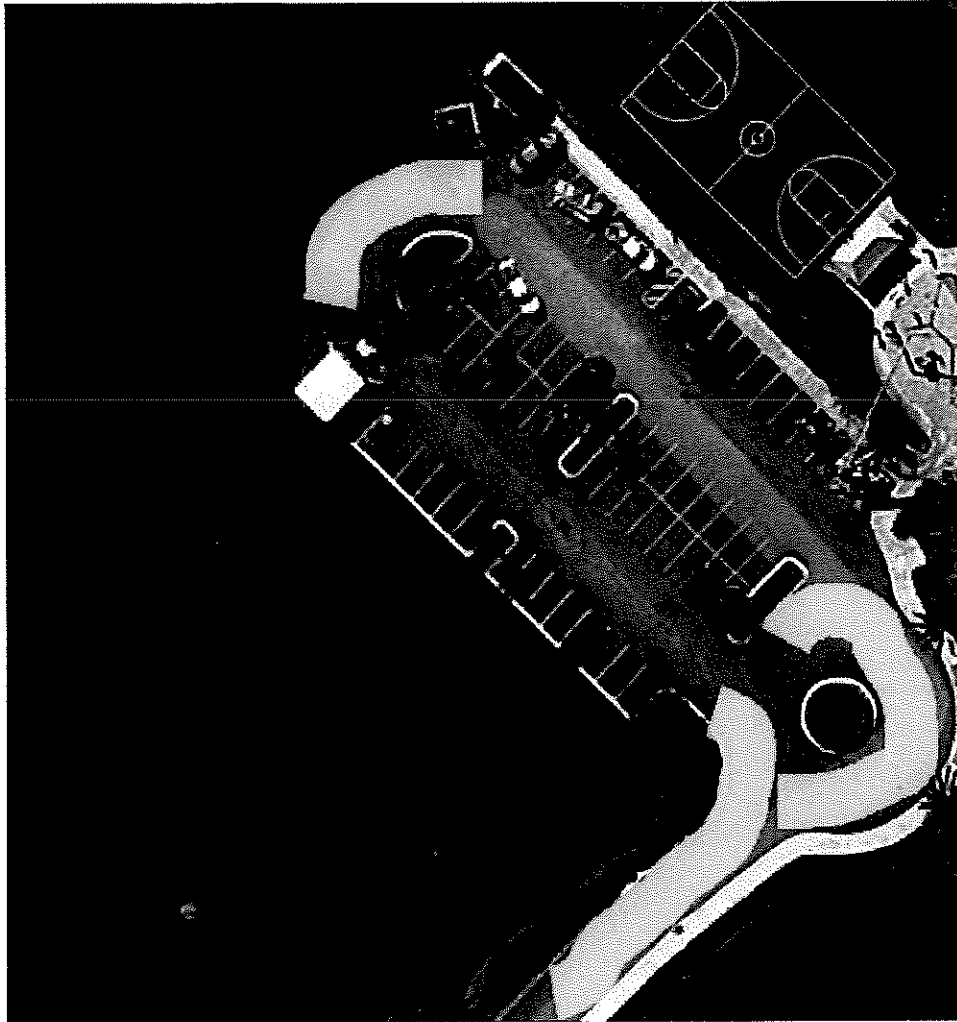


Overview



Legend

- Parcels
- Cities



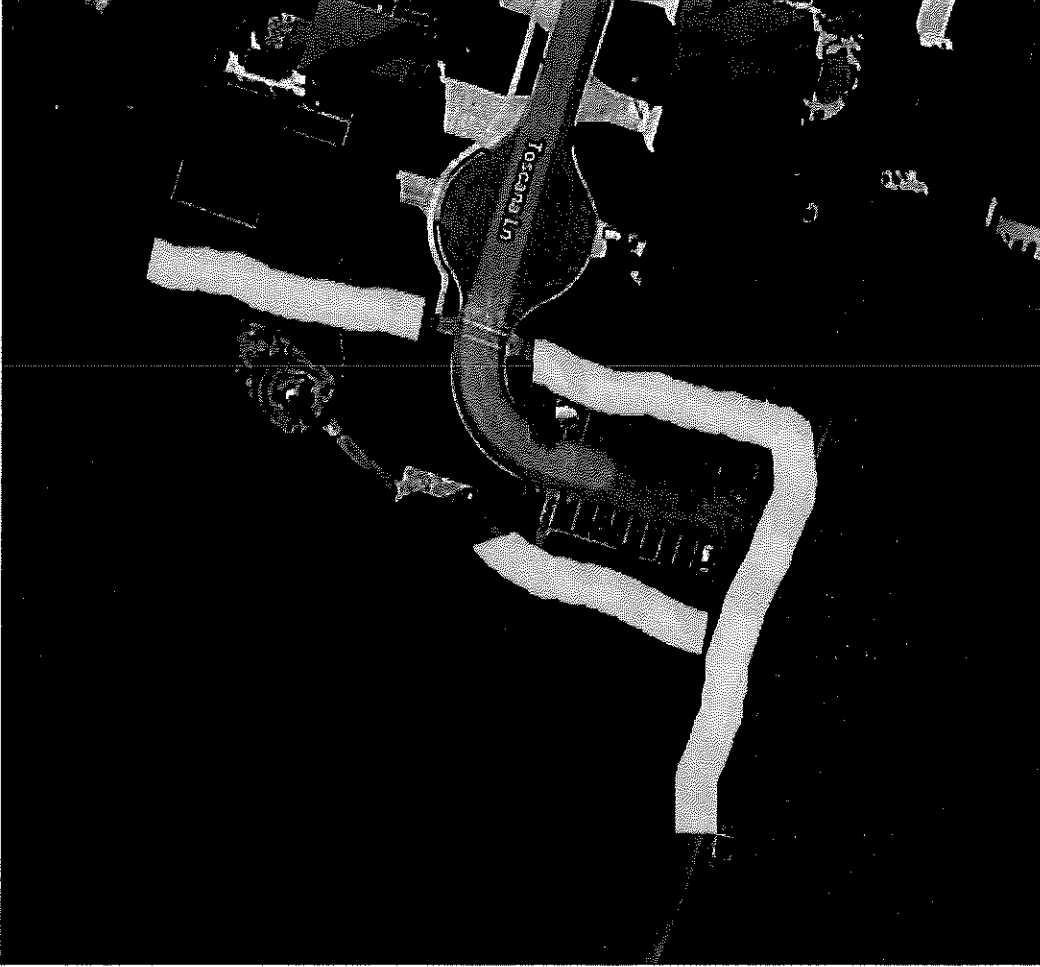


Exhibit B: Schedule

WGV – Murabella Fields - *Preliminary Schedule

Mondays	Burns – U14A 5:30-6:45			
Tuesdays	O’Linn – Academy 5:00-6:15	Burns – U12A 5:30-6:45		
Wednesdays	Durr – U7/U8 5:30-6:30	Foster – U10 6:00-7:00		
Thursdays	Burns – U12A 5:30-6:45	Austin – U14A 5:30-6:45		

*We will send a final schedule over once all our volunteer coaches are confirmed and they give us their practice days/times.

Aug 24th Practices begin

Sept 12th Games begin

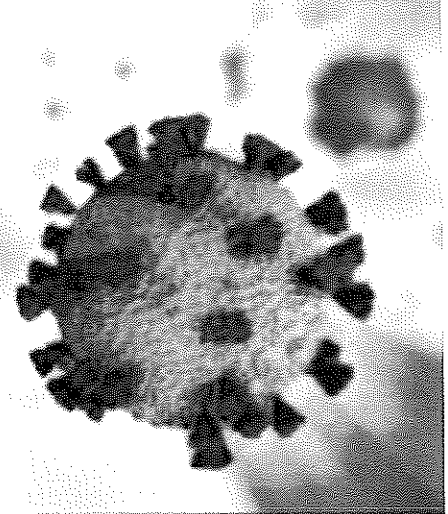
2020-2021 Season



COMBATTING COVID-19

ANCIENT CITY SOCCER

RECOMMENDATIONS & GUIDELINES



demosphere
THE TEAM BEHIND TEAM SPORTS

General guidelines & recommendations:

General hygiene practices to reduce the risk of spread of infection: *The following practices are recommended to mitigate transmission of communicable disease, including COVID-19.*

- Avoid touching your face.
- Frequently wash hands with soap and water for at least 20 seconds or use an alcohol-based hand sanitizer with >60% alcohol.
- Cover mouth and nose (with arm or elbow, not hands) when coughing or sneezing and wash hands afterward.
- Wear a face mask or covering when in public and unable to maintain social distancing.
- Frequently clean commonly used surfaces with antiseptic cleanser.
- Avoid contact with other individuals (shaking hands, high fives, etc.).
- Maintain a distance of 6 feet between you and others.
- Stay home if you feel sick or have been in contact with anyone who is sick.



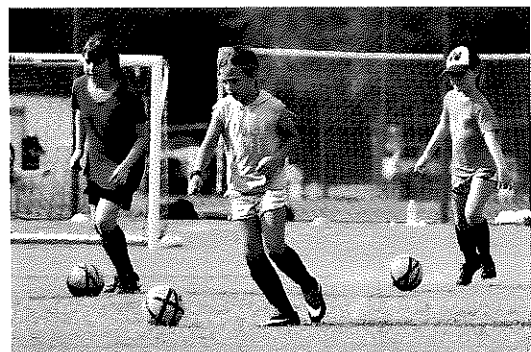
PARENT RESPONSIBILITIES*

- Ensure your child is healthy, and check your child's temperature prior to attending activities with others.
- During training, stay in car or adhere to social distance requirements.
- Ensure child's clothing is washed after every training along with the training vests (each Armada player will receive two training vests).
- Be sure your child has necessary sanitizing products with them at every training (hand sanitizer with >60% alcohol).
- Notify your club immediately if your child becomes ill for any reason.
- Return COVID waiver to your team manager.

PLAYER RESPONSIBILITIES*

- Prior to attending any event or training, players should have their temperature checked at home and/or stay home if they are feeling ill.
- Players should bring their own equipment (ball, hand sanitizer (>60% alcohol), water bottle, training vest(s), etc. (Each Armada player will receive two training vests).
- Players should avoid all physical contact with each other, including celebrations, handshakes, high-fives, etc.
- Players should disinfect their hands prior to and immediately after every group session and after any contact with a shared surface.
- Players should place bags and equipment at least 6 feet apart & practice social distancing when not actively engaged in play.
- Players should not touch or share anyone else's equipment, water, food or bags.

**The practices above are recommended for any parent, guardian, or player participating in Ancient City Soccer Club activities and programs*



COACH/STAFF RESPONSIBILITIES

- Prior to participation, coaches should obtain verbal confirmation from each participating player that:
 - The player has not had any close contact with a sick individual or anyone with a confirmed case of COVID-19.
 - The player has not had a documented case of COVID-19 in the last 14 days.
 - The player is not currently demonstrating or suffering from any ill symptoms.
- Any player reporting or demonstrating symptoms of illness at any point should be removed from training and should seek guidance from his or her physician before attempting to return to training.
- Coaches can integrate into training environments for instruction purposes, but should not be in contact with players. When applicable, coaches should maintain a social distancing of at least 6 feet to reduce the risk of disease transmission.
 - In the event of an injury, staff may assess and facilitate management of the injured individual in accordance with proper first aid management.
- Training areas must be separated and specifically designated to specific groups or teams.
- Surfaces that may be contacted and shared by players (benches, balls, for example), should be disinfected before and after use. Equipment used by staff (cones, for example) should not be handled by players or other attendees and should be disinfected after use.
- Face mask use by players and coaches should be in accordance with local guidelines. Coaches will wear a face mask when not actively maintaining social distance requirements. This may include addressing injuries, managing younger teams during training and games, etc.
- Hand sanitizer with > 60% alcohol will be readily available at all training grounds and facilities. Each coach should disinfect their hands prior to and immediately after every group session and after any contact with a shared surface.

CLUB GUIDELINES & RESPONSIBILITIES

- Have effective communication plan in place while maintaining confidentiality in case of a positive test
- Be sensitive
- Provide adequate field space for social distancing
- Develop a relationship and dialog with local health officials

COMPETITIONS/GAMES

- No group pictures, high fives, or hand shakes
- No team benches
- Specific areas marked out for players on the team sidelines
- Coaches and players maintain social distancing during halftime
- Parents/spectators should be separated in clearly marked areas
- We strongly recommend that people age 65 and over and/or with pre-existing conditions do not attend
- We recommend two (or less) parents/support people per player attend each game

RETURN TO PLAY FOR STAFF OR PLAYERS AFTER EXPOSURE* OR DIAGNOSIS

These recommendations are intended to guide decision-making regarding players or staff following exposure to a suspected or diagnosed case of COVID-19 infection in order to reduce the risk of disease transmission.

Any asymptomatic player or coach/staff who has been exposed to an individual with a suspected or diagnosed case of COVID-19 should be restricted from participation for at least 14 days and monitor for any symptoms consistent with infection. If asymptomatic after 14 days since last exposure, they can return to participation.

Staff/Players with symptoms or a laboratory-confirmed COVID-19 infection cannot attend club events until:

- At least 3 days (72 hours) have passed since resolution of fever without the use of fever-reducing medications and respiratory symptoms (e.g. cough, shortness of breath), AND at least 10 days have passed since symptoms first appeared. OR...
- Resolution of fever without the use of fever-reducing medication, AND Improvement in respiratory symptoms, AND/OR Negative results of an FDA authorized test.

Staff/Players with laboratory-confirmed COVID-19 who have not had any symptoms cannot attend club events until:

- 10 days after date of their first positive COVID-19 diagnostic test (assuming no symptoms since that time), OR...
- Negative results of an FDA authorized test

*According to the Center for Disease Control (CDC) “exposed” is any individual who has had close contact (within six feet) for longer than 15 minutes with a person with COVID-19 who has symptoms – or a person who tested positive but was asymptomatic.

<https://www.cdc.gov/coronavirus/2019-ncov/php/public-health-recommendations.html>

SYMPTOMS OF COVID-19 INFECTION:

Individuals with COVID-19 can exhibit symptoms ranging from mild to life-threatening. The most common symptoms associated with infection include:

- Fever (≥ 100.4 degrees F)
- Cough
- Shortness of breath

Less common symptoms that may still be evidence of COVID-19 infection include:

- Sore throat
- Congestion
- Nausea and vomiting
- Diarrhea
- Headache
- Muscle/joint pain
- Sudden loss of taste or smell
- Chills

Exhibit C: Child Safety Guidelines

Introduction

To help protect minors, it is important that Licensee's paid staff, volunteers, parents and athletes understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

Purpose

These procedures are designed to reduce the risk of child sexual abuse in order to:

- Provide a safe and secure environment for children, youth, adults, members, volunteers, visitors, and Licensee and its paid staff.
- Satisfy the concerns of parents and staff members with a screening process for staff and volunteers overseeing youth programs at the District.
- Provide a system to respond to alleged victims of sexual abuse and their families, as well as the alleged perpetrator.
- Reduce the possibility of false accusations of sexual abuse made against Licensee, its paid staff, and volunteers.

Protection and Prevention

Volunteer and Employee Screening Procedures:

Screening procedures are to be used with paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. These may include an employment and volunteer application requiring submittal of personal references and criminal history information. References should be checked. Criminal background checks shall be conducted on all paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. All criminal background checks will be updated periodically. This does not apply to occasional meet or event volunteers (timers, runners, marshals, etc.) who have only limited contact with athletes.

Supervision Procedures

Unless an extenuating situation exists, Licensee:

- Will have adequate number of screened and trained paid staff or volunteers present at practices and events involving minors. Supervision will increase in proportion to the risk of the activity.
- Will monitor facilities during activities involving minors.
- Will endeavor to release minors (here, defined as children ages 15 and younger) only to a

parent, guardian, or provided list of emergency contacts consented to in writing by parent/guardian.

- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip.
- Will use two screened staff or volunteers when transporting minors in vehicles, unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor.
- Minors under five should be accompanied to the restroom and the paid staff or volunteer wait outside the facility to escort the child back to the activity. Whenever possible, the escort will be the same sex as the child.
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer.
- Will encourage minors to use a "buddy system" whenever minors go on trips off District property.
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors.

Behavioral Guidelines for Paid Staff and Volunteers

All volunteers and paid staff will observe the following guidelines:

- Do not provide alcoholic beverages, tobacco, drugs, contraband, or anything that is prohibited by law to minors.
- Whenever possible, at least two unrelated paid staff or volunteers will be in the room when minors are present. Doors will be left fully open if one adult needs to leave the room temporarily and during arrival to the practice or event before both adults are present. Speaking to a minor or minors one-on-one should be done in public settings where staff or volunteers are in sight.
- Avoid all inappropriate touching with minors. All touching shall be based on the needs of the individual being touched, not on the needs of the volunteer or paid staff. In the event a minor initiates physical contact and/or inappropriate touching, it is appropriate to inform the minor that such touching is inappropriate.
- Never engage in physical discipline of a minor. Volunteers and paid staff shall not abuse minors in any way, including but not limited to physical abuse, verbal/mental abuse, emotional abuse, and sexual abuse of any kind.
- If you recognize an inappropriate relationship developing between a minor and adult, report

such suspicions immediately to one with supervisory authority.

- Maintain clear professional boundaries with all minors and if you feel uncomfortable, refer the minor to another individual with supervisory authority.
- If oneonone coaching or instruction is necessary, avoid meeting in isolated environments.
- Anyone who observes abuse of a minor will take appropriate steps to immediately intervene and provide assistance. Report any inappropriate conduct to the proper authorities and to the District, through its counsel, immediately.
- Provide clear expectations of behavior for both adult-athlete and athlete-athlete interactions for the protection of all persons involved.
- Use of audio or visual recording devices, including a cell phone camera, is not allowed in restrooms or changing areas.

Disqualification

No person may be entrusted with the care and supervision of minors or may directly oversee and/or exert control or oversight over minors who has been convicted of the offenses outlined below, been on a probated sentence or received deferred adjudication for any offense outlined below, or has presently pending any criminal charges for any offense outlined below until a determination of guilt or innocence has been made, including any person who is presently on deferred adjudication. The following offenses disqualify a person from care, supervision, control, or oversight of minors:

- Any offense against minors as defined by state law.
- A misdemeanor or felony offense as defined by state law that is classified as sexual assault, indecency with a minor or adult, assault of a minor or adult, injury to a minor or adult, abandoning or endangering a minor, sexual performance with a minor or adult, possession or promoting child pornography, enticing a minor, bigamy, incest, drugrelated offenses, or family violence.
- A prior criminal history of an offense against minors.

Exhibit D: Form of Waiver and Release

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:
Ancient City Soccer Club, Inc.
RELEASE AND WAIVER FORM**

Date: _____

Participant Name(s): _____

I, the undersigned, hereby certify that I am the individual, parent or legal guardian of the above-named participant(s). I acknowledge and understand that neither the Ancient City Soccer Club, Inc. or personnel or volunteers affiliated therewith, including coaches, are affiliated in any way with the Turnbull Creek Community Development District or its supervisors or staff ("District") and that the District makes no representations concerning said personnel's qualifications or ability to coach, teach or lead the soccer based activities to be held at the District's soccer facilities and related recreational amenities ("Soccer Activities"). I, the undersigned, hereby agree to defend, indemnify, waive, release and forever discharge the Turnbull Creek Community Development District, and its, present, former and future supervisors, agents, officers, employees and staff, together with volunteers, participants, sponsors and advertisers, their parent related, affiliated, subsidiary companies, and affiliated committees, as well as the officers, directors, agents, attorneys, employees, representatives, successors and assigns, and any other party indemnified and held harmless by the District from all claims or demands for damages, injury, death, loss to person or property, liabilities and/or expenses related in any way to participation in the Soccer Activities by the above-named participant(s) or to any other use of the District's facilities, including, but not limited to, the soccer fields and parking lots. I hereby acknowledge that the participant(s) named above is/are physically fit and mentally capable of participating in all Soccer Activities and understand the risk of soccer use and I have consulted a doctor or was capable of consulting a doctor to confirm such fitness. I hereby acknowledge the risk inherent in participating in the sport of soccer and assume the risks associated therewith including, but not limited to, negligent operations, negligent security, travel and recreation operations and activities. I understand that: (a) athletic activities involve risks and dangers of serious bodily injury, including permanent disability, paralysis, and death ("Risks"); (b) these Risks and dangers may be caused by the another Member of the Soccer Program(s), and/or my own actions or inactions, the actions or inactions of others participating in Soccer Activities, the condition in which the Soccer Activities takes place, or the negligence of others; (c) there may be other risks and social and economic losses either not known, or not readily foreseeable at this time; and the I accept and assume all risks and all responsibility for losses, costs, and damages I may incur as a result of participation in the activity. I hereby give my permission for any individual affiliated with the above-named organization, or the District, to seek and give appropriate medical attention to the above-named participant(s) in the event of an accident, injury or illness. I, the undersigned, will be responsible for any and all costs of medical attention and/or treatment.

Individual/Parent/Legal Guardian Name (if under 18, parents/legal guardians sign)

(Print) _____

(Date) _____

Individual/Parent/Legal Guardian Name (if under 18, parents/legal guardians sign)

(Print) _____

(Date) _____

Exhibit E: Covid-19 Addendum to Waiver and Release

In addition to the terms of the Waiver and Release, by signing this COVID-19 Addendum ("Addendum") I acknowledge that I have freely chosen to have my child participate in certain recreational activities (the "Activities") provided by Ancient City Soccer at the Turnbull Creek Community Development District ("District") soccer facilities ("Facilities"). I understand that the District and Ancient City Soccer have taken reasonable precautions to protect parents, participants, staff, and spectators from exposure to COVID-19 during these Activities. Those measures include, but are not limited to, verbal screening of attendees and staff and reasonable enforcement and implementation of social distancing and sanitization.

I agree that by participating in the Activities, I will fully comply with all such measures or face ejection from the Facilities. I further acknowledge that my attendance may result in risk of exposure to COVID-19 in spite of the above measures, and I assume any such risk that may arise therefrom. I accept full responsibility for all medical expenses for any injuries, illness, or exposure I might receive by reason of my attendance and/or participation.

By signing this Addendum to the Waiver and Release, I also hereby release the District and its Supervisors, officers, staff, employees, agents, assigns and volunteers ("Released Parties") from and against any and all claims, demands, actions, complaints, suits or other forms of liability that any of them may sustain arising out of (a) my participation in the Activities, (b) a failure to comply with the measures imposed by Ancient City Soccer or District, (c) a failure to comply with local, state, and federal laws and policies, procedures, and the District amenity rules; or (d) any damage, injury, or illness caused by myself or my child(ren) (together, the "Released Claims").

I also agree to indemnify and hold harmless the Released Parties from the Released Claims, including any and all related costs, attorney fees, liabilities, settlements, and/or judgments. I confirm that I have carefully read this Acknowledgement and Release, fully understand the above conditions, and agree to its terms knowingly and voluntarily. I also confirm that I am the parent or legal guardian of the child(ren) named below or that I am 18 years of age or older.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH ADDENDUM TO THE WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD, OR MY GUEST(S) UTILIZE THE DISTRICT'S FACILITIES OR LANDS.

IN WITNESS WHEREOF, I have signed this Addendum on this _____ day of _____, 2020.

SIGNATURE: _____

NAME: _____

NAMES OF MINOR CHILD(REN): _____
