

TURNBULL CREEK
Community Development District

March 9, 2021

AGENDA

Turnbull Creek Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.turnbullcreekcdd.com

March 2, 2021

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, March 9, 2021 at 6:30 p.m.** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments
- III. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 - B. Engineer (*Presenter: JMT*)
 1. Consideration of Topographic Survey
 2. Discussion 1921 Amalfi Court
- IV. Discussion and Direction on Renewal of Duval Landscape Contract
- V. Update: County Traffic Light Project (*Presenter Jennifer Kilinski*)
- VI. Consideration of Murabella HOA/POA Meeting Room Use Agreement (*Presenters: Jennifer Kilinski/Ernesto Torres*)

- VII. Presentation on Sunshine Law, Public Records Law and Public Officers Information (*Presenter: Jennifer Kilinski*)
- VIII. Discussion of Traffic Calming Study (*Presenter: Ernesto Torres*)
- IX. Consideration of Resident Suspension Letter
- X. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - 1. E-Verify Memo and Memorandum of Understanding
 - B. Manager – Electronic devices (*Presenter: Ernesto Torres*)
 - C. Operation Manager – (*Presenter: Jerry Lambert*)
 - 1. Memorandum
 - 2. Field Operations Manager Picture Report
 - 3. Duval Audit Reports
 - 4. Consideration of Spare Pool Pump Proposal
 - 5. Playground Mulch Proposal
 - D. Amenity Center Update (*Presenter: Erick Hutchinson*)
 - 1. Discussion of COVID Protocol in Fitness Room
 - 2. Consideration of Proposal from The Joy of Tennis Academy
 - 3. Consideration of Air Purifier
- XI. Supervisor’s Requests and Public Comments
- XII. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the January 12, 2021 Meeting
 - B. Balance Sheet as of January 31, 2021 and Statement of Revenues & Expenditures for the Period Ending January 31, 2021; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
 - D. Consideration of Proposal from Fighting Turtles Swim Team
- XIII. Adjournment (*Next Scheduled Meeting – May 11, 2021 @ 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.

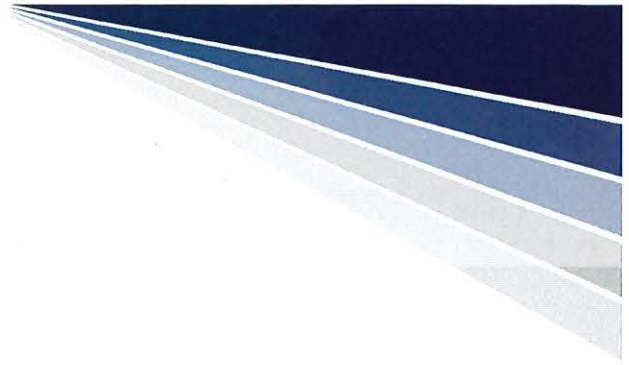
Sincerely,

Ernesto Torres
District Manager

THIRD ORDER OF BUSINESS

B.

1.



March 5, 2021

TURNBULL CREEK CDD
Board of Directors
475 West Town Place, Suite 114
St. Augustine, Florida 32092

RE: Engineering Report
March 9, 2021 Board Meeting

Dear Mr. Delbene:

Johnson, Mirmiran & Thompson (JMT) is pleased to submit the following notes regarding activities undertaken on behalf of Turnbull Creek CDD:

1. After receiving an initial estimate of \$16,800, we were able to negotiate two competitive bids (\$10,580 from Clarson and Associates, and \$12,500 from Geomatics Corp.; see attached) for topographic survey work for the following areas: the area including the jogging trail between the retention pond (north of Palazzo Cir) and the south gazebo in the Murabella amenity center field along Pacetti Road; and the mailbox area on San Giacomo Road (as well as on the east side of the road, adjacent to SR16. The size of the survey area was slightly larger than initially suggested for the San Giacomo site, as it appears that some of the inundation issues extend into adjacent homeowner's properties (e.g. to the west on the other side of the berm). We ask that the Board votes to approve one of the bids (both are from reputable firms with whom we have worked before).
2. We responded to a homeowner complaint at 1921 Amalfi Ct. regarding erosion from the top of the slope in the backyard, above the pond top-of-bank. We logged the positions and took photos of several locations in the backyards of residents where sod was eroding under their fences and between fences and the pond top-of-bank. We also observed several more instances of this erosion in the backyards of other homeowners that could be viewed across the pond. We ask permission from the Board to continue investigating sources of this issue as well as potential solutions.

If you have any questions or need further information, please do not hesitate to contact me at 904-476-9571 or jevvert@jmt.com.

Respectfully submitted,

JOHNSON, MIRMIRAN & THOMPSON, INC.



Jason Evert
Senior Associate

Enclosures: Bid from Geomatics Corp
Bid from Clarson and Associates



CLARSON & ASSOCIATES
Professional Surveyors and Mappers
1643 Naldo Avenue
Jacksonville, FL 32207

Ph: (904) 396-2623

February 24, 2020

Mr. Jason Evert
The Renaissance at Riverside Bldg
2008 Riverside Ave., Suite 200
Jacksonville, FL 32204

Re: Turnbull Creek CDD – Parts of Murabella Units 1,2, 3, 5

Dear Mr. Evert:

As requested we are pleased to give you a fee proposal for survey services of the above referenced project.

We will provide a Topographic Survey of the area shown on the attached "Scope of Work Exhibit". We will locate all above ground improvements including accessible structures. Within these structures we will provide invert elevations, pipe sizes, and pipe types. Unless provided, prior to commencement of field work, with previous as-built and/or benchmark information and corresponding vertical datum that will control the project, all vertical information and benchmarks shown or set by Clarson & Associates will reference the North American Vertical Datum of 1988 (NAVD 88). Project controlling as-built and/or benchmark information received after field work has begun will result in additional fees.

The topography will be collected on a 25' grid and at all grade breaks. We will also locate all protected trees per County Ordinance.

Our hourly rates are:

Registered Land Surveyor = \$130 per hour
Project Management = \$90 per hour
Senior Drafting & Calculations = \$90 per hour
Drafting & Calculations = \$70 per hour
1-Man Field Crew = \$70 per hour
2-Man Field Crew = \$110 per hour
3-Man Field Crew = \$145 per hour

Our costs based on our rates are as follows:

Registered Land Surveyor: 1 hour = \$130
Project Management: 5 hours = \$450
Senior Drafting & Calculations: 4 hours = \$360
Drafting & Calculations: 12 hours = \$840
2-Man Field Crew: 80 hours = \$8,800

The total fee to perform this work will be Ten Thousand Five Hundred Eighty Dollars (\$10,580).

**We will provide three (3) signed and sealed copies of the finalized survey. If additional copies are required, we will provide each at Ten Dollars (\$10) per copy.

***If the property is not accessible to our crews without a key or code etc. It is the responsibility of the client to give prior accessibility. There will be a \$200.00 fee charged for time wasted.

We thank you for this opportunity to provide surveying services, and look forward to working with you on this project. Payment is due within 30 days after the invoice date. If the responsible party is in agreement with the terms and conditions contained herein, please have them acknowledge below and return us a copy to serve as notice to proceed.

Sincerely,

Pete Hill
Vice President

Area 1 Limits of Topo



Area 2 Limits of Topo



Billing Information:

Party responsible for Invoice: _____

Address: _____

Phone: _____ Cell: _____ PO#: _____

Email: _____

Cash*Check*Money Order Only

****INVOICE NOTE****

Unless prior arrangements have been made, payment is due within 30 days of the invoice date. Invoices over 30 days will be charged 1 ½ % per month or to the extent of the law. If we do not obtain timely payment and are required to initiate legal action, you will be responsible for the costs of collection including reasonable attorney's fees. PLEASE NOTE, OUR FEE IS DUE REGARDLESS OF WHETHER THE PROPERTY TRANSACTION HAPPENS OR NOT! A 2% surcharge will be added to all invoices that require entry into client's proprietary billing system and/or forms.

I agree to the terms outlined herein, including the fees for services rendered. I hereby authorize Clarkson & Associates, Inc. to proceed with the above-mentioned survey.

(Signature)

(Printed name)

Date: _____



GEOMATICS CORP.

"Where Service, Quality, and Professionalism Come Together"

March 3, 2021

Jason Evert
Johnson Mirmiran & Thompson
An Employee-Owned Company
The Renaissance at Riverside Bldg.
2008 Riverside Ave., Suite 200
Jacksonville, FL 32204

Sent via email: jevert@jmt.com

RE: Turnbull Creek CDD Common Area Improvements

Dear Jason,

Geomatics Corp is pleased to submit this proposal for surveying and mapping services for the above referenced site.

Scope of Services

Prepare a TOPOGRAPHIC SURVEY of the areas highlighted in yellow on the attached exhibit. The survey will include any tree with a DBH of 6" and up as well as the property lines of the adjacent parcels. The survey will not have any Underground Utilities or Wetland Jurisdictional lines surveyed unless they are marked by others prior to the commencement of the field work.

TOTAL FEE FOR ABOVE ITEMS..... \$ 12,500.00

Revisions

Revisions or changes to work accomplished under this agreement that are beyond the scope of services are not included in the lump sum fee and are, therefore, additional services and will be billed at our standard hourly rates or negotiated separately from this agreement.

Payment

A DBE CERTIFIED FIRM

Geomatics Corp., 2804 N. Fifth Street, St. Augustine, FL 32084, phone 904-824-3086, fax 904-824-5753

Invoicing for tasks outlined above will be submitted upon completion. Client shall notify Geomatics, in writing, of any objections, if any, to an invoice within ten days of the date of invoice, otherwise, the client shall deem the invoice proper and acceptable. Amounts indicated on invoices are due and payable upon receipt.

Contract(s)/Invoice(s) shall be governed by and construed according to the laws of the State of Florida. Should Payment in full for Contract(s)/Invoice(s) not be received within 30 days, the amount stated shall accrue interest from the 30th day at the maximum allowable rate of interest. Client agrees to pay all costs of collection for the Contract(s)/Invoice(s), regardless of whether a lawsuit is filed, including without limitation court costs and reasonable attorney's fees.

We appreciate the opportunity to submit this proposal for your consideration. Should you have further questions or need additional information, please feel free to contact me.

If this proposal is acceptable, please sign and date below.

Sincerely,



Pablo Ferrari, PSM
President
Geomatics Corporation

Authorized Agent (Please print name below) Date

A DBE CERTIFIED FIRM

Geomatics Corp., 2804 N. Fifth Street, St. Augustine, FL 32084, phone 904-824-3086, fax 904-824-5753

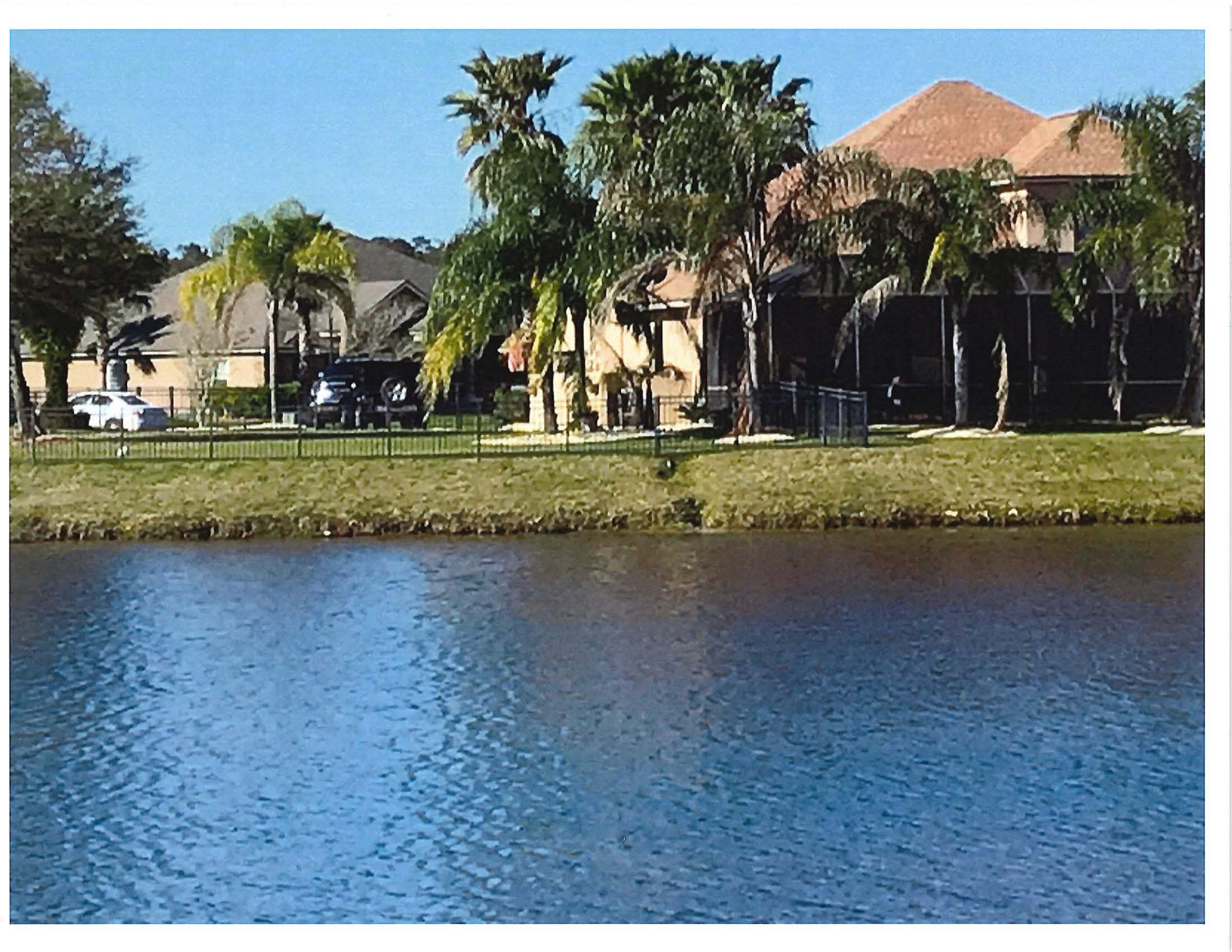




2.



















FIFTH ORDER OF BUSINESS

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

**DEED OF DEDICATION
RIGHT-OF-WAY**

THIS INDENTURE, made this ____ day of _____, 2021, between **TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190 of the Florida Statutes, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situated in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, sidewalk, and drainage lines and other public utilities.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed
in Our Presence as Witnesses:

Turnbull Creek Community
Development District

Signature

By: _____

Print

Its: _____

Signature

Print

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2021, by _____ as _____ for Turnbull Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190 of the Florida Statutes.

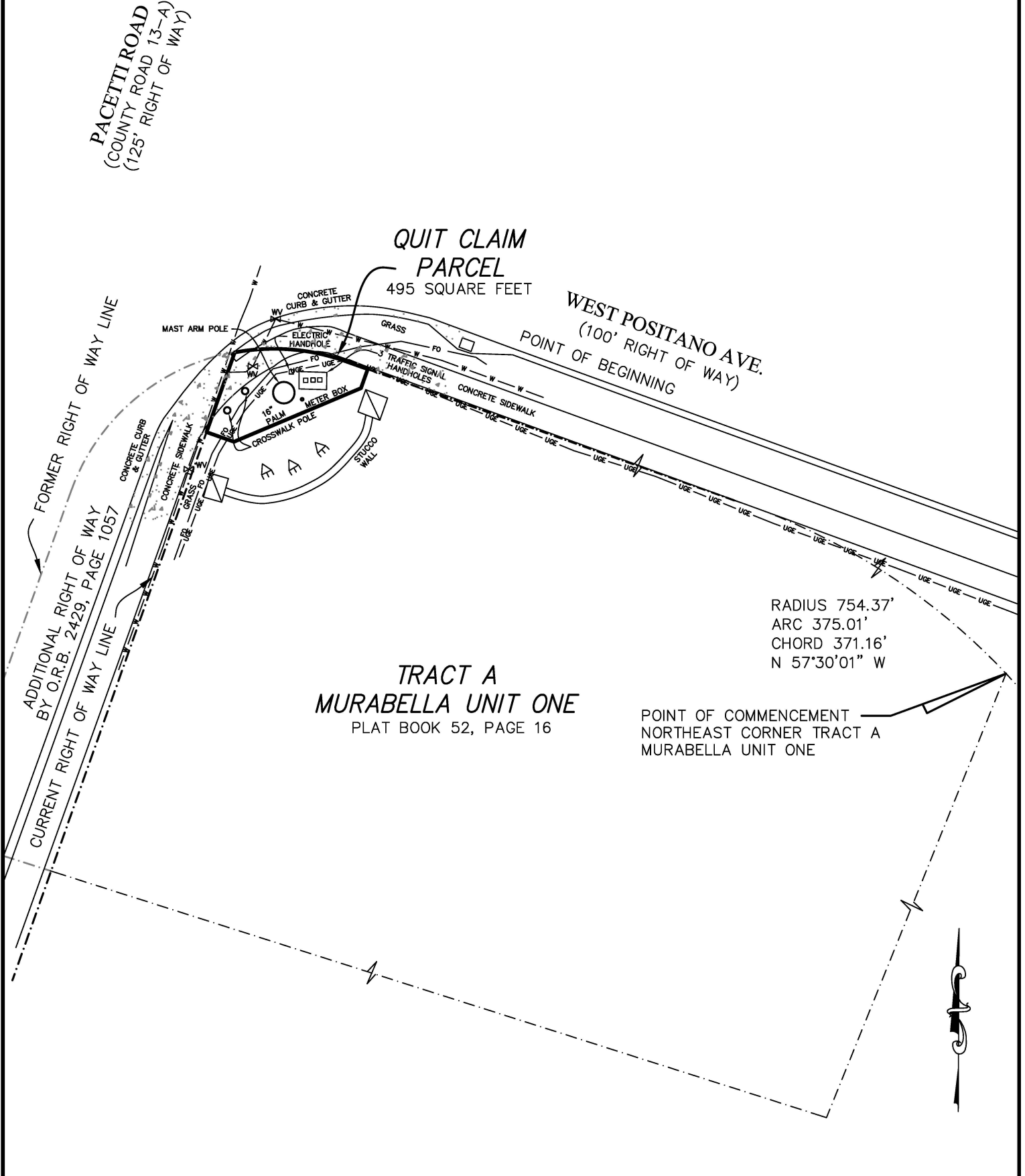
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

MAP OF

DEED OF DEDICATION RIGHT OF WAY
EXHIBIT "A"

PART OF TRACT A, MURABELLA UNIT ONE, AS RECORDED IN PLAT BOOK 52,
PAGE 16 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
(SEE ATTACHED FOR FURTHER LEGAL DESCRIPTION)

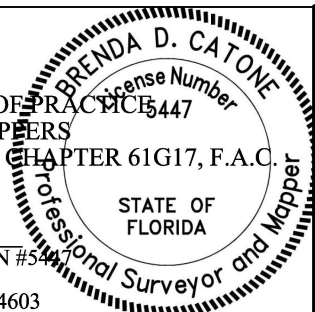


I CERTIFY TO: KIMLEY HORN INC.

THAT THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 61G17, F.A.C.

SIGNED BRENDA D. CATONE, PSM REGISTRATION #5447

DATE: JULY 21, 2020 SCALE 1" = 30' L.B. # 4603



DEGROVE
Surveyors, Inc.
2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FL 32216
(904) 722-0400

DEGROVE

SURVEYORS, INC

DEED OF DEDICATION RIGHT OF WAY
EXHIBIT "A"

PART OF TRACT A, MURABELLA UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGE 16 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST POSITANO AVENUE, (A 100 FOOT RIGHT OF WAY BY SAID PLAT OF MURABELLA UNIT ONE), SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 754.37 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 375.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 30 MINUTES 01 SECONDS WEST, 371.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70 DEGREES 17 MINUTES 17 SECONDS WEST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 380.05 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 70 DEGREES 17 MINUTES 17 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 5.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 26.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 29 MINUTES 45 SECONDS WEST, 25.88 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PACETTI ROAD, (COUNTY ROAD 13-A, A 125 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 19 DEGREES 30 MINUTES 15 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 19.72 FEET; THENCE SOUTH 70 DEGREES 29 MINUTES 45 SECONDS EAST. LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 6.78 FEET; THENCE NORTH 67 DEGREES 06 MINUTES 33 SECONDS EAST, 32.16 FEET; THENCE NORTH 19 DEGREES 42 MINUTES 43 SECONDS EAST, 4.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 495 SQUARE FEET MORE OR LESS.

2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 722 0400 • FAX (904) 722 0402

605 N.W. 53rd AVENUE • Suite A11a
GAINESVILLE, FLORIDA 32609
(352) 338-9667 • FAX (352) 338-9677

DEGROVE@DEGROVE.COM

**CERTIFICATE OF DISTRICT ENGINEER TO
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
REGARDING REPAIRS TO DRAINAGE AREAS AND LANDSCAPE IMPROVEMENTS**

March 1, 2021

Board of Supervisors
Turnbull Creek Community Development District

Re: Turnbull Creek Community Development District (St. Johns County, Florida)
Repairs to Drainage Issues and Landscape Improvements for St. Johns County Project

Ladies and Gentlemen:

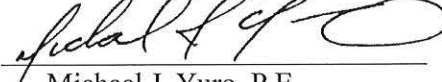
The undersigned, a representative of Yuro & Associates, LLC, ("**District Engineer**"), as District Engineer for the Turnbull Creek Community Development District ("**District**"), hereby makes the following certifications in connection with resolving outstanding issues, including landscape improvements and drainage issues, related to unauthorized traffic light construction on Pacetti Road ("**Project**"). The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation, made personal observation and inspection of the repair of drainage issues caused by a concrete spill related to the Project. To the best of my knowledge and belief, the repairs to the drainage areas have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications available to me for inspection and are free from obstruction, and are functional for their intended purpose.
2. I have reviewed certain documentation, made personal observation and inspection of the repair/replacement of landscape improvements and the District-owned areas impacted by the Project. To the best of my knowledge and belief, the repair and replacement of the landscape improvements and other improvements in the District-owned areas have been completed and are functional for their intended purpose.
3. In my professional opinion, the drainage issues resulting from the Project have been resolved and the landscape improvements and District-owned areas affected by the Project have been returned to the same or better condition as before commencement of the Project.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

YURO & ASSOCIATES, LLC

By: 
Michael J. Yuro, P.E.

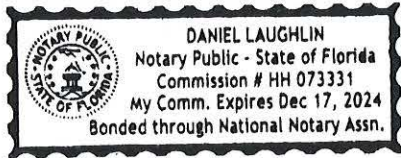
STATE OF FLORIDA
COUNTY OF St. Johns

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 3 day of March, 2021, by Mike Yuro, P.E., an authorized representative of Yuro & Associates, LLC, who is personally known to me or [] produced _____ as identification.

(NOTARY SEAL)


Notary Public Signature

Daniel Laughlin
(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____



SIXTH ORDER OF BUSINESS

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY USE APPLICATION**

Name of Applicant: _____ Today's Date: _____

Organization (if applicable): _____

Street Address: _____

Contact Phone: _____ Email: _____

- Rental Area: Social Hall, **\$50** (Capacity: 62)
 Party Pavilion, Area 1, **\$25** (Capacity: 25)
 Party Pavilion, Area 2, **\$25** (Capacity: 25)

Intended Use: _____

Date of Event: _____ Time (4 hour max): _____ to _____ Estimated Attendance: _____

I have read and understood the following (please initial each):

1. ____ The reservation is not confirmed until both the completed Facility Use Application and the deposit (and any required Certificate of Insurance) have been received by the Amenity Manager.
2. ____ Only one (1) rental may be made per quarter of the calendar year.
3. ____ The rental duration includes set-up and clean-up and applies to all guests in attendance. Residents must inform their guests that once the scheduled rental is completed, all guests are required to exit. Standard Guest policy applies outside the scheduled rental time and to all other District amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.
4. ____ A deposit check or money order made out to "Turnbull Creek Community Development District," shall be provided to the Amenity Manager upon submitting this reservation request. The deposit may be picked up only after the post-party checklist is completed to the satisfaction of the District. If the deposit check is not picked up following the event, the check will be shredded within 48 hours.
5. ____ An additional staffing charge, at a rate to be established by the Amenity Manager and payable to the Amenity Manager, may be assessed for events with over 25 guests and/or which take place outside of normal operating hours.
6. ____ Additional fees may be assessed if the clean-up is incomplete, the event is not limited to reservation time frame, or there is damage to the Amenity Facilities or other District property.
7. ____ Only one (1) room or area of the Amenity Facility is available for rent.
8. ____ The Social Hall is not to be used in conjunction with the pool.
9. ____ Use of grill can only be reserved for two (2) hours. Please indicate the hours: ____ to ____
10. ____ I understand that my deposit will be returned only if:
 - a. There is no damage to District Property, the Amenity Facilities, or their furnishings;
 - b. Garbage and trash are removed and placed in the dumpster, and trash can liners are replaced;
 - c. All displays, favors, and remnants of the event are removed;
 - d. Furniture and other items are restored to their original positions;
 - e. Counters, table tops and sinks are cleaned and wiped down;
 - f. The refrigerator and all cabinets/appliances used are cleaned and wiped down; and
 - g. Any damage is immediately reported to the Amenity Manger.
11. ____ I acknowledge the following additional rules:
 - a. No decorations may be affixed to the walls, doors, or any fixtures
 - b. Patrons and their guests are required to adhere to all Amenity Facility rules, policies, and directions from Amenity Facility staff.
 - c. The Amenity Facilities listed above may be rented after normal operating hours until 12:00 a.m.
 - d. The volume of live or recorded music must not violate applicable St. Johns County noise ordinances.
 - e. No glass, breakable items, or alcohol are permitted in the Pool Area.
 - f. Event liability insurance coverage may be required, even in the absence of alcohol service/consumption, on a case-by-case basis in the sole discretion of the Board of Supervisors.

Alcohol:

Will alcohol be served/consumed? Check one: Yes, served/sold; Yes, BYOB; No

If you answered "yes" for either served/sold or BYOB alcohol above, please initial below:

1. _____ I acknowledge that the service of alcohol at a private facility rental is subject to the Alcohol Policies as set forth in the Policies Regarding District Amenity Facilities, the BYOB Alcohol Policy, and all other District rules and policies. I acknowledge that failure to adhere to such rules and policies may result in the suspension or termination of my privileges to use the Amenity Facilities.
2. _____ I understand that if I intend to serve or sell alcohol, I must hire a certified and insured bartender or caterer, and must provide proof of this to the Amenity Manager at least three (3) days prior to the event.
3. _____ I understand that I am solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and I agree to assume all liability for damages resulting from or arising in connection with the consumption of alcohol on the District's property. The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately.
4. _____ If event liability insurance is required, Turnbull Creek CDD is to be named on the policy as an additional insured party as follows: "Turnbull Creek Community Development District and its Board of Supervisors, agents, officers, staff, and consultants."

5. _____ I have reviewed and agree to comply with the insurance requirements set forth below:

	BYOB (Rental Events)	Served or Sold (Rental Events)
Permitted	Yes	Yes, but only if a licensed bartender/caterer is hired
Insurance	Homeowner's Insurance Rider/Endorsement providing special event coverage	Event liability insurance: <ul style="list-style-type: none"> • \$250,000 Property Damage; • \$1,000,000 Personal Injury, • Alcohol Rider • District named as additional insured

Indemnification:

I agree to indemnify, defend and hold harmless the Turnbull Creek Community Development District and its affiliates, supervisors, officers, managers, attorneys, engineers, employees, volunteers, organizers, officials or contractors (collectively, the "Indemnitees") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damages or losses of any kind, whether monetary or otherwise, including injuries, death, property damage, or other damage of any nature, arising out of, in whole or in part, or in connection with, the use of the Amenity Facilities and, if alcohol is present, arising out of, in whole or in part, or in connection with, the consumption or provision of alcohol.

I further acknowledge and agree that I have read and shall be bound at all times by all policies and rules of the District governing the Amenity Facilities (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenity Facilities, that I am responsible for supervising my minor children and guests and am further responsible for their acts and omissions. I further acknowledge that I am financially responsible for any damages caused by me, my family members, and/or my guests. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law.

Signature of Applicant

Date

District Use Only:

Received by: _____ Date: _____

Rental Fee (payable to Turnbull Creek CDD): \$ _____ Check Number: _____ Receipt Number: _____

Deposit (payable to Turnbull Creek CDD): \$ _____ Check Number: _____ Receipt Number: _____

Extra Staff Fee (Payable to Amenity Manager): \$ _____ Check Number: _____ Receipt Number: _____

Proof of Insurance Provided (check one): Yes N/A Proof of Certified Bartender Provided (check one): Yes N/A

Approved by (signature): _____ Date: _____

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ADDENDUM TO AMENITY RENTAL AGREEMENT – COVID-19**

Please read carefully. This Addendum (“Addendum”) modifies the terms of the *Amenity Rental Agreement* (“Agreement”), including but not limited to imposing capacity maximums, requirements that the Applicant and his/her guests follow the latest adopted policies of the District, recognizing the changing nature of COVID-19 guidance, imposing additional cleaning obligations, allowing the District to cancel the event at any time, and setting forth indemnification, release, and waiver obligations, for the event on the date listed below (“Rental Event”).

Name of Applicant: _____

Rental Area: _____ Date of Rental Event: _____

1. **District Policies.** The District may adopt interim policies for use of the District’s facilities, relying on local, state and federal guidance and recognizing the changing nature of the COVID-19 pandemic. For example, the District reserves the right to adopt a mandatory mask requirement, to close its Facilities, to expand or contract capacities, and other measures as it deems appropriate and in the District’s best interests.
2. **Maximum Capacity.** The maximum capacity for the multi-purpose room shall be ____ people. There is no maximum capacity for the veranda and field, but the Applicant is responsible for ensuring all guests are able to observe appropriate social distancing.
3. **Social Distancing.** The Applicant acknowledges that the District is not responsible for ensuring that social distancing or other health precautions are observed during the Rental Event. The Applicant is solely responsible for encouraging guests to maintain appropriate social distancing and to wear masks if social distancing is not possible, and for ensuring that guests comply with any federal, state, and local requirements.
4. **Guest Screening.** Before allowing any individual attending the Rental Event as a guest of the Applicant to access the Rental Area for purposes of participation in the event hosted under the Agreement, the Applicant must ask the following screening questions, and if the answer to any is “yes,” prevent that individual from attending the Rental Event:
 - a. 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?
 - b. Have you been in close contact (within 6 ft for at least 15 minutes) with anyone with the above symptoms?
 - c. Have you been exposed to anyone who tested positive for COVID-19 in the past 14 days?
 - d. Have you tested positive for or otherwise been exposed to anyone who is currently waiting for COVID-19 test results?
 - e. Have you traveled internationally or been on a cruise during the past 14 days?
 - f. Have you traveled to an out-of-state hotspot or to an in-state hotspot during the past 14 days?
5. **Cleaning and Sanitizing.** Though the District’s amenity facilities are being cleaned and sanitized on a routine basis, the Applicant is responsible for cleaning and sanitizing the areas used before and after the Rental Event. Cleaning supplies will be provided and completion of cleaning protocols will be verified by staff. Failure to clean the Rental Area will result in a forfeiture of the event deposit.

6. **Cancellation.** The Applicant acknowledges that the District may cancel any scheduled event immediately for any reason or no reason, including but not limited to a reported positive case of COVID-19 at the Facilities, an increase in COVID-19 cases in the community at large, or governmental orders or policies making it impractical, infeasible, or inadvisable to allow group activities or events at the District’s facilities. District staff shall notify the Applicant as soon as practicable of any cancellation, and the District shall not be responsible for any costs associated with said cancellation. Any rental or deposit fees paid to the District by the Applicant shall be returned to the Applicant if the District cancels the Rental Event.
7. **Indemnification, Release, and Waiver.** The Applicant acknowledges that although the District has taken reasonable steps to protect users of its facilities from exposure to COVID-19, including requiring the protocols set forth in this Addendum, there may nevertheless be a risk of exposure to COVID-19 for the Applicant and his/her attendees. The Applicant assumes any such risk that may arise therefrom on behalf of itself and its attendees, to the fullest extent permitted by law.

Applicant agrees that its indemnification, defense, and hold harmless obligations under the Agreement apply fully and without limitation to any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions, and judicial decrees (including without limitation, costs and reasonable attorney’s fees for the District’s legal counsel of choice, whether at trial or on appeal), arising from any negative health effects suffered by the Applicant or any other individual present at the Rental Event related to COVID-19 in connection with the use of the District’s facilities under the Agreement and this Addendum.

Applicant further agrees to release the District and its Supervisors, officers, directors, consultants, and staff 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 or in connection with (a) Applicant’s hosting of the Rental Event and use of the District’s facilities, (b) a failure to comply with the measures imposed by District, (c) a failure to comply with local, state, and federal laws and policies, procedures, and the District amenity rules; and (d) any damage, injury, illness or death related to Applicant’s use of the District’s facilities. This is in addition to, and not in lieu of, the indemnification and release obligations set forth in the Agreement.

By signing below, I acknowledge that I have read, understand, and agree to comply with the requirements of the Agreement and this Addendum, and that I am 18 years of age or older.

Signature: _____

Print Name: _____ **Date:** _____

TENTH ORDER OF BUSINESS

A.

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Turnbull Creek Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

Company ID Number: 1636468

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
 5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
 - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
 6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
 - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
 - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.
- Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.
7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
 8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
 - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

Company ID Number: 1636468

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

Company ID Number: 1636468

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

Company ID Number: 1636468

reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

Company ID Number: 1636468

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
- ii. The employee's work authorization has not expired, and
- iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
- ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
- iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

Company ID Number: 1636468

Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

Company ID Number: 1636468

- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

Company ID Number: 1636468

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

Company ID Number: 1636468

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.
6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:
 - a. Scanning and uploading the document, or
 - b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).
7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.
8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.
2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

Company ID Number: 1636468

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Company ID Number: 1636468

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 1636468

Approved by:

Employer Turnbull Creek Community Development District	
Name (Please Type or Print) Darren De Santis	Title
Signature Electronically Signed	Date 01/29/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/29/2021

Company ID Number: 1636468

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Turnbull Creek Community Development District
Company Facility Address	475 West Town Place Saint Augustine, FL 32092
Company Alternate Address	
County or Parish	SAINT JOHNS
Employer Identification Number	201429812
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1

Company ID Number: 1636468

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kelly Adams
Phone Number (865) 717 - 7700
Fax Number
Email Address kadams@gmstnn.com

Name Darren A De Santis
Phone Number (954) 721 - 8681 ext. 208
Fax Number
Email Address ddesantis@gmssf.com

Company ID Number: 1636468

Page intentionally left blank

C.

1.

Turnbull Creek Community Development District

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

Memorandum

Date: March 9, 2021
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

1. Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
2. Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
3. Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
4. Meeting with Duval (Mike Johnson) in regard to landscaping issues and updates.
5. Communications with Josh Boucher (Duval) with irrigation leaks as they occurred for repairs.
6. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
7. Daily auditing of Duval Landscaping.
8. Power washed, 3 mail kiosk's, pool bridge, pool structure and sidewalk at San Giacomo entrance.
9. Spanish roof tiles were power washed on amenity building, slide tower, 3 mail kiosk's, 3 shelter structures and tiles at all entrances.
10. Replaced pond fountain at amenity center (Future Horizons).
11. Completion of tennis court resurfacing (Pro Asphalt Services).
12. Replaced cracked playground slide at amenity center.
13. Completion of 2 bocce ball courts.

14. Replaced bad main pool pump.
15. Repaired ADA pool chair lift (bad controller).
16. Painted pool bridge.
17. Replaced all entrance light fixtures (8) plus amenity bridge light fixtures (4)
18. Proposals for board to approve / not approve.
 1. Purchase "spare" pool pump motor. (2 quotes) St Augustine Motor Works & Pools Unlimited
 2. Mulch for (3) playgrounds (Duval quote # 12498)

Amenity Manager: Erick Hutchison

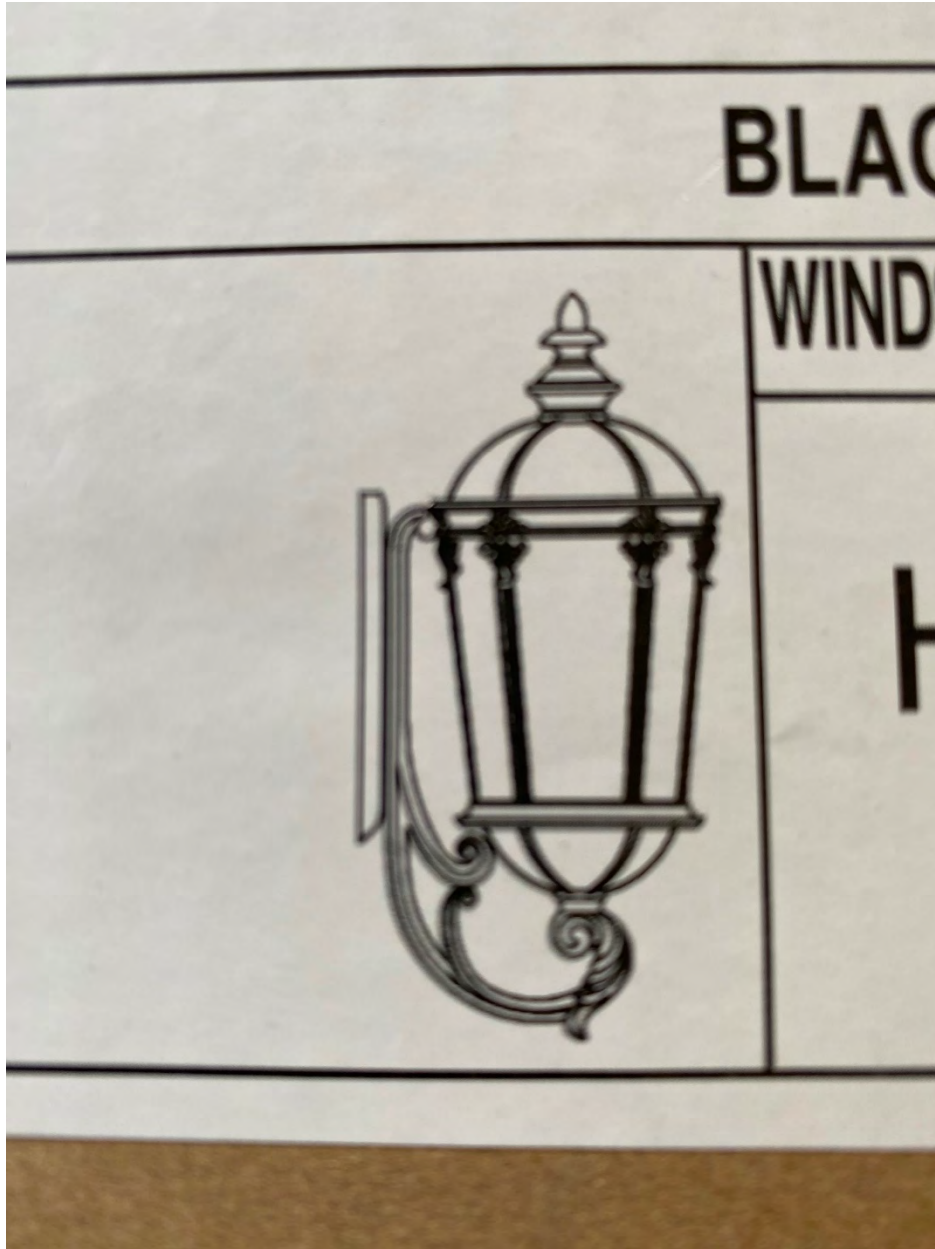
- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Approval for Joy of Tennis academy
- Approval for Air and Surface PRO+
- Discussion of Covid 19 protocol in the fitness room

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.

2.



Riverside

Management Services

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

Murabella

Field Operations Manager Report

Date: 3/9/2021 Submitted by Jerry Lambert



- Tennis courts were resurfaced.



- Replaced cracked playground slide.

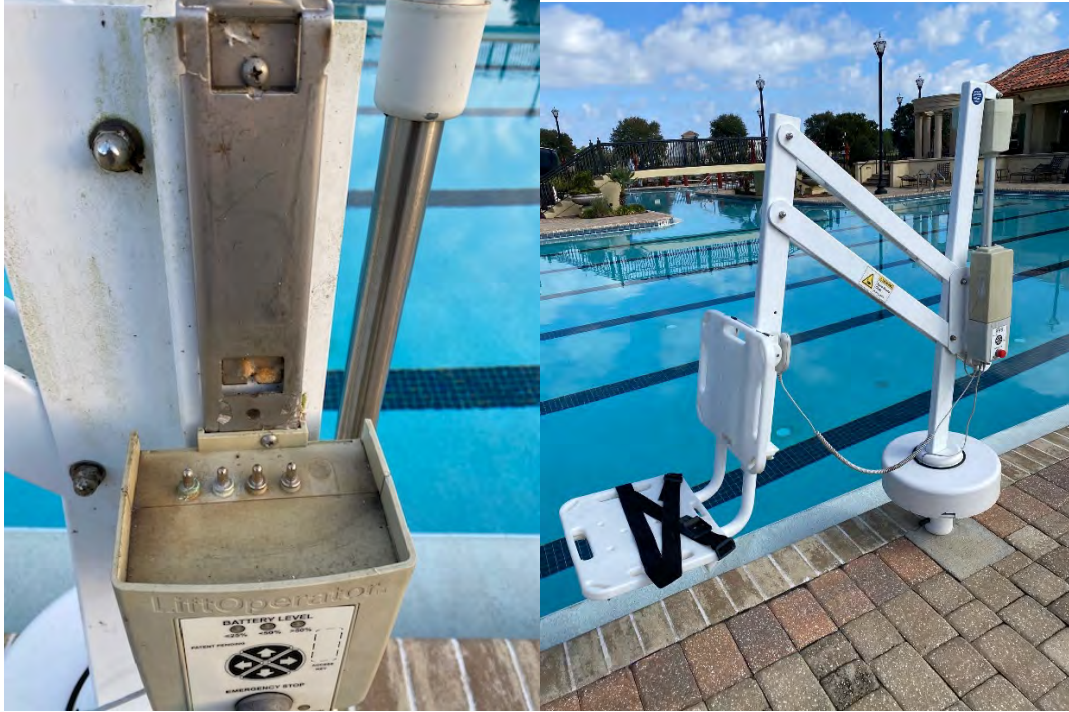




- Completion of the installation of 2 Bocce Ball courts (with special mention of Lou Garza, Brian Wing, Erick Hutchison and Evan for their persistent help to complete this task)



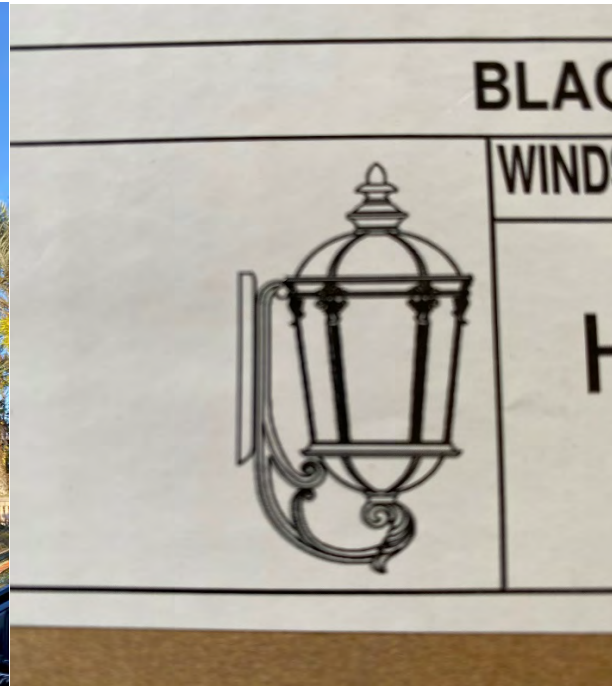
- Rebuild and repair main pool pump



- Repaired the ADA pool chair lift (controller)



- Painted the pool bridge



- Replaced all entrance & amenity bridge light fixtures

3.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 11-11-21
1.0 Maintenance		Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1 - 5	✓	
Tuesday Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	Edging around irrigation control boxes.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, trees & shrubs.	✓	
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle	✓	
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
1.5 Weed Control		Comments
Edging of plant beds, all natural areas and berms	✓	
Pre & Post emergents applied at appropriate times	✓	
1.6 Pruning		Comments
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.		Trimming of Native grasses
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shall be done one time per year (June-July)		
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Weeds to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
2.1 Turf Pest Control		Comments
Turf inspected weekly and spot treated (As Needed)	✓	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	✓	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	✓	
Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 11-18-21	
1.0 Maintenance		Page 1 of 2	
Non-Growing Season Only (November 1 - March 31st)			
1.1 Mowing (by Friday of each week) 3 days / week		Comments	
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1 - 5	✓		
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓		
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓		
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓		
Friday - Outer berms off od SR16 & Pacetti Rd	✓		
1.2 String Trimming		Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	✓		
1.3 Edging		Comments	
All hardscape and paved trails at each mowing cycle	✓		
1.4 Blowing		Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓		
Weed Control		Comments	
eeding of plant beds, all natural areas and berms	✓		
Pre & Post emergents applied at appropriate times	✓		
1.6 Pruning		Comments	
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.	✓	Trimming of Native grasses.	
Trees (crape Myrtles) shall be pruned when dormant (winter)			
Palms trimming shall be done one time per year (June July)			
1.7 Berms		Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓		
Weeds to be removed / treated year round as needed			
2.0 Pesticide Application			
2.1 Turf Pest Control		Comments	
Turf inspected weekly and spot treated (As Needed)			
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	✓		
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses			
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	✓		
Shrub & Tree Pest Control		Comments	

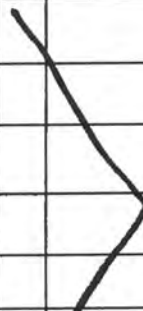
Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization	XXXXXXXXXXXXXXXXXXXX	
3.1 Turf Areas		Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)	✓	Treatment of turf weeds.
3.2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (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	XXXXXXXXXXXXXXXXXXXX	
Bi-Weekly Inspections (26 per year)		Comments
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, Relocation 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 are to be completed within 24 hours of notification.	✓	
Note: Things that fall outside the contract 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		March installation
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)		
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		
Signature (Duval): <i>ME [Signature]</i>		Signature (Operations Manager): <i>[Signature]</i>

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 11-23-21
1.0 Maintenance		Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1-5	✓	
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off od SR16 & Pacetti Rd	✓	
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	✓	
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle	✓	
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
eeding of plant beds, all natural areas and berms	✓	Pre-emergent + herb + berms. applied in ea
Pre & Post emergents applied at appropriate times		
1.6 Pruning		Comments
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.	✓	Trimming of native grasses
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shall be done one time per year (June July)		
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Weeds to be removed / treated year round as needed		
2.0 Pesticide Application		
2.1 Turf Pest Control		Comments
Turf inspected weekly and spot treated (As Needed)	✓	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	✓	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	✓	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 8-01-21
1.0 Maintenance		Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1 - 5		 <p>Not mowed where needed.</p>
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16		
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		
Friday - Outer berms off od SR16 & Pacetti Rd		
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	✓	
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle	✓	
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
eeding of plant beds, all natural areas and berms	✓	Application of turf weed control as well as Fungus control.
Pre & Post emergents applied at appropriate times		
1.6 Pruning		Comments
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.	✓	Trimming of NATIVE grasses
Trees (crape Myrtles) shall be pruned when dormant (winter)	✓	
Palms trimming shall be done one time per year (June-July)		
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Weeds to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
2.1 Turf Pest Control		Comments
Turf inspected weekly and spot treated (As Needed)	✓	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	✓	
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	✓	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	✓	
Shrub & Tree Pest Control		Comments

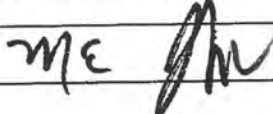
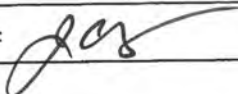
Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization	✗	
3.1 Turf Areas		Comments
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers)	✓	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	✓	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	✓	Drenching of Sago Palms to eliminate disease.
Seasonal annuals fertilized on 30 day cycles	✓	
4.0 Irrigation (All Inclusive Package) Guidelines	✗	
Bi-Weekly Inspections (26 per year)	✓	Comments
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, Relocation 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	✓	
Repairs are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
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		
5.0 Seasonal Color		Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)		March.
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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		
Signature (Duval): <i>ME</i>		Signature (Operations Manager): <i>JL</i>

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 12/08/21
1.0 Maintenance		Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1 - 5	✓	Some areas had to be mowed w/ small mower.
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, trees & shrubs.	✓	
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle	✓	
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
Weeding of plant beds, all natural areas and berms		Pre-emergent was applied
Pre & Post emergents applied at appropriate times		
1.6 Pruning		Comments
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 (winter)	✓	
Palms trimming shall be done one time per year (June July)	✓	
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Weeds to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
2.1 Turf Pest Control		Comments
Turf inspected weekly and spot treated (As Needed)	✓	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	✓	All ant beds will be treated every week while in the rainy season
Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization	X	X
3.1 Turf Areas	✓	Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	✓	
To be completed in 4 rounds (March, May, September & November)	✓	
3.2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (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	-	Flowers were weeded
4.0 Irrigation (All Inclusive Package) Guidelines	X	X
Bi-Weekly Inspections (26 per year)		Comments
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, Relocation 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 se are to completed within 24 hours of notification.	✓	
Note: Things that fall outside the contract 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	✓	
Signature (Duval): 		Signature (Operations Manager): 

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 12/15/21
1.0 Maintenance		Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	✓	
Tuesday Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off od SR16 & Pacetti Rd	✓	
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	✓	
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle		
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
1.5 Weed Control		Comments
eding of plant beds, all natural areas and berms	✓	
Pre & Post emergents applied at appropriate times		
1.6 Pruning		Comments
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 (winter)	✓	Removal of moss in branches
Palms trimming shall be done one time per year (June-July)	✓	
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	Grasses being trimmed.
Needs to be removed / treated year round as needed		
2.0 Pesticide Application		
2.1 Turf Pest Control		Comments
Turf inspected weekly and spot treated (As Needed)	✓	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	✓	Ant beds treated around walking trails
Shrub & Tree Pest Control		Comments

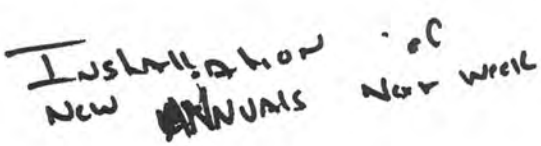
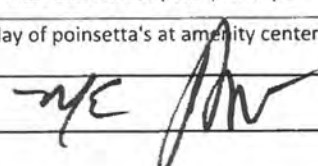
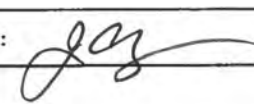
Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization	X	X
3.1 Turf Areas		Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	✓	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (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
Bi-Weekly Inspections (26 per year)		Comments
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, Relocation 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	✓	
Issues are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract 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	✓	
5.0 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)	✓	
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		
Signature (Duval):		Signature (Operations Manager):

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 2/22/21
1.0 Maintenance		Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)		
1.1 Mowing (by Friday of each week) 3 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1 - 5		Areas spot mowed
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16		
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		
Friday - Outer berms off od SR16 & Pacetti Rd		
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	✓	
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle	✓	
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
weeding of plant beds, all natural areas and berms	✓	
Pre & Post emergents applied at appropriate times		
1.6 Pruning		Comments
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 (winter)	✓	
Palms trimming shall be done one time per year (June-July)	✓	
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Weeds to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
2.1 Turf Pest Control		Comments
Turf inspected weekly and spot treated (As Needed)	✓	
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical	✓	
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	✓	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	✓	
Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization	X X X 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	✓	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (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 X X X	
Bi-Weekly Inspections (26 per year)		Comments
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, Relocation 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 are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract 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	✓	
5.0 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)		
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		
Signature (Duval): 		Signature (Operations Manager): 

4.

St. Augustine Electric Motor Works, Inc.

QUOTE

14 Center St. -
St. Augustine, FL. 32084
904-829-8211
904-829-8030 Fax Line
staugustineelectricmotorworks.com

Bill To:
Cash Sale

INSTRUCTIONS: QUOTE FOR JERRY LAMBERT (248)807-2763. 5 TO 7 WEEK LEAD TIME BEFORE THE PUMP WOULD SHIP.
MURABELLA

PROMO CODE

Order Status: Open

Order	Lookup	Description 1	Price	Ext Price	Due Loc
1	CSPHM3-144	pump 15hp 3ph 230/460 volt	\$4,250.00	\$4,250.00	1
1	CSPH2M3 144	pump 15hp 3ph 200 volt	\$4,800.00	\$4,800.00	1
1	PKG184	trap basket for CSPH pump	\$1,950.00	\$1,950.00	1

Percent Unfilled: 100

\$ 6,200⁰⁰
 Subtotal: ~~\$11,000.00~~
 Local Sales Tax 6.5% Tax: ~~+\$715.00~~
TOTAL: \$11,715.00
 Deposit Balance: \$0.00
 Balance Due: ~~\$11,715.00~~
\$ 6,200⁰⁰

QUOTED PRICING GOOD FOR NINETY DAYS.

Thank you for the opportunity to quote you!



Search for it here...

SEARCH ▶



Home > My Account > My Quote 03701600

NOTICE: The Texas weather emergency has caused nationwide stock-outs on most products.

This includes complete goods and especially parts and plumbing supplies. There are long shipping delays on the few products we do have in stock. Please contact us ([Live Chat](#) is the quickest response) to ask about availability. Phone calls are being answered as fast as we can so please keep trying, [Live Chat](#) us or send an email.

Quote 03701600 Details

Quote: 03701600

Quote Date: 02/26/2021

Quote Expires: 03/28/2021

Name:

Jerry Lambert

E-mail:

jlambert@rmsnf.com

Order Status:

Incomplete

Order Total:

\$5628.47

(Includes Shipping: \$390 and Tax: \$0.00)

Please note that the final total can be affected by your specific shipping selections during checkout.

Company Name:

Turnbull Creek CDD

Phone Number:



Search for it here...

SEARCH ▶

Billing Address:
475 West Town Place
St. Augustine, FL 32092
US

Products Ordered

Product: [Pentair CSP Strainer with Basket | PKG 184](#)

Quantity: 1

Price: \$1706.36

Product: [Sta-Rite CSP Series 15HP Nema 3-Phase Cast Iron Pool Pump Without Strainer | 230-460V | CSPHM3-144](#)

Quantity: 1

Price: \$3532.11

CHECKOUT ▶

5.



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

PROPOSAL

Date	Proposal No.
02/26/21	12498

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

Touch Up Mulch at Playgrounds

Enhancement/Extra Services

Playground (Certified Wood) Mulch - Bulk - Installed - CY

QTY

EXT PRICE

20.00

\$5,700.03

Total:	\$5,700.03
---------------	-------------------

By _____

Lemese Graham

Date 2/26/2021 _____

Duval Landscape Maintenance

By _____

Date _____

Murabella

D.

2.

TENNIS PROGRAM

Harold Hardy is a certified professional, Tennis Registry coach who has been teaching tennis for 50 years. He has been the head tennis professional at The King & The Bear Amenities Center for the last two years along with having tennis teaching privileges at the Heritage Landing Community Amenities Center. Previous certified vendor for St. John's County Public School System the last five years. Coach Hardy has been a director of tennis for adults and children at a tennis & swim club in Madison, WI., a country club in Reston, VA., Washington, DC., Racine, WI., and St. Augustine, FL.

Coach Hardy specializes in teaching children who are raw beginners between 3 to 15 years of age. He also teaches adults that may want to learn how to play tennis to stay in shape, play in leagues, or play with their young children. Coach Hardy has taught an after-school program for Ketterlinus Elementary in St. Augustine for 3 years, along with an elective tennis class for 5th Graders at RB Hunt Elementary school in St. Augustine for two years. He also directed and funded a two-week summer tennis camp for the Boys & Girls Club of St Augustine, along with a five Weekend Tennis Clinic for children of the Palaka Police Athletic League.

Articles on coach Hardy have been written in the St. Augustine Record Newspaper and more recently you can find one in the April 2020 edition online in the St. Augustine Social Magazine and the January 2021 edition.

If you ask coach Hardy why he teaches, he will say that tennis is my passion and my calling and that he wants to make sure that every student that he teaches leaves with the knowledge and discipline that comes with tennis that will last them a lifetime.

TENNIS LESSONS

Tots (age 2 to 5)-\$40 per 1/2 hr.

Private-\$55 per hr.

Semi-Private-\$65 per hr.

Clinics-\$25 per hr.

The Joy of Tennis Academy

Coming to Murabella

Beginner Children's Tennis Summer Camps

Learn a sport you can play all of your life!

Participants will learn the basic tennis strokes and core values of the game!

Murabella Children's Tennis Camps

1st Session: Mon. June 14 - Thurs. June 17
Age 5-7 9:00 - 10:30 • Age 8-12 10:30 - Noon

2nd Session: Mon. July 5 - Thurs. July 8
Age 5-7 9:00 - 10:30 • Age 8-12 10:30 - Noon

3rd Session: Mon. July 19 - Thurs. July 23
Age 5-7 9:00 - 10:30 • Age 8-12 10:30 - Noon



- 4-day weekly camps at Murabella Amenities Center
- Maximum class size 4 to 6 students
6 hours of instruction
- Friday of each week is a rain make up day if needed
- Camp cost: \$180 per camper, no refund

Lessons

Tots (age 2-5) \$40 per 1/2 hr
Private - \$55 per hr
Semi-private - \$65 per hr
Clinics - \$25 per hr

For an application please contact: **Harold Hardy - Camp Director**
(C) 904.323.1138 (E) hhardy200@gmail.com

3.



\$1499.99[^] *1299.00*

Air & Surface Pro+

This compact air purifier uses ActivePure® Technology to destroy odors, eliminate smoke and reduce contaminants on surfaces and in the air.

- New and improved ActivePure® Cell design delivers ActivePure® faster
- Reduces airborne and surface contaminants
- Freshens air and removes odors in stale environments
- UVC light mimics cleansing
- Reduces dirt and dust from the air
- Positive and Negatively charged ions reduce small particles and airborne pollutants



\$199.99[^]

FreshAir Mobile

Our pocket-sized purifier provides clean, healthy air when you're on the go; significantly reducing surface and airborne contaminants, odors and pollutants in the areas where you spend your time.

- Disinfects surfaces and air, removes VOCs, smoke and odors
- Reduces airborne contaminants and allergens
- Removes odors and freshens air
- Removes dirt and dust from the air
- Creates healthy, pure indoor spaces

[^] Ask your Vollara Representative about Promotions & Discount pricing.

HOW IT HELPS YOU

- Fewer sick days and cold / flu outbreaks
- Cleaner surfaces and air without using chemicals
- Better sleep
- Improved productivity by providing healthier surfaces and air
- Fresh, clean smelling air year round
- Healthier living environment

VOLLARA AIR & SURFACE PRO+ IS PERFECT FOR:

- Restless sleepers
- Allergy sufferers
- Pet owners
- Athletes
- Sensitive immune systems
- Teachers
- Caregivers

ACTIVEPURE AROUND THE WORLD

Small Businesses

Liberty Bell Museum

Hotels

Schools

Training Facilities

Restaurants

Over 1 million ActivePure® systems are currently in use to help safeguard front-line workers in hospitals, such as the Cleveland Clinic, Government buildings, including the Texas State Capitol, homes, restaurants, schools, nursing homes, medical & dental offices & many other businesses.

READY TO ORDER A VOLLARA AIR & SURFACE PRO+?

Continuously Disinfected & Cleaned by

ActivePure®
TECHNOLOGY

REDUCES OVER 99.99%
Viruses, Bacteria, and Mold
on Surfaces & in
the Air

Stace Falk | BSR LLC | stacefalk@gmail.com | 904.626.2740



BENEFITS

- **PATENTED** ActivePure® Cell destroys over 99% of all surface & airborne contaminants.
- Targets pathogens on surface & in the air, including viruses, bacteria, mold, mildew, VOCs & other harmful contaminants.
- Reduces airborne contaminants & allergens that can trigger asthma & allergy symptoms.
- Freshens air & removes odors in otherwise stale-prone environments.
- Portable, no installation required.
- Uses only 43 Watts of electricity. Less than a standard lightbulb!
- Covers up to 3,000 sq. feet.
- No monthly ongoing cost.
- Easy maintenance -3- year warranty.

HOW IT WORKS

- ActivePure® delivers Hydroxyl Molecules at 1200 ft/second into the space where it is placed. Seeking & destroying pathogens in the air & on surfaces. Additionally, bi-polar ionization is deployed to quickly clear the air of particulate matter including the aerosols produced by people speaking, coughing & sneezing.
- The ActivePure® Molecules seek and destroy DNA & RNA viruses. Including SARS-CoV-2 (novel coronavirus), Swine Flu (H1N1), Avian Bird Flu (H5N8), Hepatitis A (HAV) & MS2 bacteriophage, regardless of the size, on surfaces & in the air.

UNIQUE FEATURES

- Chemical Free & no filters needed.
- Place, Plug & Play. NO costly installation.
- Works safely 24/7 in places occupied by people & pets.
- NASA – based technology. Space Technology Hall of Fame - 2017
- **99.93% reduction of airborne SARS-CoV-2 virus in 3 minutes !**

SPECIFICATIONS

VOLLARA AIR & SURFACE PRO®	9940063 MODEL A1041B <small>NOTE: This unit does not meet California requirements and cannot be shipped to California.</small>
Technology	<ul style="list-style-type: none"> • ActivePure® Cell (1 included) • Positive and Negative Multipoint and RF Ion Generation • Purification Plate
Electrical	<ul style="list-style-type: none"> • 100 ~ 240VAC • 50/60 Hz External Power Supply • DC 24 Volts • 1.5 Amps Max. • Power Consumption: 43 Watts Max.
Mechanical	Nominal Airflow Rate: 40-60 CFM Fan
Dimensions	11.75" high x 9.5" wide x 10" deep (29.8 cm x 24.1 cm x 25.4 cm)
Weight	7.6 pounds (3.45 kg)
Operating Temperature	34°F – 100°F
Coverage	Covers a range of 500 sq. ft. up to 3,000 sq. ft. (42 m² to 279 m²)*
Warranty	Limited 3 year warranty



Stace Falk

BSR LLC

stacefalk@gmail.com

904.626.2740

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, January 12, 2021 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Chris DelBene	Chairman
Diana Jordan-Burks	Vice Chairperson
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor
Jeremy Vencil	Supervisor

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel (by telephone)
Jason Evert	District Engineer
Jerry Lambert	Operations Manager
Erick Hutchinson	Amenity Manager
Josh Feagin	Duval Landscape Maintenance

The following is a summary of the actions taken at the January 12, 2021 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. Slevin stated I would like to know if the board feels that the contract provisions have been met by Duval Landscape. If not satisfied, what actions are going to be taken?

THIRD ORDER OF BUSINESS

Dedication of Fitness Room

Mr. Torres read into the record the declaration of dedication of the fitness room recognizing Wil Simmons' contribution as a supervisor and chairman.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the declaration of dedication of the fitness room in honor of Wil Simmons was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Manager (Presenter: Duval Landscape)

1. Duval Irrigation & Stump Removal Proposals

Mr. Feagin gave an overview of the work accomplished since the last meeting.

Mr. Labanowski asked have they met all the requirements of their contract?

Mr. Lambert responded yes. I am satisfied that Duval has met all requirements currently in the contract.

Mr. Feagin outlined proposals to locate and diagnose valves and irrigation service repairs.

Mr. Torres stated you probably need to look at section 4 of the contract before we consider this proposal.

Ms. Kilinski stated in 2019 the district did a request for proposals for irrigation and landscape maintenance services. Part of the irrigation scope included inspection and identification of controllers, irrigation system, valves, etc. and I want to make sure my understanding of the technical requirements and requests that Duval is making in that proposal isn't already addressed in our RFP scope. We had "an all-inclusive" package and it also includes repairs to lateral valve lines, line repairs, valve repairs or replacement, solenoid replacement, wire splices, valve box replacement and the like, which in my view may have driven up the price of your contract. I want to make sure we are not double paying for something that should have been included in your scope.

The irrigation related proposals and the stump grinding proposals were tabled.

B. Engineer (Presenter: JMT)

Mr. Evert stated we were approached by Jerry a few weeks ago to investigate an area that is partly on the soccer field and also on the lawn that is bisected by the paved walkway near the pond, very close to Pacetti Road to try to determine the cause of flooding that has been a chronic issue. You have saturated soils in this area; this is probably one of the lowest parts of the property. It seems that you not only have soils that have been changed over time, but you have historic soils that are wetland soils and even if they were filled to try to create some of the features on the

property some of that soil has subsided. In certain pockets you can see it is very obvious where there is muck soils and there is no drainage going on in the area. It also appears that there are some locations where there is a small swale that runs along the sidewalk. You are probably receiving some drainage from all the way up the intersection that is coming to the south and then there is a break in the berm where some of that drainage is potentially entering your property further acerbating the problem. It looks like several things are going on. Water usually sits on the soccer field and you don't have the useability of all the lands you want.

I don't want to say for sure what the fixes would be or how much they would cost. There are several possibilities that we could investigate at this point and they may involve either grading, filling, using pipes to move water in a more efficient way, trying to keep the water that is supposed to be on the swale along the sidewalk from entering your property is a possibility as well. These are some of the things that could be done but as an initial step we are going to need a topographic survey done that will show the elevations throughout the area, locations of the berm and that is going to contribute to the engineers being better able to determine the flow pathway of the water through the property then determine what you need to do to get the water off the property or moving more efficiently over to the pond.

Mr. Labanowski asked while they are doing that survey is it that much more expensive to continue onto that whole field that is constantly under water?

Mr. Evert stated we did pull some bids from surveyors to see what the costs were to do a survey like this. Definitely before we turn them loose we would want to know more about the extent of the problem areas. We can work on some drawings and sketch some things so when we give them to the surveyors they are aware of the full extent of the problem.

Mr. Wing stated you will come back with the costs of the survey and some ideas or do you have to wait for the survey to put the ideas together after?

Mr. Evert stated we know we will need the survey regardless. Depending on your timeframe to try to rectify the situation if you want to wait until we get the bids in and discuss them next time that is fine. If it is possible to do a not to exceed amount that you might be able to approve with the understanding that when the bids come in you will have a chance to look at them and as long as it doesn't exceed that will give us permission to go ahead and hire them and get them to do the work. That is up to you.

Ms. Burks asked before you do that you look at historical surveys and see if there is something there that you can put together a proposal to bring back to us so we can look at it and see what it will cost?

Mr. Wing stated Mike Yuro did some surveying over there.

Mr. Evert stated if there is any product that you have then that would be great.

Mr. Labanowski stated I believe ETM did some surveying over there.

Mr. Wing asked do they keep them or do we have them in our files?

Mr. Torres stated I can check with ETM and Mike. The last survey Mike did was in the area of the gentleman on the cul-de-sac that had a drain issue. I will check.

Mr. Evert stated we need to get the historic information, but we will need a survey regardless. It is up to you if you want us to do historic investigations first and then come back later with a couple proposals for surveyors or if you want to approve some amount of money and I will get the survey started.

Mr. Torres asked even if we have the historical topographic or any other survey of that area would we still require a new survey?

Mr. Evert stated we would like it.

Mr. DelBene asked what is the cost?

Mr. Evert stated if it were very small in that area it is probably \$4,000 to \$5,000, if you are talking about the roadway and sidewalk areas and the entire area of the pond and the majority of the field it would be \$8,000 to \$9,000. It depends on how detailed the survey is. In this regard there are certain areas that do require more detail and there are other areas such as the field where there is much more gentle flow where you probably don't need to have data every five feet or so you can probably have a wider distance of data of every ten feet.

Mr. DelBene stated before we even talk about repairs we could be spending \$10,000.

Mr. Evert stated I would be surprised if the survey would be over \$10,000. I think that would be an expensive survey and we would probably get more bids.

Mr. Torres asked why don't we outline the area and Jason can get an accurate scope for that area and we can get competitive bids.

Mr. Wing stated do a search for historical surveys and that will give you some idea what you are working with and how far the new survey has to go.

Mr. Evert stated we will try to obtain all the historical information you might have, whether it be surveys or engineering data. We will look at historical aerial photographs, coordinate with Jerry and any of you who want to contribute information. If you want to do the whole field and make that decision now that is an option too. The more data we have the better because you get a good picture of your sources of drainage. The wider survey you have the more thorough and useful the data will be, but there is probably a diminishing return once you get too far away from the area of concern.

FIFTH ORDER OF BUSINESS

Organizational Matters (Presenter: Ernesto Torres)

Ms. Martin, Mr. Vencil and Mr. French gave an overview of their respective backgrounds and their interest in the community and serving on the board.

A. Appointment of Supervisor to Fill Unexpired Term of Office (11/2024)

Mr. Wing moved to appoint Ms. Martin to fill the unexpired term of office and there being no second, the motion died for lack of a second.

On MOTION by Ms. Burks seconded by Mr. DelBene with all in favor on roll call vote Jeremy Vencil was appointed to fill the vacancy in seat no. 2.

B. Oath of Office for Newly Elected and Appointed Supervisor

Mr. Torres being a notary public of the State of Florida administered the oath of office to Mr. Vencil.

Mr. Torres stated there is a packet of information that I will go over with you after the meeting that includes a copy of Chapter 190, guide to the sunshine amendment, code of ethics, I9 form, W4 form and form 1 statement of financial interests.

As everyone knows Diana ran unopposed and I will now administer the oath of office to her.

Mr. Torres being a notary public of the State of Florida administered the oath of office to Ms. Burks.

Mr. Torres stated I will go over a few things with Jeremy that are in the packet of information. This is a public office you are now holding and are subject to the Florida sunshine law. Communications between your fellow supervisors regarding business that may come before the board can only be done in a public meeting. You can engage in conversations with the other supervisors about anything other than an item that may come before the board. You are also subject to public records requests and we ask that you segregate your district emails from your business and personal emails. If you receive a public records request please notify me or district counsel and we will walk you through that.

C. Election of Officers, Resolution 2021-01

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor Chris DelBene was appointed chairman.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor Diane Jordan-Burks was appointed vice chair.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor Resolution 2021-01 was approved reflecting the following officers: Chris DelBene chairman, Diana Burks vice chairperson, Ernesto Torres Secretary and Treasurer, James Perry and Patti Powers assistant treasurers, James Perry, James Oliver, Daniel Laughlin, Brian Wing, Chuck Labanowski and Jeremy Vencil assistant secretaries.

SIXTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney - (Presenter: Jennifer Kilinski)

There being none, the next item followed.

B. Manager - (Presenter: Ernesto Torres)

There being none, the next item followed.

C. Operation Manager – (Presenter: Jerry Lambert)

1. Memorandum

Mr. Lambert gave an overview of the memorandum, which was included in the agenda package then presented the following proposals.

(a) Proposal #2328 pond fountain replacement

On MOTION by Mr. Labanowski seconded by Ms. Burks with all in favor repair of pond aerator was approved in an amount not to exceed of \$5,706.60.

(b) Pond #2 aeration in the amount of \$17,304.44

This item tabled.

(c) Entrances/Bridge light fixture replacement \$7,158

On MOTION by Mr. Labanowski seconded by Ms. Burks with all in favor the proposal from Stewart Lighting and Adelco Electric, Inc. in the amount of \$7,158 was approved.

(d) Grind 15 stumps along berms on walking paths \$1,950

This item tabled earlier in the meeting.

(e) Irrigation repairs and additional heads \$4,750

This item tabled earlier in the meeting.

2. Field Operations Manager Picture Report

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

D. Amenity Center Update (Presenter: Erick Hutchinson)

1. Gift of Dance

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the request of Gift of Dance to use the social room for classes

on Thursdays from 4:30 to 5:15 p.m. from January 14th through May 13th with the standard 10% back to the district was approved.

2. Amenity Athletics

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor the request from amenity athletics basketball for a startup basketball league from March 25th through May 13th, 3:30 to 7:00 p.m. with the standard 10% back to the district was approved.

Ms. Kilinski stated I will see what we have in place to see if we can amend the agreement for this program and making it clear it is only district residents, but I will have a license agreement in place with COVID protocols as well as use of additional district amenity facilities.

SEVENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Mr. French stated I’m concerned about the trees on West Positano, some are in poor condition. I suggest you take soil samples to the agricultural center and have them test the soil. I suggest for the roundabout you put signs up that it is state law that they are not to occupy that roundabout. It is supposed to be graded and invisible by law.

Ms. Burks stated I agree with the suggestion for signage because people walk through there and you can’t see them when you are driving. They shouldn’t be walking in there.

Mr. Labanowski stated it is county property. There are a couple sabal palms as you are going towards the circle where the people walk across and that is definitely a blind spot. We had people get sick in the gym area and I’m concerned because there was no way of tracking who was in that gym at that time. There used to be a sign-in list as well as at the pool and both sign-in lists are gone.

Mr. Hutchinson stated we did away with the sign-in for a couple reasons and I’m happy to do whatever you want me to do. If I have a sign-in sheet everyone is using the same pen and defeats the purpose. What I did find effective was when I had sessions through mymurabella.com and people registered and I was able to adjust and customize it however, we wanted to do it. It is only effective while the office is open because the gym opens at 5 a.m. and stays open until 10 p.m. and we are not here. We would be limiting the gym hours. I can’t come up with something

that is better than what we had. It has been come in at your own risk. We sanitized daily anything that is touched.

Mr. Labanowski stated cleaning surfaces is fine, but we need to clean the air system as well.

Mr. Hutchinson stated I'm happy to follow the board's lead and whatever legal says as well. Every day I'm in there everything is cleaned even in here, all the seats have been sanitized. I heard from other residents that the reservation system through mymurrabella.com wasn't efficient so we dissolved it.

Ms. Kilinski stated I want to clarify that we don't know that COVID was contracted in the gym; the folks that had COVID are also hanging out in a third scenario. Also, we have calls frequently when there is an issue, we have developed a best practice list based on both the Department of Health, St. Johns County, CDC best practices when these issues have occurred the advantage or disadvantage may be that GMS and our office representing so many districts and working with FIA, your insurer, to make sure we are doing what we need to do is we have a pretty solid protocol list in place that we have had to carry out all across the state. This has happened at various times. We did our best to do contract tracing per the Department of Health and if there are things that you think we have failed to do, let's talk about those offline and we can make improvements to that list. I want to make sure the board is aware we don't take these things lightly and we do have procedures in place well in advance of this happening to make sure we are doing everything we can to keep the community safe.

Ms. Burks asked if someone has caught COVID here, do you send out emails that there has been a case. Are we doing that in cases like that?

Ms. Kilinski stated yes, you should have seen the email because I reviewed the draft and made amendments to it. The district communication went out notifying the district that someone had been in the district's amenities and that there had been a COVID positive case and we were shutting down for a period of time. Any time thus far that the district staff has been made aware that somebody is COVID positive and came to the district's amenities we have made sure that the residents know that had occurred and on top of that if we can identify with any degree of certainty who may have been in the amenity facility at that time based on Erick's logs and the card reader access, we notify those people specifically that they may have been here during these hours when this person was here. It is a double notification process that we have in place.

Mr. Torres stated I did receive an email from a resident, Kathy Venezia, and she wanted me to express to the board that sometime ago she purchased some landscape lighting for the entrance on 16 and it is residential landscaping solar lighting for about \$49 and they were removed. The district did not ask the resident to purchase these lights, she didn't receive permission to install the lights. These lights were installed in areas that the district maintains, but it is really the county's property. She is asking to be reimbursed because the lights are no longer there, they were removed because they no longer worked. I'm not at liberty to approve such reimbursement, I told her I would bring it to the board.

It was the consensus of the board to not reimburse the cost of the light since it was not approved by the board.

Mr. Wing stated I talked to Jerry and Lou because he will help build the bocce ball court to look at where to put it. I know we talked about putting it out beyond the tennis courts and in looking at that area it is not flat. The other area we looked at is over near the storage shed. We measured and marked it out, it is far enough away from the basketball court, it doesn't get into where the soccer is, it is close to the maintenance shed and there are rakes and a broom to maintain the bocce court. A concern for someone who is handicapped that is a long way to go in a wheelchair. The sidewalk to the basketball court and then the bocce court another 10-15 feet beyond that would be much closer. It is also flatter and drier and I propose that is where we put it in.

Mr. DelBene asked are you going to make sure there is enough room if we have to upgrade the shed?

Mr. Wing stated we will make sure there is enough room. The HOA is scheduled to meet here next Monday evening and the last three meetings they had one member who refused to wear a mask and I would like to know how that gets handled.

Mr. Torres stated that is a timeframe when staff is not here. Jennifer do you have any suggestions?

Ms. Kilinski stated the board of supervisors as the policymakers and business decision entity for the district's amenity facilities is within its rights to adopt a policy that requires masks. If someone wishes to not adhere to that policy you have the right to not allow them entry into the facility. If we know that there are members that are not going to participate and you don't have staff we certainly as staff can make sure that the community generally knows that is the policy that

they need to adhere to and if we have specific offenders we are concerned about we can make sure we notify them specifically. If offline you want to tell Ernesto or me who that person is we are happy to reach out to them. It is probably a good idea to send an eblast to make sure every resident knows that is the current policy of this board.

Mr. Torres stated I know staff has communicated to the resident several times about wearing masks. In fact, there was an eblast that went out prior to this meeting, there are signs on the door. If it is your pleasure I will be more than happy to make a call or email.

Mr. Wing stated I suggest that as well as a communication to the president of the HOA saying if you can't enforce this you don't have the privilege of using this room.

Mr. Torres stated I will communicate with the president and the person as well.

Mr. DelBene asked will you look at the pricing of fountains, specifically I would like to see one that has a bottle filler and a lower tier for children and higher tier for adults. I'm seeing prices in the range from \$2,500 to \$4,400.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda (Presenter: Ernesto Torres)

- A. Approval of Minutes of the November 10, 2020 Meeting**
- B. Balance Sheet as of November 30, 2020 and Statement of Revenues & Expenditures for the Period Ending November 30, 2020; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**

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

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – March 9, 2021 at 6:30 p.m.

Mr. Torres stated the next meeting is scheduled for March 9, 2021 at 6:30 p.m.

On MOTION by Mr. Wing seconded by Ms. Burks with all in favor the meeting adjourned at 8:41 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting

January 31, 2021

**Turnbull Creek
Community Development District
Combined Balance Sheet
January 31, 2021**

	<u>Governmental Fund Types</u>				Totals (Memorandum Only)
	General	Debt Service	Capital Projects	Capital Reserve	
Assets:					
Cash - Wells Fargo	---	---	---	\$175,200	\$175,200
Cash - Hancock Bank	\$169,031	---	---	---	\$169,031
Investments:					
Investment - SBA	\$42	---	---	---	\$42
Investment-General Account	\$1,273,301	---	---	---	\$1,273,301
Series 2015 A1-A2					
Revenue	---	\$915,100	---	---	\$915,100
Reserve A1	---	\$388,517	---	---	\$388,517
Reserve A2	---	\$106,796	---	---	\$106,796
Prepayment A1	---	\$457	---	---	\$457
Prepayment A2	---	\$12,929	---	---	\$12,929
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,742	---	\$2,742
Series 2015 B1-B2					
Revenue B	---	\$73,316	---	---	\$73,316
Reserve B1	---	\$31,829	---	---	\$31,829
Reserve B2	---	\$9,554	---	---	\$9,554
Prepayment B1	---	\$2,401	---	---	\$2,401
Prepayment B2	---	\$6,631	---	---	\$6,631
Redemption	---	\$105	---	---	\$105
Series 2016					
Sinking	---	\$1	---	---	\$1
Reserve	---	\$115,750	---	---	\$115,750
Revenue	---	\$29,045	---	---	\$29,045
Due From General Fund	---	\$241,144	---	---	\$241,144
Prepaid Expenses	\$986	---	---	---	\$986
Total Assets	\$1,443,360	\$1,933,574.04	\$2,743	\$175,200	\$3,554,877
Liabilities:					
Accounts Payable	\$2,149	---	---	\$8,656	\$10,806
Due to Debt Service 2016	\$241,144	---	---	---	\$241,144
Fund Balances:					
Assigned General Fund	\$61,853	---	---	---	\$61,853
Restricted for Debt Service	---	\$1,933,574	---	---	\$1,933,574
Restricted for Capital Projects	---	---	\$2,743	---	\$2,743
Nonspendable	\$986	---	---	---	\$986
Unassigned	\$1,137,228	---	---	\$166,544	\$1,303,771
Total Liabilities and Fund Equity	\$1,443,360	\$1,933,574	\$2,743	\$175,200	\$3,554,877

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending January 31, 2021

	Adopted Budget	Prorated Thru 01/31/21	Actual Thru 01/31/21	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,149	\$1,045,296	\$1,045,296	\$0
Interest/Miscellaneous	\$2,000	\$667	\$1,150	\$484
Amenities Revenue	\$3,000	\$1,000	\$1,691	\$691
Total Revenues	\$1,131,149	\$1,046,963	\$1,048,138	\$1,175

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$1,867	\$2,200	(\$333)
FICA Expense	\$428	\$143	\$168	(\$26)
Engineering (Juro & Associates, LLC)	\$13,000	\$4,333	\$1,563	\$2,771
Arbitrage (Grau)	\$2,400	\$0	\$0	\$0
Dissemination (GMS & Disclosure Services)	\$2,850	\$950	\$667	\$283
Trustee (US Bank)	\$14,620	\$3,631	\$3,631	\$0
Attorney (HGS)	\$47,000	\$15,667	\$7,563	\$8,104
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$15,000	\$15,000	\$0
Information Technology (GMS)	\$1,600	\$533	\$533	\$0
Telephone	\$450	\$150	\$555	(\$405)
Postage	\$800	\$267	\$290	(\$24)
Printing & Binding	\$1,800	\$600	\$100	\$500
Insurance (FIA)	\$9,035	\$9,035	\$8,625	\$410
Legal Advertising	\$1,400	\$467	\$296	\$170
Other Current Charges	\$1,000	\$333	\$316	\$17
Office Supplies	\$170	\$57	\$2	\$55
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$1,200	\$400	\$400	\$0

Administrative Expenses	\$157,053	\$58,607	\$47,084	\$11,523
--------------------------------	------------------	-----------------	-----------------	-----------------

Amenity Center

Insurance (FIA)	\$16,134	\$16,134	\$14,485	\$1,649
Pest Control (Turner Pest Control)	\$3,123	\$1,041	\$749	\$292
Repairs & Replacements	\$36,000	\$12,000	\$21,205	(\$9,205)
Recreational Passes	\$800	\$235	\$235	\$0
Office Supplies	\$1,100	\$367	\$1,218	(\$851)
Other Current Charges	\$540	\$180	\$180	\$0
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$736	\$736	\$0

Utilities

Water & Sewer (STCUD)	\$10,900	\$3,633	\$2,688	\$945
Electric (FPL)	\$36,000	\$12,000	\$8,598	\$3,402
Telephone/Internet (Comcast)	\$3,800	\$1,267	\$1,231	\$36

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending January 31, 2021

	Adopted Budget	Prorated Thru 01/31/21	Actual Thru 01/31/21	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (ASG)	\$31,245	\$1,053	\$1,053	\$0
Facilty Monitor (ASG)	\$24,200	\$8,067	\$7,744	\$323
Facility Management (ASG)	\$61,000	\$20,333	\$20,333	\$0
Facility Attendants (ASG)	\$16,200	\$5,400	\$3,217	\$2,183
Field Operations (ASG)	\$51,259	\$17,086	\$17,086	\$0
Facility Maintenance (ASG)	\$49,000	\$16,333	\$16,333	\$0
Pool Maintenance (ASG)	\$14,317	\$4,772	\$4,633	\$139
Pool Chemicals	\$13,524	\$4,508	\$3,420	\$1,088
Janitorial Services (ASG)	\$9,064	\$3,021	\$2,933	\$88
Common Area Waste Collection	\$18,300	\$6,100	\$6,100	\$0
Program Director (ASG)	\$2,575	\$858	\$858	\$0
Refuse Service (Advance Disposal)	\$9,840	\$3,280	\$3,497	(\$217)
Security - ENVERA	\$6,409	\$2,136	\$1,972	\$164
Special Events	\$9,000	\$3,000	\$968	\$2,032
Holiday Decorations	\$2,000	\$2,000	\$3,380	(\$1,380)
Miscellaneous	\$0	\$0	\$126	(\$126)
<u>Amenity Center Expenses</u>	\$428,330	\$145,541	\$144,978	\$563
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$38,000	\$12,667	\$12,844	(\$178)
Lake Maintenance (Future Horizons)	\$14,100	\$4,700	\$4,700	\$0
Landscape Maintenance (Duval Landscape)	\$308,700	\$102,900	\$101,356	\$1,544
Landscape Contingency	\$28,000	\$9,333	\$11,930	(\$2,596)
Irrigation Repairs	\$6,000	\$2,000	\$0	\$2,000
Capital Reserves	\$212,819	\$0	\$0	\$0
<u>Grounds Maintenance Expenses</u>	\$607,619	\$131,600	\$130,830	\$770
Total Expenses	\$1,193,002	\$335,748	\$322,892	\$12,856
Excess Revenues (Expenditures)	(\$61,853)		\$725,245	
Fund Balance - Beginning	\$61,853		\$474,822	
Fund Balance - Ending	\$0		\$1,200,067	

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Maintenance Assessments	\$0	\$97,446	\$328,618	\$619,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,045,296
Interest/Miscellaneous	\$96	\$1,001	\$51	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150
Amenities Revenue	\$250	\$0	\$1,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,691
Total Revenues	\$346	\$98,447	\$330,110	\$619,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,048,138
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$800	\$800	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
FICA Expense	\$61	\$61	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Engineering	\$688	\$500	\$0	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,563
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$667
Trustee	\$3,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,631
Attorney	\$1,067	\$5,346	\$1,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,563
Tax Roll Assessments	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Computer Time	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533
Telephone	\$0	\$0	\$0	\$555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555
Postage	\$9	\$11	\$264	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$290
Printing & Binding	\$0	\$6	\$89	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Insurance	\$8,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,625
Legal Advertising	\$157	\$0	\$0	\$139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296
Other Current Charges	\$53	\$93	\$125	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$316
Office Supplies	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Administrative Expenses	\$24,416	\$10,967	\$5,780	\$5,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,084
<u>Amenity Center</u>													
Insurance	\$14,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,485
Pest Control	\$185	\$185	\$185	\$194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$749
Repairs & Replacements	\$622	\$3,455	\$2,526	\$14,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,205
Recreational Passes	\$0	\$0	\$0	\$235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235
Office Supplies	\$0	\$340	\$743	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,218
Other Current Charges	\$45	\$45	\$45	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180
Permit Fees	\$0	\$368	\$0	\$368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$736
<u>Utilities</u>													
Water & Sewer	\$522	\$652	\$769	\$745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,688
Electric	\$2,756	\$1,770	\$2,132	\$1,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,598
Telephone/Cable/Internet	\$307	\$307	\$307	\$311	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,231

*Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2021*

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center Cont'd.</i>													
<i>Management Contracts</i>													
<i>Pool Monitors/Lifeguards</i>	\$1,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,053
<i>Facility Monitor</i>	\$1,824	\$1,920	\$2,000	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,744
<i>Facility Management (5,083.33)</i>	\$5,083	\$5,083	\$5,083	\$5,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,333
<i>Facility Attendants</i>	\$817	\$978	\$632	\$789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,217
<i>Field Operations (4,271.58)</i>	\$4,272	\$4,272	\$4,272	\$4,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,086
<i>Facility Maintenance (4,083.33)</i>	\$4,083	\$4,083	\$4,083	\$4,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,333
<i>Pool Maintenance (1,158.33)</i>	\$1,158	\$1,158	\$1,158	\$1,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,633
<i>Pool Chemicals (854.91 and 1399.10)</i>	\$855	\$855	\$855	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,420
<i>Janitorial Services (733.33)</i>	\$733	\$733	\$733	\$733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,933
<i>Common Area Waste Collection</i>	\$1,525	\$1,525	\$1,525	\$1,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,100
<i>Program Director (214.58)</i>	\$215	\$215	\$215	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$858
<i>Refuse Service</i>	\$848	\$848	\$848	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,497
<i>Security - Envera (493)</i>	\$493	\$493	\$493	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,972
<i>Special Events</i>	\$0	\$369	\$91	\$507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$968
<i>Holiday Decorations</i>	\$0	\$0	\$3,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,380
<i>Miscellaneous</i>	\$0	\$0	\$0	\$126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126
<i>Amenity Center Expenses</i>	\$41,880	\$29,655	\$32,077	\$41,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,978
<i>Grounds Maintenance</i>													
<i>Street lighting</i>	\$3,211	\$3,211	\$3,211	\$3,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,844
<i>Lake Maintenance (\$1,175.00)</i>	\$1,175	\$1,175	\$1,175	\$1,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,700
<i>Landscape Maintenance (\$25,3384.88)</i>	\$25,339	\$25,339	\$25,339	\$25,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,356
<i>Landscape Contingency</i>	\$9,680	\$0	\$2,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,930
<i>Irrigation Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Capital Reserves</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Grounds Maintenance Expenses</i>	\$39,405	\$29,725	\$31,975	\$29,726	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,830
<i>Total Expenses</i>	\$105,700	\$70,346	\$69,832	\$76,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$322,892
<i>Excess Revenues (Expenditures)</i>	(\$105,354)	\$28,101	\$260,278	\$542,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$725,245

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending January 31, 2021

<i>Adopted Budget</i>	<i>Prorated Thru 01/31/21</i>	<i>Actual Thru 01/31/21</i>	<i>Variance</i>
---------------------------	---------------------------------------	-------------------------------------	-----------------

Revenues:

Interest Income	\$5,000	\$300	\$79	(\$221)
Assessments	\$985,875	\$915,093	\$915,093	\$0
Prepayments A1	\$0	\$0	\$0	\$0
Prepayments A2	\$0	\$0	\$0	\$0

Total Revenues

	\$990,875	\$915,393	\$915,172	(\$221)
--	-----------	-----------	-----------	---------

Expenditures

Series 2015A-1

Interest 11/1	\$172,176	\$172,176	\$172,176	\$0
Principal Prepayment 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$172,176	\$0	\$0	\$0
Principal 5/1	\$435,000	\$0	\$0	\$0
Special Call 5/1	\$0	\$0	\$0	\$0

Series 2015A-2

Interest 11/1	\$51,181	\$51,181	\$51,181	\$0
Principal Prepayment 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$51,181	\$0	\$0	\$0
Principal 5/1	\$100,000	\$0	\$0	\$0
Special Call 5/1	\$0	\$0	\$0	\$0

Total Expenditures

	\$981,715	\$223,358	\$223,358	\$0
--	-----------	-----------	-----------	-----

Excess Revenues (Expenditures)

	\$9,160	\$692,035	\$691,814	(\$221)
--	---------	-----------	-----------	---------

Other Sources (Uses)

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

Total Other Sources(Uses)

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

Net Change in Fund Balance

	\$9,160	\$691,814		
--	---------	-----------	--	--

Fund Balance - Beginning

	\$235,202	\$731,985		
--	-----------	-----------	--	--

Fund Balance - Ending

	\$244,362	\$1,423,799		
--	-----------	-------------	--	--

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending January 31, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 01/31/21</i>	<i>Actual Thru 01/31/21</i>	<i>Variance</i>
<u>Revenues:</u>				
Interest Income	\$700	\$233	\$8	(\$225)
Assessments	\$78,987	\$73,316	\$73,316	\$0
Prepayments B1	\$0	\$0	\$0	\$0
Prepayments B2	\$0	\$0	\$0	\$0
Total Revenues	\$79,687	\$73,549	\$73,324	(\$225)
<u>Expenditures</u>				
<u>Series 2015B-1</u>				
Interest 11/1	\$19,535	\$19,535	\$19,535	\$0
Interest 5/1	\$19,535	\$0	\$0	\$0
Principal 5/1	\$20,000	\$0	\$0	\$0
<u>Series 2015B-2</u>				
Interest 11/1	\$5,313	\$5,313	\$5,431	(\$119)
Interest 5/1	\$5,313	\$0	\$0	\$0
Principal 5/1	\$5,000	\$0	\$0	\$0
Total Expenditures	\$74,695	\$24,848	\$24,966	(\$119)
Excess Revenues (Expenditures)	\$4,992	\$48,702	\$48,357	
<u>Other Sources (Uses)</u>				
Operating Transfer In (Out)	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0		\$0	
Net Change in Fund Balance	\$4,992		\$48,357	
Fund Balance - Beginning	\$33,976		\$75,479	
Fund Balance - Ending	\$38,968		\$123,836	

Turnbull Creek
Community Development District

Debt Service Fund - Series 2016

Statement of Revenues & Expenditures
For the Period ending January 31, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 01/31/21</i>	<i>Actual Thru 01/31/21</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$1,900	\$633	\$10	(\$623)
<i>Assessments</i>	\$286,505	\$265,935	\$265,935	\$0
<i>Total Revenues</i>	\$288,405	\$266,568	\$265,945	(\$623)
<u>Expenditures</u>				
<u>Series 2016</u>				
<i>Interest 11/1</i>	\$66,656	\$66,656	\$66,656	\$0
<i>Special Call 11/1</i>	\$0	\$0	\$10,000	(\$10,000)
<i>Interest 5/1</i>	\$66,656	\$0	\$0	\$0
<i>Principal 5/1</i>	\$155,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$288,311	\$66,656	\$76,656	(\$10,000)
<i>Excess Revenues (Expenditures)</i>	\$94	\$199,913	\$189,290	
<i>Fund Balance - Beginning</i>	\$74,388		\$196,649	
<i>Fund Balance - Ending</i>	\$74,482		\$385,939	

Turnbull Creek
Community Development District
Capital Projects Fund

Statement of Revenues & Expenditures
For the Period ending January 31, 2021

Series 2015A-1 & A-2

Revenues:

Interest Income	\$0
Total Revenues	\$0

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

Other Sources (Uses)

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

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

Net Change in Fund Balance	\$0
-----------------------------------	------------

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

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

Turnbull Creek
Community Development District
Capital Reserve Funds

Statement of Revenues & Expenditures
For the Period ending January 31, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 01/31/21</i>	<i>Actual Thru 01/31/21</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Capital Reserve Funding - Transfer In</i>	\$212,819	\$0	\$0	\$0
<i>Total Revenues</i>	\$212,819	\$0	\$0	\$0
<u>Expenditures</u>				
<i>Repair and Replacement</i>	\$50,000	\$16,667	\$8,656	\$8,010
<i>Capital Outlay</i>	\$50,000	\$16,667	\$15,153	\$1,514
<i>Other Current Charges</i>	\$240	\$80	\$86	(\$6)
<i>Total Expenditures</i>	\$100,240	\$33,413	\$23,895	\$9,518
<i>Excess Revenues (Expenditures)</i>	\$112,579		(\$23,895)	
<i>Fund Balance - Beginning</i>	\$323,544		\$190,439	
<i>Fund Balance - Ending</i>	\$436,123		\$166,544	

**TURNBULL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021 ASSESSMENT RECEIPTS SUMMARY**

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1- 2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY21 O&M ASSESSED
CERTIFIED TAX ROLL	959	2,477,514.80	985,874.50	286,504.77	78,986.62	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
11/2/2020	1	22,020.44	8,762.57	2,546.49	702.04	10,009.34
11/12/2020	2	75,140.01	29,900.37	8,689.34	2,395.57	34,154.73
11/24/2020	3	117,219.80	46,645.13	13,555.53	3,737.13	53,282.01
12/3/2020	4	244,216.99	97,180.97	28,241.74	7,785.98	111,008.30
12/16/2020	5	478,739.10	190,504.08	55,362.35	15,262.87	217,609.80
1/7/2021	6	1,362,209.44	542,062.37	157,528.63	43,429.13	619,189.31
1/19/2021	INTEREST	94.02	37.41	10.87	3.00	42.74
2/22/2021	7	86,273.28	34,330.62	9,976.81	2,750.51	39,215.34
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,385,913.08	949,423.52	275,911.76	76,066.23	1,084,511.57
PERCENT COLLECTED		96.30%	96.30%	96.30%	96.30%	96.30%

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:	\$495,313
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:	\$41,383
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:	\$115,750
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)
Less: November 1, 2020 Prepayment	(\$10,000)
Current Bonds Outstanding	\$3,593,000

C.

Turnbull Creek Community Development District

Check Run Summary

12/1/2020 - 01/31/2021

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<u>General Fund</u>			
<i>Accounts Payable</i>	12/1/20-12/31/20	1257-1274	\$ 58,801.85
	1/1/21-1/31/21	1275-1294	\$ 96,739.47
		<i>Subtotal</i>	\$ 155,541.32
<u>Capital Reserve Fund</u>			
<i>Accounts Payable</i>	12/8/20	104	\$ 8,656.43
		<i>Subtotal</i>	\$ 8,656.43
<u>Total</u>			\$ 164,197.75

**Fedex invoices available upon request.*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/20	00277	12/01/20 8607	202012 320-53800-46600	DEC LANDSCAPE MAINTENANCE	*	25,339.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			25,339.00 001257
12/09/20	00205	11/30/20 65699	202011 320-53800-46800	NOV LAKE MAINTENANCE	*	1,175.00	
				FUTURE HORIZONS INC			1,175.00 001258
12/09/20	00016	12/01/20 271	202012 310-51300-34000	DEC MANAGEMENT FEES	*	3,750.00	
		12/01/20 271	202012 310-51300-55000	DEC WEBSITE ADMIN	*	100.00	
		12/01/20 271	202012 310-51300-35100	DEC INFORM TECHNOLOGY	*	133.33	
		12/01/20 271	202012 310-51300-31300	DEC DISSEMINATION SERVICE	*	166.67	
		12/01/20 271	202012 310-51300-51000	OFFICE SUPPLIES	*	.39	
		12/01/20 271	202012 310-51300-42000	POSTAGE	*	31.21	
		12/01/20 271	202012 310-51300-42500	COPIES	*	89.25	
				GOVERNMENTAL MANAGEMENT SERVICES			4,270.85 001259
12/09/20	00346	11/01/20 MURA5862	202011 330-57200-49000	NOV PREMIUM WEBSITE FEE	*	45.00	
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001260
12/09/20	00346	12/01/20 MURA5863	202012 330-57200-49000	DEC PREMIUM WEBSITE FEE	*	45.00	
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001261
12/09/20	00041	12/01/20 13129559	202012 330-57200-46500	DEC POOL CHEMICALS	*	854.91	
				POOLSURE			854.91 001262
12/09/20	00361	12/02/20 193267	202012 330-57200-49600	CHRISTMAS LIGHT DECOR	*	1,580.00	
				POSEY FAMILY OUTDOOR SERVICE			1,580.00 001263
12/09/20	00163	12/01/20 48	202012 330-57200-34800	DEC FACILITY MONITOR	*	2,016.67	
		12/01/20 48	202012 330-57200-34800	DEC FACILITY MONITOR	*	16.67	
		12/01/20 48	202012 330-57200-34000	DEC FACILITY MANAGEMENT	*	5,083.33	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/20	48		202012 330-57200-34300	DEC FACILITY ATTENDANTS		*	1,350.00		
12/01/20	48		202012 330-57200-34300	DEC FACILITY ATTENDANTS		*	717.52-		
12/01/20	48		202012 330-57200-34100	DEC FIELD OPERATIONS		*	4,271.58		
12/01/20	48		202012 330-57200-34400	DEC FACILITY MAINTENANCE		*	4,083.33		
12/01/20	48		202012 330-57200-46400	DEC POOL MAINTENANCE		*	1,158.33		
12/01/20	48		202012 330-57200-34200	DEC JANITORIAL SERVICES		*	733.33		
12/01/20	48		202012 330-57200-34900	DEC COMMON AREA WASTE COL		*	1,525.00		
12/01/20	48		202012 330-57200-34700	DEC PROGRAM DIRECTOR		*	214.58		
								19,701.96	001264

12/21/20	00362	12/18/20	121820 202012 330-57200-63100	REPLACED LED FIXTURES	ALFRED W GROVER	*	503.22	503.22	001265

12/21/20	00040	12/16/20	185441 202012 330-57200-63100	REPAIRED BAD WIRE	ATLANTIC SECURITY	*	147.50	147.50	001266

12/21/20	00309	12/07/20	45422 202012 310-51300-49000	PLAQUE WITH GOLD BACKPLAT	CROWN TROPHY	*	72.75	72.75	001267

12/21/20	00269	12/01/20	697245 202012 300-15500-10000	1/1/21-3/31/21 MONITORING	ENVERA	*	1,479.00	1,479.00	001268

12/21/20	00329	11/19/20	63021105 202011 330-57200-63100	SERVICE CALL	FIRST COAST FIRE AND SAFETY	*	75.00	75.00	001269

12/21/20	00146	11/30/20	D19629 202012 330-57200-63100	SLIDE AND PARTS	PLAYMORE WEST, INC	*	1,027.66	1,027.66	001270

12/21/20	00361	12/02/20	193267A 202012 330-57200-49600	EXTRA CHRISTNAS LIGHTING	POSEY FAMILY OUTDOOR SERVICE	*	1,800.00	1,800.00	001271

TURN TURNBULL CREEK BPEREGRINO									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/21/20	00039	12/03/20	7129899	202012	330	57200	46600		DEC PEST CONTROL	*	110.00		
									TURNER PEST CONTROL			110.00	001272
12/21/20	00039	12/03/20	7130114	202012	330	57200	46600		DEC PEST CONTROL	*	75.00		
									TURNER PEST CONTROL			75.00	001273
12/21/20	00302	12/17/20	2776	202011	310	51300	31100		NOV ENGINEERING SERVICES	*	500.00		
									YURO & ASSOCIATES, LLC			500.00	001274
1/08/21	00277	1/01/21	8986	202101	320	53800	46600		JAN LANDSCAPE MAINTENANCE	*	25,339.00		
									DUVAL LANDSCAPE MAINTENANCE LLC			25,339.00	001275
1/08/21	00277	12/30/20	8959	202012	320	53800	46700		INSTALLED GRASS/MULCH	*	2,250.00		
									DUVAL LANDSCAPE MAINTENANCE LLC			2,250.00	001276
1/08/21	00205	12/31/20	66083	202012	320	53800	46800		DEC LAKE MAINTENANCE	*	1,175.00		
									FUTURE HORIZONS INC			1,175.00	001277
1/08/21	00016	1/01/21	272	202101	310	51300	34000		JAN MANAGEMENT FEES	*	3,750.00		
		1/01/21	272	202101	310	51300	55000		JAN WEBSITE ADMIN	*	100.00		
		1/01/21	272	202101	310	51300	35100		JAN INFORM TECHNOLOGY	*	133.33		
		1/01/21	272	202101	310	51300	31300		JAN DISSEMINATION SERVICE	*	166.67		
		1/01/21	272	202101	310	51300	51000		OFFICE SUPPLIES	*	.42		
		1/01/21	272	202101	310	51300	42000		POSTAGE	*	7.00		
		1/01/21	272	202101	310	51300	42500		COPIES	*	4.20		
		1/01/21	272	202101	310	51300	41000		TELEPHONE	*	554.84		
									GOVERNMENTAL MANAGEMENT SERVICES			4,716.46	001278
1/08/21	00173	12/31/20	157830	202012	330	57200	63100		PUMP REPAIR	*	272.02		
									HOOVER			272.02	001279

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/21	00015	12/23/20	119415	202011	310-51300	31500		NOV GENERAL COUNSEL HOPPING GREEN & SAMS	*	3,845.50	3,845.50	001280
1/08/21	00015	12/23/20	119416	202011	310-51300	31500		NOV MONTHLY MEETING HOPPING GREEN & SAMS	*	1,500.00	1,500.00	001281
1/08/21	00354	1/01/21	11108441	202101	330-57200	63100		AED ANNUAL SERVICE LIFESAFE SERVICES LLC	*	200.00	200.00	001282
1/08/21	00041	1/01/21	13129559	202101	330-57200	46500		JAN POOL CHEMICALS POOLSURE	*	854.91	854.91	001283
1/08/21	00096	12/28/20	12282020	202012	310-51300	42000		2020 NOTICE POSTAGE ST. JOHNS COUNTY TAX COLLECTOR	*	232.66	232.66	001284
1/08/21	00303	1/05/21	01052021	202101	300-20700	10500		ST JOHNS CTY TAX DIST 1	*	2,546.49		
		1/05/21	01052021	202101	300-20700	10500		ST JOHNS CTY TAX DIST 2	*	8,689.34		
		1/05/21	01052021	202101	300-20700	10500		ST JOHNS CTY TAX DIST 3	*	13,555.53		
								TURNBULL CREEK CDD-HANCOCK 2016			24,791.36	001285
1/15/21	00362	1/08/21	10821	202101	330-57200	63100		REAPIR POOL PUMP MOTOR ALFRED W GROVER	*	440.00	440.00	001286
1/15/21	00363	1/07/21	824684	202101	330-57200	63100		POSTAL BOX LOCK REPAIR LOU ZIMMER	*	150.00	150.00	001287
1/15/21	00163	1/01/21	50	202101	330-57200	34800		JAN FACILITY MONITOR	*	2,016.67		
		1/01/21	50	202101	330-57200	34800		JAN FACILITY MONITOR CRD	*	16.67-		
		1/01/21	50	202101	330-57200	34000		JAN FACILITY MANAGEMENT	*	5,083.33		
		1/01/21	50	202101	330-57200	34300		JAN FACILITY ATTENDANTS	*	1,350.00		
		1/01/21	50	202101	330-57200	34300		JAN FACILITY ATTENDANTS	*	560.72-		

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/21	50		202101 330-57200-34100						JAN FIELD OPERATIONS	*	4,271.58		
1/01/21	50		202101 330-57200-34400						JAN FACILITY MAINTENANCE	*	4,083.33		
1/01/21	50		202101 330-57200-46400						JAN POOL MAINTENANCE	*	1,158.33		
1/01/21	50		202101 330-57200-34200						JAN JANITORILA SERVICES	*	733.33		
1/01/21	50		202101 330-57200-34900						JAN COMMON AREA WAST COLL	*	1,525.00		
1/01/21	50		202101 330-57200-34700						JAN PROGRAM DIRECTOR	*	214.58		
RIVERSIDE MANAGEMENT SERVICES, INC											19,858.76	001288	
1/15/21	00039	1/04/20	7204317	202101	330-57200-46600				JAN PEST CONTROL	*	78.75		
TURNER PEST CONTROL											78.75	001289	
1/15/21	00039	1/04/21	7204114	202101	330-57200-46600				JAN PEST CONTROL	*	115.50		
TURNER PEST CONTROL											115.50	001290	
1/25/21	00262	1/02/21	9987378	202101	330-57200-49300				FY21 MUSIC LICENSE FEE	*	368.00		
BMI											368.00	001291	
1/25/21	00015	1/15/21	119697	202012	310-51300-31500				DEC GENERAL COUNSEL	*	1,151.00		
HOPPING GREEN & SAMS											1,151.00	001292	
1/25/21	00365	1/13/21	36097	202101	330-57200-63100				MURABELLA EXT LIGHTS	*	6,684.40		
STEWART LIGHTING, INC											6,684.40	001293	
1/25/21	00364	1/12/21	709063	202101	330-57200-63100				POOL UMBRELLA	*	2,716.15		
TROPITONE											2,716.15	001294	
TOTAL FOR BANK C											155,541.32		
TOTAL FOR REGISTER											155,541.32		

TURN TURNBULL CREEK BPEREGRINO



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

INVOICE

Date	Invoice No.
12/01/20	8607
Terms	Due Date
Net 40	01/10/21

RECEIVED

DEC 01 2020

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
\$25,339.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#9694 - Turnbull Creek CDD- Renewal 2020 December 2020					\$25,339.00

Total	\$25,339.00
Payments/Credits	(\$0.00)
Balance Due	\$25,339.00

277 ©
 1.320.538.466

Future Horizons, Inc.
 403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

RECEIVED

INVOICE

Invoice Number: 65699
 Invoice Date: Nov 30, 2020
 Page: 1

NOV 30 2020

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

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		1/14/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of November, 2020 <i>205 © 1,320,538.468</i>	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

RECEIVED

DEC 03 2020

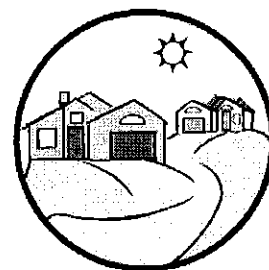
Invoice #: 271
 Invoice Date: 12/1/20
 Due Date: 12/1/20
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2020 <i>1,810,513 840</i>		3,750.00	3,750.00
Website Administration - December 2020 <i>550</i>		100.00	100.00
Information Technology - December 2020 <i>357</i>		133.33	133.33
Dissemination Agent Services - December 2020 <i>313</i>		166.67	166.67
Office Supplies <i>570</i>		0.39	0.39
Postage <i>420</i>		31.21	31.21
Copies <i>425</i>		89.25	89.25
<i>16 ©</i>			
Total			\$4,270.85
Payments/Credits			\$0.00
Balance Due			\$4,270.85

Neighborhood Publications, Inc.
 P.O. Box 4483
 Alpharetta, GA 30023
 (904) 514-5447
 info@connectoneighbors.com
 www.connectoneighbors.com

Invoice



RECEIVED

NOV 30 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
MURA5862	11/01/2020	\$45.00	12/01/2020	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 @
 1,530,572,490

Neighborhood Publications, Inc.
P.O. Box 4483
Alpharetta, GA 30023
(904) 514-5447
info@connecttoneighbors.com
www.connecttoneighbors.com

Invoice



RECEIVED

DEC 07 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
MURA5863	12/01/2020	\$45.00	12/31/2020	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 ©
1.330.572.490



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

Invoice

Date 12/1/2020
Invoice # 131295596644

Terms	Net 20
Due Date	12/21/2020
PO #	

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	816.29
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62

RECEIVED
DEC 01 2020

41 ©
1.380.572.465

A prepayment discount of 5% is available if the entire amount for 2021 is paid by December 31st, 2020. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total Amount Due 854.91
\$854.91

Remittance Slip

Customer
13MUR100
Invoice #
131295596644

Amount Due \$854.91

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



Posey Family Outdoor Services

228 Little Owl Lane
Saint Augustine, FL 32086 US
904-347-9915
poseyfamily1925@gmail.com



RECEIVED

DEC 03 2020

INVOICE

BILL TO
Murrabella
St Augustine, FL 32092

SHIP TO
Murrabella
St Augustine, FL 32092

INVOICE 193267
DATE 12/02/2020
TERMS Due on receipt
DUE DATE 12/03/2020

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Christmas Lighting/Decorating	Install and removal of Christmas lighting, garland, and wreaths	1,580.00
BALANCE DUE			\$1,580.00

361 ©
1,330,572,496

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

Invoice

Invoice #: 48
 Invoice Date: 12/1/2020
 Due Date: 12/1/2020
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.330.57200.34800 - Facility Monitor - Turnbull Creek - December 2020		2,016.67	2,016.67
1.330.57200.34800 - Facility Monitor - Turnbull Creek - December 2020 (Credit memo 12/4/2020)		-16.67	-16.67
1.330.57200.34000 - Facility Management - Turnbull Creek - December 2020		5,083.33	5,083.33
1.330.57200.34300 - Facility Attendants - Turnbull Creek - December 2020		1,350.00	1,350.00
1.330.57200.34300 - Facility Attendants - Turnbull Creek - December 2020 (Credit memo 12/4/2020)		-717.52	-717.52
1.330.57200.34100 - Field Operations - Turnbull Creek - December 2020		4,271.58	4,271.58
1.330.57200.34400 - Facility Maintenance - Turnbull Creek - December 2020		4,083.33	4,083.33
1.330.57200.46400 - Pool Maintenance - Turnbull Creek - December 2020		1,158.33	1,158.33
1.330.57200.34200 - Janitorial Services - Turnbull Creek - December 2020		733.33	733.33
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - December 2020		1,525.00	1,525.00
1.330.57200.34700 - Program Director - Turnbull Creek - December 2020		214.58	214.58

168 ©

RECEIVED

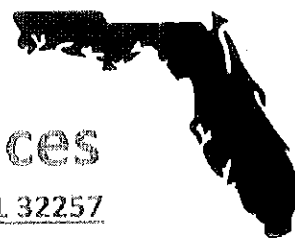
DEC 03 2020

REC

DEC 03 2020

Total	\$19,701.96
Payments/Credits	\$0.00
Balance Due	\$19,701.96

R.M.W.
 12.3.20



Riverside Management Services

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

Turnbull Creek CDD
Monthly Credit Memorandum

DATE: December 4, 2020
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: August Adjustment – Monthly Invoice Adjustment for November 2020 Services

Please adjust December 2020 invoice to reflect the actual hours worked for the month of November 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	125.00	\$16.00	\$2,000.00	\$2,016.67	\$16.67
• Facility Attendant	39.53	\$16.00	\$632.48	\$1,350.00	\$717.52

RECEIVED

DEC 02 2020

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF NOVEMBER 2020

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/20	7.1	J.A.	Amenity Center/Fitness Center Attendant
11/7/20	6.55	J.A.	Amenity Center/Fitness Center Attendant
11/8/20	6.93	H.A.	Amenity Center/Fitness Center Attendant
11/21/20	5.2	H.A.	Amenity Center/Fitness Center Attendant
11/22/20	6.88	J.A.	Amenity Center/Fitness Center Attendant
11/29/20	6.87	J.A.	Amenity Center/Fitness Center Attendant

39.53

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY MONITOR BILLABLE HOURS
FOR THE MONTH OF NOVEMBER 2020

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/3/20	4	A.H.	Completed daily checklist, answered calls, closed up
11/3/20	8	A.L.	Completed daily checklist, answered calls
11/4/20	4	A.H.	Completed daily checklist, answered calls, closed up
11/4/20	8	A.L.	Completed daily checklist, answered calls
11/5/20	4	A.H.	Completed daily checklist, answered calls, closed up
11/5/20	8	A.L.	Completed daily checklist, answered calls
11/6/20	4	A.H.	Completed daily checklist, answered calls, closed up
11/6/20	8	A.L.	Completed daily checklist, answered calls
11/9/20	8	A.L.	Completed daily checklist, answered calls
11/10/20	4	A.H.	Completed daily checklist, answered calls, closed up
11/10/20	8	A.L.	Completed daily checklist, answered calls
11/19/20	8	A.L.	Completed daily checklist, answered calls
11/20/20	8	A.L.	Completed daily checklist, answered calls, closed up
11/23/20	8	A.L.	Completed daily checklist, answered calls, closed up
11/24/20	5	A.H.	Completed daily checklist, answered calls, closed up
11/24/20	8	A.L.	Completed daily checklist, answered calls
11/25/20	8	A.L.	Completed daily checklist, answered calls
11/27/20	4	A.H.	Completed daily checklist, answered calls, closed up
11/27/20	8	A.L.	Completed daily checklist, answered calls

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
FL License: EC 13010167

DATE: 12/18/2020
INVOICE # 121820

Bill To:
Riverside Management Services, Inc.
c/o Bernadette Peregrino
1408 Hamlin Road
St. Cloud, FL 34771-8588
904-239-5309

RECEIVED

DEC 19 2020

G

Job Location: Murabella, St Augustine, Florida

DESCRIPTION OF WORK	AMOUNT
1) Replaced 1, fluorescent recessed ceiling light fixture with LED type	
2) Installed 2, new outdoor LED type landscape fixtures with new fixture support boxes	
Materials	118.22
Labor: 1 electrician 5.5 hrs @ \$70 per hour	385.00
TOTAL	\$ 503.22

Handwritten notes in table: 302 @
1,330, 572.631

Please make check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

RECEIVED

DEC 17 2020

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/06/2021	\$147.50	12/16/2020

Murabella Amenity Center
475 West Town Pl
Suite 114
St. Augustine FL 32092

INVOICE NO. 185441

Site: 101 Positano Ave St Augustine
Site Address: 101 Positano Ave
St Augustine FL 32092
Job No.: 62976
Job Name:
Order No.:

Description

need to check out phone jack internet jack poly com phones
650-450-2236

12/16/2020 - Brent Touchet:

The job is complete.

Repaired bad wire on phone line 2 and testIf you have any further problems with your system please contact us.

40 Ⓞ
1,830,572,581

Service - Security

Sub-Total ex Tax	\$147.50
Tax	\$0.00
Total	\$147.50

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$147.50
Tax	\$0.00
Total inc Tax	\$147.50
Amount Applied	\$0.00
Balance Due	\$147.50



SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/06/2021	\$147.50	12/16/2020

INVOICE NO. 185441

How To Pay

INVOICE NO. 185441



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

**Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211**

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Murabella Amenity Center

DUE DATE: 01/06/2021

AMOUNT DUE:

\$147.50

Please Reference: 185441



CROWN TROPHY
NATIONALLY KNOWN LOCALLY OWNED

Email: crownjacksonville@gmail.com
Phone: 904-260-4871 Fax:
11792 San Jose Blvd
Jacksonville, FL 32223

INVOICE

Invoice No.
45422
Date
12/7/2020

Business Name
GMS
Bill TO
GMS Sarah Sweeting 940-5850 x 402

Ship TO
GMS - MuraBella Sarah Sweeting 940-5850 x 402 ssweeting@gmsnf.com

P.O. NO.	Terms	Payment Due Date	Order Complete
	Due on receipt	12/14/2020	

Quantity	Item	Description	Rate	Amount	Tax
1.00	RW600	8" x 10" Rosewood Piano Finish Plaque with gold backplate, sublimated color photo metal plate, black gold engraved plate ENGR: See attached for Will Simmons Memorial	65	65.00	Non
1.00	SHIPPING OUTBOUND	Bill & SHIP TO: MuraBella 475 West Town Place, Suite 114 St. Augustine, FL 32092	7.75	7.75	Non
1.00	Proof	Proof Design Emailed for Approval to: ssweeting@gmsnf.com	0	0.00	Non

RECEIVED

DEC 14 2020

309 (C)
1,810,513,490

Customer Message:

Memo:

8x10 Rosewood Plaque MuraBella Will Simmons

Sub Total	72.75
Sales Tax. 7% (Duval)	0.00
Total	72.75
Payment Applied	0.00
Balance Due	72.75

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0743

Invoice	
Invoice Number 697245	Date 12/01/2020
Customer Number 400208	Due Date 01/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Murabella	400208		697245	01/01/2021

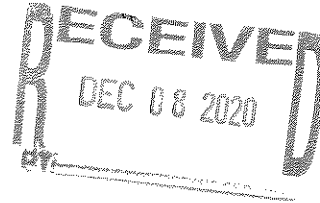
Quantity	Description	Rate	Amount
	Murabella, 3970 Pacetti Rd, Saint Augustine, FL		
3.00	Cctv Video Monitoring	493.00	1,479.00
	01/01/2021 - 03/31/2021		
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$1,479.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
 Email: ar@enverasystems.com
 Service: (941) 556-0734

*269 ©
 1.300.155.1000*



Date	Invoice #	Description	Amount	Balance Due
12/01/2020	697245	Alarm Monitoring Services	\$1,479.00	\$1,479.00

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0743

Return Service Requested

Invoice	
Invoice Number 697245	Date 12/01/2020
Customer Number 400208	Due Date 01/01/2021

Net Due: \$1,479.00

Amount Enclosed: _____

*****MIXED AADC 440 4230 1 MB 0.439
 004202
 MURABELLA
 C/O TURNBULL CREEK CDD
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649

REMIT TO:

ENVERA
 PO BOX 2086
 HICKSVILLE NY 11802-2086



FIRST COAST



FIRE & SAFETY EQUIPMENT
 5905 Macy Avenue
 Jacksonville, Florida 32211
 www.firstcoastfire.net
 904-346-0111

Invoice

Date	Invoice #
11/19/2020	6302110520

Bill To
Government Management Services 1408 Hamlin Ave. St. Cloud, FL 34771

Ship To
Murabella Club House 101 W. Positano Ave St. Augustine, FL 32092

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	BJB	11/19/2020			Murabella Club House
Quantity	Item Code	Description	Price Each	Amount		
1	Service Call	Service Call	75.00	75.00		
2	Tag - No Charge	No Charge Tag	0.00	0.00		
<p>RECEIVED</p> <p>DEC 10 2020</p> <p>329 ©</p> <p>1,380,572.681</p>						
Total						\$75.00

PLAYMORE

Recreational Products & Services

Playmore West, Inc
10271 Deer Run Farms Road, Suite 1
Fort Myers, FL 33966
(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free
License: CBC1252224

Invoice

Invoice#: D19629

Date: 11/30/2020

RECEIVED

NOV 30 2020

Billed To: Mura Bella HOA
101 W. Positano Ave
St. Augustine FL 32092

Ship To: 60in Slide Bed
101 W. Positano Ave
St. Augustine FL 32092

Due Date: 12/30/2020

Terms: Due With Order

Purchase Order# Quote #15746

Item	Description	Qty	Rate	Amount
BPL2032YLW	SLIDE - 60in SINGLE GLIDE	1	\$774.17	\$774.17
BAE0659	BOLT - 3/8in-16 X 3/4in BUTTON	2	\$0.81	\$1.62
BAE0600	WASHER - 1in O.D. FLAT -	10	\$0.17	\$1.70
BAE0664	BOLT -3/8in-16 X 1in BUTTON HD	4	\$0.83	\$3.32
BAE0665	BOLT - 3/8in-16 X 1-3/4in	4	\$1.30	\$5.20
BPL0300YLW	CAP- 3/8in BOLT	4	\$1.06	\$4.24
BAE0595	WASHER - 3/8in SAE FLAT -	4	\$0.09	\$0.36
BAE0620	NUT - 3/8in-16 LOCK W/ NYLON	4	\$0.53	\$2.12
BAE0629	SCREW- 3-8/16 X 1in SOCKET SET	2	\$1.49	\$2.98
BAE0902	WRENCH - 7/32in SHT HEX KEY -	1	\$1.78	\$1.78
BAE0922	TOOL- TT 45 L WRENCH	1	\$3.17	\$3.17
Freight	PLAYWORLD FREIGHT	1	\$227.00	\$227.00

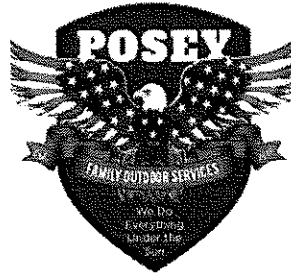
146 ©
1,380,572.631

Thank you for your prompt payment!

Taxable Amount:	0.00
Sales Tax:	0.00
Invoice Total:	1,027.66
Amount Paid:	0.00
Amount Due:	1,027.66

Posey Family Outdoor Services

228 Little Owl Lane
Saint Augustine, FL 32086 US
904-347-9915
poseyfamily1925@gmail.com



INVOICE

BILL TO
Murrabella
St Augustine, FL 32092

SHIP TO
Murrabella
St Augustine, FL 32092

INVOICE **193267**
DATE **12/02/2020**
TERMS Due on receipt
DUE DATE **12/03/2020**

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Christmas Lighting/Decorating	Install and removal of existing Christmas lighting, garland, and wreaths	1,580.00
	Christmas Lighting/Decorating	Six total palm trees.... four by bridge near amenity center and two in front of amenity center	1,800.00

PAYMENT 1,580.00

BALANCE DUE **\$1,800.00**

RECEIVED

DEC 17 2020

361 ©
1,330,572.496

RECEIVED

DEC 17 2020

Service Slip/Invoice



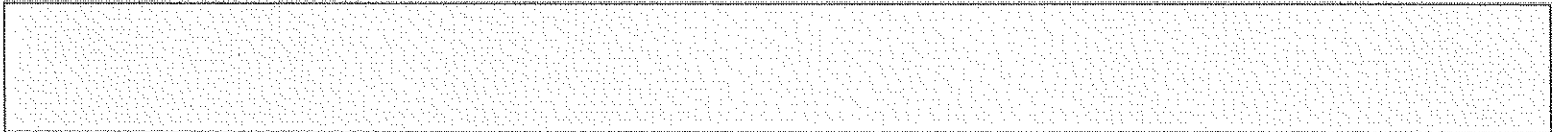
Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
 www.turnerpest.com

INVOICE: 7129899
DATE: 12/3/2020
ORDER: 7129899

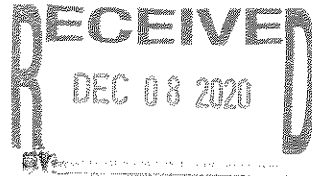
Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

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

Work Date	Time	Target Pest	Technician	Time In
12/3/2020	09:59 AM			09:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/3/2020		11:09 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



39 ©
 1, 880. 572. 466

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

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

Service Slip/Invoice



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

INVOICE: 7130114
DATE: 12/3/2020
ORDER: 7130114

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

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

Work Date	Time	Target Pest	Technician	Time In
12/3/2020	09:58 AM			09:58 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/3/2020		11:09 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

RECEIVED
 DEC 08 2020

AMOUNT DUE \$75.00

[Handwritten Signature]

TECHNICIAN SIGNATURE

39 ©

1,330,577,466

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.



Engineering / Permitting
 Development Services
 Property Management
 Construction Management
 ADA Consulting

Invoice

Date	Invoice #
12/17/20	2776

Bill To
Turnbull Creek CDD Attn: Ernesto Torres Governmental Management Services

RECEIVED

DEC 18 2020

P.O. No

Yuro & Asssoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
Turnbull Cree...	11/2/20	Turnbull Creek - November Engineering Efforts coordinate with staff & county on drainage pipe issue	0.5	125.00	62.50
Turnbull Cree...	11/4/20	ADA evaluation & email report to staff for bocce ball construction	2.5	125.00	312.50
Turnbull Cree...	12/2/20	coordinate with County for update on storm drain repairs	1	125.00	125.00

802 ☺
 1,810,513.811

Total	\$500.00
--------------	-----------------



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

INVOICE

Date	Invoice No.
01/01/21	8986
Terms	Due Date
Net 40	02/10/21

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
\$25,339.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#9694 - Turnbull Creek CDD- Renewal 2020 January 2021					\$25,339.00

Total	\$25,339.00
Payments/Credits	(\$0.00)
Balance Due	\$25,339.00

RECEIVED

IAN 04 2021

1,320,538.466
 277 @



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

INVOICE

Date	Invoice No.
12/30/20	8959
Terms	Due Date
Net 40	02/08/21

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
\$2,250.00	

Please detach top portion and return with your payment.

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

#11033 - We propose to form a new bed
 around the sprinkler system pump house
 and install fakahatchee grass and mulch

RECEIVED

DEC 31 2020

Enhancement/Extra Services

\$2,250.00

297 ©
 1.320,538.467

Total	\$2,250.00
Payments/Credits	(\$0.00)
Balance Due	\$2,250.00

Future Horizons, Inc.

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

RECEIVED

JAN 04 2021

INVOICE

Invoice Number: 66083
 Invoice Date: Dec 31, 2020
 Page: 1

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

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 Turnbull01	Customer PO Per Contract	Payment Terms Net 45 Days	
Sales Rep ID	Shipping Method Hand Deliver	Ship Date	Due Date 2/14/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of December, 2020 <i>2050</i> <i>1,320,538.468</i>	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 #: 272
 Invoice Date: 1/1/21
 Due Date: 1/1/21
 Case:
 P.O. Number:

RECEIVED

JAN 06 2021

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021 <i>1.320 675.340</i>		3,750.00	3,750.00
Website Administration - January 2021 <i>550</i>		100.00	100.00
Information Technology - January 2021 <i>251</i>		133.33	133.33
Dissemination Agent Services - January 2021 <i>813</i>		166.67	166.67
Office Supplies <i>570</i>		0.42	0.42
Postage <i>420</i>		7.00	7.00
Copies <i>425</i>		4.20	4.20
Telephone <i>410</i>		554.84	554.84

16 ©

Total \$4,716.46

Payments/Credits \$0.00

Balance Due \$4,716.46



PO Box 31561
 Tampa, FL 33631-3561
 (954) 971-7350 Fax (954) 975-0791

Scheduled: 12/31/2020 Tech: AAA
 By: NTA Area:
 Warranty Expires: 5/17/2018
 Maint Expires: 8/31/2021

Invoice# **157830**
 Invoice Date: 12/31/2020
 Due Date: 12/31/2020
 Service Date: 12/31/2020
 Terms:

Bill To Customer# 8349
 Turnbull Creek CDD
 Attn: Jerry Lambert
 c/o- Riverside Management Services
 9655 Florida Mining Blvd.-Building 300, Suite 305
 Jacksonville FL 32257
 Tel: 248-807-2763 Fax:
 Cust. P.O.#

Job Site: Site ID# **8522**
 Murabella Pump System Repla St. Augustine
 101 West Positano Ave
 St. Augustine FL 32092
 Tel: 248-807-2763 Contact: Jerry Lambert
 Maintenance: FG2
 Model# HC2F-25PDV-208/3-MR3L-Z

Pump System

Station Design: 600 GPM at 70 PSI

Job Completed: YES NO

Hoover Additional Work Required: YES NO

System Operating: YES NO

Additional Work Required by Customer: YES NO

Nature of Call:

- Loss of Prime alarm on Pumps

Work Performed:

- The Technician was able to verify or reproduce the item in Reason for Call.
- The Technician determined the system water source meets the design specification for system flow rate and discharge pressure.
- Hoover technician Tony performed and observed the following while onsite:
 - Sent text/email to Jerry Lambert prior to arrival
 - Upon arrival, found both pumps in loss of prime
 - Primed station and found that the Y filter on RPN has a crack and is leaking
 - Found the gauges on the RPN not reading properly
 - Replaced both gauges with new Hoover gauges
 - Found discharge to field butterfly in closed position
 - Primed Station, Ran water and tested system for operation
 - Left discharge butterfly in closed position as it was found

RECEIVED

JAN 04 2021

M30
 1.380572.681

SubTotal: \$272.02
Sales Tax: \$0.00
Grand Total: \$272.02

Remittance: PO Box 31561, Tampa FL 33631-3561



2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 5526
Tallahassee, FL 32314
850.222.7500

15 ©
1,810,573.815

===== STATEMENT =====

December 23, 2020

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

Bill Number 119415
Billed through 11/30/2020

RECEIVED

DEC 23 2020

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

11/02/20	JLK	Finalize and transmit JMT agreement; update edits from engineer; update fees; transmit same; confer regarding status of county project with Yuro.	0.40 hrs
11/04/20	JLK	Review agenda package and confer with staff regarding meeting material questions and outstanding issues; confer regarding COVID meeting protocols and options related to same.	0.80 hrs
11/09/20	JLK	Review agenda and prepare for Board meeting; conference call with Torres on meeting set up and coordination with COVID; conference call with Torres on staff/COVID information.	1.30 hrs
11/10/20	JLK	Draft COVID notice publication; transmit Duval landscape agreement notice; draft COVID rental addendum.	0.70 hrs
11/11/20	JLK	Multiple calls with Vesta and DM on license agreement position, advertising guidelines and similar materials; confer regarding resident inquiries and responses for same; begin review/edit of tennis agreement, mediation agreement, roofing agreement and SJMSAA agreement and waivers related to same.	1.60 hrs
11/11/20	EGRE	Prepare agreements amenity athletics license agreement and mindfulness meditation license.	1.50 hrs
11/12/20	JLK	Confer with Vesta and DM regarding amenity athletics; confer with onsite team regarding license agreements, rentals and COVID cleaning protocols; draft community wide e-mail dissemination; research related issues; confer regarding Board meeting follow up; confer with JMT on final form of agreement; begin draft license agreements and waivers; confer regarding bocce protocols and ADA standards and transmit same; confer regarding storm preparation status.	3.40 hrs
11/12/20	EGRE	Prepare short form addendum to roof cleaning agreement; prepare agreement for tennis court resurfacing.	1.80 hrs
11/16/20	JLK	Review resident inquiries on district notice; draft responsive notices, signage and communication on same; staff call regarding various CDD provisions in place for operations; research contact tracing requirements and confer with RMS on same.	1.00 hrs

=====			
11/18/20	JLK	Confer regarding tennis resurfacing agreement; confer regarding license agreements for use of district amenities; confer regarding COVID opening procedures.	0.90 hrs
11/18/20	EGRE	Prepare agreement with SJMSAA/Mill Creek Soccer.	0.80 hrs
11/24/20	JLK	Confer with staff regarding resurfacing agreement feedback; confer regarding status of amenity facilities and options for use; transmit information on same.	0.50 hrs
11/29/20	JLK	Confer with DM regarding Board member information and process related to same.	0.50 hrs
11/30/20	JLK	Confer with DM and Board member regarding appointment vs. election process; confer with DM regarding meeting options.	0.30 hrs
Total fees for this matter			\$3,845.50

MATTER SUMMARY

Gregory, Emma C.	4.10 hrs	215 /hr	\$881.50
Kilinski, Jennifer L.	11.40 hrs	260 /hr	\$2,964.00
TOTAL FEES			\$3,845.50
TOTAL CHARGES FOR THIS MATTER			\$3,845.50

BILLING SUMMARY

Gregory, Emma C.	4.10 hrs	215 /hr	\$881.50
Kilinski, Jennifer L.	11.40 hrs	260 /hr	\$2,964.00
TOTAL FEES			\$3,845.50
TOTAL CHARGES FOR THIS BILL			\$3,845.50

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

December 23, 2020

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

Bill Number 119416
Billed through 11/30/2020

RECEIVED

DEC 23 2020

15 (c)
1,910,578.815

Monthly Meeting
TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

11/10/20 JLK Attend board meeting.

Total fees for this matter \$1,500.00

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS MATTER \$1,500.00

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS BILL \$1,500.00

Please include the bill number with your payment.

LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217
(888) 767-0050

RECEIVED
INVOICE
JAN 04 2021



CLIENT – BILL TO:
025-27153
Murabella
101 W Positano Ave
St Augustine, FL 32092

LOCATION
025-27153
Murabella
101 W Positano Ave
St Augustine, FL 32092

INVOICE # 111084416	PURCHASE ORDER #	DATE 01/01/2021	TOTAL \$200.00	TERMS Net 30
-------------------------------	-------------------------	---------------------------	--------------------------	------------------------

EQUIPMENT & SERVICES	QTY	RATE	AMOUNT
Basic Service for Client-Owned Automated External Defibrillator (AED) Annual Billing	1	200.00	200.00

To pay by credit card, please call Sheryl @ (888) 767-0050, ext 13. Thank you!

REMIT TO:
LIFESAFE SERVICES LLC
5971 Powers Ave, Suite 108
Jacksonville, FL 32217

SUBTOTAL:
SHIPPING:
TAX:
TOTAL: 200.00
BALANCE DUE: \$200.00

387.00
1,880,570,681



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

Invoice

Date 1/1/2021

Invoice # 131295597175

Terms	Net 20
Due Date	1/21/2021
PO #	

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	816.29
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62

41 (C)
1,330.572.468

A prepayment discount of 5% is available if the entire amount for 2021 is paid by December 31st, 2020. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total Amount Due 854.91
\$854.91

Remittance Slip

Customer
13MUR100
Invoice #
131295597175

Amount Due \$854.91

Amount Paid _____

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





ST. JOHNS COUNTY
 TAX COLLECTOR
 DENNIS W. HOLLINGSWORTH, CFC

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

December 28, 2020

RECEIVED

DEC 28 2020

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

INVOICE

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

Your share of the postage for the mailing of the 2020 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 232.66

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

Sincerely,

Dennis W. Hollingsworth

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

96 ©
 1,810.573.420



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

DUPONT CENTER
 6658 US 1 SOUTH
 ST. AUGUSTINE, FL 32088

JULINGTON CREEK
 725 FLORA BRANCH BLVD
 SAINT JOHNS, FL 32259

PORTE VIEIRA
 151 SAWGRASS CORNERS DR, STE 14
 PORTE VIEIRA BEACH, FL 32082

Alfred W. Grover, Electrical Contractor

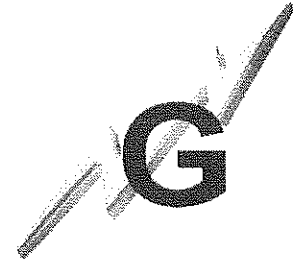
1304 Padoia Road
St Augustine, FL 32092
FL License: EC 13010167

DATE: 1/8/2021
INVOICE # 10821

RECEIVED

JAN 11 2021

Bill To:
Turnbull Creek CD
c/o Bernadette Peregrino
1408 Hamlin Road
St. Cloud, FL 34771-8588
904-239-5309



Job Location: Murabella Amenty Center, St Augustine, Florida

DESCRIPTION OF WORK	AMOUNT
1) Troubleshoot 10hp pool pump electric motor, disconnect and remove from service	
2) Removed 4 existing outdoor landscape lighting fixtures and installed 4 new LED type fixtures	
Materials	20.00
Labor: 1 electrician 6.0 hrs @ \$70 per hour	420.00
Worked ordered by Jerry Lambert	
Work Completed 1/8/2021	
TOTAL	\$ 440.00

Handwritten notes in the table:
362 ©
1,320,572.681

Please make check payable to: Alfred W. Grover

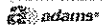
THANK YOU FOR YOUR BUSINESS!

824684

customer's order no. 248-807-3763	phone JERRY	date 1-7-21
name Maura Bella Mount		
address		
city, state, zip		
sold by	cash <input type="checkbox"/> charge <input type="checkbox"/> check <input type="checkbox"/> c.o.d. <input type="checkbox"/> on acct. <input type="checkbox"/> # _____	shipping information

quantity	description	price	amount
1	Parcel Locker #7		50
2	Parcel Locker #2		50
3	Box 1 3P		50
4			150-
5	Replace Locks.		
6	New Key TABS		
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

received by: _____



keep this slip for reference

DC5808UV110-13

RECEIVED

JAN 10 2021

Riverside Management Services, Inc

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

Invoice

Invoice #: 50
 Invoice Date: 1/1/2021
 Due Date: 1/1/2021
 Case:
 P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.330.57200.34800 - Facility Monitor - Turnbull Creek - January 2021		2,016.67	2,016.67
1.330.57200.34800 - Facility Monitor - Turnbull Creek - January 2021 (Credit memo 1/4/2021)		-16.67	-16.67
1.330.57200.34000 - Facility Management - Turnbull Creek - January 2021		5,083.33	5,083.33
1.330.57200.34300 - Facility Attendants - Turnbull Creek - January 2021		1,350.00	1,350.00
1.330.57200.34300 - Facility Attendants - Turnbull Creek - January 2021 (Credit memo 1/4/2021)		-560.72	-560.72
1.330.57200.34100 - Field Operations - Turnbull Creek - January 2021		4,271.58	4,271.58
1.330.57200.34400 - Facility Maintenance - Turnbull Creek - January 2021		4,083.33	4,083.33
1.330.57200.46400 - Pool Maintenance Services - January 2021		1,158.33	1,158.33
1.330.57200.34200 - Janitorial Services - January 2021		733.33	733.33
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - January 2021		1,525.00	1,525.00
1.330.57200.34700 - Program Director - Turnbull Creek - January 2021		214.58	214.58

163 (C)

RECEIVED

JAN 08 2021

Total \$19,858.76

Payments/Credits \$0.00

Balance Due \$19,858.76

OK
1/6/21



Riverside Management Services

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

Turnbull Creek CDD
Monthly Credit Memorandum

RECEIVED

JAN 08 2021

DATE: January 5, 2021
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: August Adjustment -- Monthly Invoice Adjustment for December 2020 Services

Please adjust January 2021 invoice to reflect the actual hours worked for the month of December 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	125.00	\$16.00	\$2,000.00	\$2,016.67	\$16.67
• Facility Attendant	49.33	\$16.00	\$789.28	\$1,350.00	\$560.72

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY MONITOR BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2020

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/2/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/3/20	8	A.L.	Completed daily checklist, answered calls
12/3/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/4/20	7	A.L.	Completed daily checklist, answered calls
12/4/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/8/20	7	A.L.	Completed daily checklist, answered calls
12/8/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/9/20	7	A.L.	Completed daily checklist, answered calls
12/9/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/10/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/11/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/15/20	7	A.L.	Completed daily checklist, answered calls
12/15/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/16/20	7	A.L.	Completed daily checklist, answered calls
12/16/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/17/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/10/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/22/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/23/20	4	A.H.	Completed daily checklist, answered calls, closed up
12/29/20	7	A.L.	Completed daily checklist, answered calls
12/29/20	4	J.M.	Completed daily checklist, answered calls, closed up
12/30/20	7	A.L.	Completed daily checklist, answered calls
12/30/20	4	J.M.	Completed daily checklist, answered calls, closed up
12/31/20	4	A.L.	Completed daily checklist, answered calls, closed up

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2020

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/5/20	7	J.M.	Amenity Center/Fitness Center Attendant
12/6/20	7.1	J.M.	Amenity Center/Fitness Center Attendant
12/12/20	7.02	H.A.	Amenity Center/Fitness Center Attendant
12/13/20	7.12	J.A.	Amenity Center/Fitness Center Attendant
12/19/20	6.87	H.A.	Amenity Center/Fitness Center Attendant
12/20/20	7.12	J.A.	Amenity Center/Fitness Center Attendant
12/27/20	7.1	J.A.	Amenity Center/Fitness Center Attendant
	<hr/>		
	49.33		
	<hr/>		

Service Slip/Invoice



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-356-5300 • Fax: 904-353-1498 • Toll Free: 800-225-5305
 www.turnerpest.com

INVOICE: 7204317
DATE: 1/4/2021
ORDER: 7204317

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

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

Work Date	Time	Target Pest	Technician	Time In
1/4/2021	09:54 AM			09:54 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/4/2021		12:49 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	78.75
		SUBTOTAL \$78.75
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$78.75
		AMOUNT DUE \$78.75

39 ©
 1.380.572.466

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

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

20210104 10:06:00 AM 129708 7204317 129708 7204317

Service Slip/Invoice



Main: 1400 Baymeadows Way, Suite 12, Jacksonville, Florida 32266
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5305
 www.turnerpest.com

INVOICE: 7204114
 DATE: 1/4/2021
 ORDER: 7204114

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

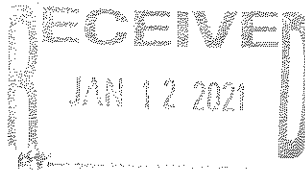
Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
1/4/2021	09:54 AM			09:54 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/4/2021		12:49 PM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	115.50
------	---	--------

SUBTOTAL	\$115.50
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$115.50



sg ©
 1.380.572.466

AMOUNT DUE \$115.50

[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.

2021/01/04 10:00 AM



10 Music Square East
Nashville, TN 37203-4399

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

014649



Invoice & Remittance Advice	
Account Number:	2542062
Billing Number:	39056584
Billing Date:	02-JAN-2021
Total Amount Due:	USD 368.00
Amount Enclosed:	

Pay Online: www.bmi.com/paynow

BMI
PO Box 630893
Cincinnati OH 45263-0893

Contact us: (800) 925-8451
www.bmi.com/licensingcommunity

02542062390565840000003680019

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

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
39056584	\$0.00	\$368.00	\$0.00	\$368.00

Date	Type	Transaction #	Description	Amount Due (in USD)
Account# 2542062 Turnbull Creek Community Developmen 101 W Positano Ave Saint Augustine FL 32092				
01-JAN-2021	INV	9987378	Estimated Fee 01/01/2021 - 12/31/2021	\$368.00

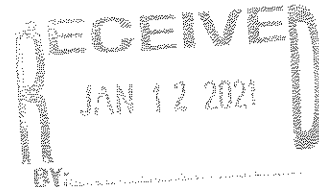
Your annual fee is \$ 368.00

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

To make a payment or to manage your account, visit www.bmi.com/licensingcommunity.

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

262 (C)
1,380,572,493



Profile Details

Music Profile Information for: 01/01/2021 - 12/31/2021					Invoice: 9987378	
The following information represents changes to your account.						
101 W Positano Ave Saint Augustine, FL 32092	Profile Details	Adjusted Profile Details	Previous Fees	Adjusted Annual Fee	Change in Fee	
Base License Fee			0.00	368.00	368.00	
Population		2400				

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

January 15, 2021

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

Bill Number 119697
Billed through 12/31/2020

001-310-51300 - 31500 - 150

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

12/01/20	JLK	Conference call with DM regarding various CDD issues and meeting preparations; review information related to the same; confer regarding status of county light in CDD ROW.	0.60 hrs
12/02/20	JLK	Confer regarding cleaning log and transmit sample of same; update/edit and disseminate tennis sports resurfacing agreement.	1.00 hrs
12/02/20	EGRE	Review contractor's comments to tennis resurfacing agreement and review Kilinski's revisions to the same.	0.90 hrs
12/03/20	JLK	Confer with DM regarding tennis resurfacing; confer with engineer regarding status of inquiries on county processes.	0.30 hrs
12/07/20	JLK	Confer with DM regarding mask mandates and options for same; review same.	0.50 hrs
12/08/20	JLK	Draft notice of meeting and masking requirements and transmit same.	0.30 hrs
12/10/20	JLK	Confer with DM and GMS regarding noticing requirements, HOA dual-notices and transmit sample language for same.	0.30 hrs
12/11/20	JLK	Confer with GMS regarding notice language and video options.	0.10 hrs
12/14/20	JLK	Review meeting minutes and provide edits to same; confer regarding draft agenda.	0.50 hrs
12/31/20	EGRE	Research application of E-Verify law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$1,151.00

MATTER SUMMARY

Gregory, Emma C.	1.00 hrs	215 /hr	\$215.00
Kilinski, Jennifer L.	3.60 hrs	260 /hr	\$936.00

TOTAL FEES \$1,151.00

TOTAL CHARGES FOR THIS MATTER \$1,151.00

=====

BILLING SUMMARY

Gregory, Emma C.	1.00 hrs	215 /hr	\$215.00
Kilinski, Jennifer L.	3.60 hrs	260 /hr	\$936.00

TOTAL FEES \$1,151.00

TOTAL CHARGES FOR THIS BILL \$1,151.00

Please include the bill number with your payment.

1/13/2021
Store: 1

Sales Order #36097

Ordered: 1/13/2021
Associate: Nita
Page 1

Stewart Lighting, Inc.
11111 San Jose Blvd #50
Jacksonville, FL 32223
Tel: 904-880-8499

Bill To: Turnbull Creek CDD
Turnbull Creek CDD
1-248-807-2763 Jerry

INSTRUCTIONS: Murbella Exterior Lights

TAX EXEMPT 85-8013325158C-1 EXP 4/30/25

Order Status: Pending

Item Description	Room	Addt Info	Order	Sold	Due	Price	Ext Price	Tax	
Windsor 4 Lt Black Wall Lantern	ENTRANCE	BLK-WALL	8	0	8	\$620.00	\$4,960.00	T	
Windsor Post Light Black	BRIDGE	BLK-POST	4	0	4	\$560.00	\$2,240.00	T	
Pier Mount Black	BRIDGE	PEIR BASE	4	0	4	\$70.00	\$280.00	T	
LED5B11/30K/FIL/E12/33000K5003LED BULB55W3000K			48	0	48	\$8.00	\$384.00	T	
Total Qty Ordered:							64	0	64

Percent Unfilled: 100

Subtotal: \$7,864.00
 15 % Disc:- \$1,179.60
 Exempt 0 % Tax: + \$0.00
TOTAL: \$6,684.40
Deposit Balance: \$0.00
Balance Due: \$6,684.40

RECEIVED

Thank you for your order!

JAN 15 2021

V# 365
 1,380.572.631
 Amenity R & R

© new vendor

Pick up

TROPITONE

5 Marconi
Irvine, CA 92618

Pro Forma Invoice

Invoice # 709063

Invoice Date 12-JAN-21
Payment Terms PAY IN ADVANCE
Current P.O. No. TURNBULL CREEK CDD
Page Number 1(1)

Please remit to: 32992 COLLECTION CENTER DR
CHICAGO, IL 60693-0329 - OR -
(949) 951-2010
(949) 583-9601 (CREDIT DEPT FAX#)

Remit via ACH
Bank of America
Tropitone Furniture Company, Inc.
Account Number 008188066481
ABA No. 071000039 (For ACH Only)

Bill to: 69073
TURNBULL CREEK CDD
ATTN: ACCOUNTS PAYABLE

475 WEST OWN PLACE
SAINT AUGUSTINE, FL 32092
UNITED STATES

Ship to: RIVERSIDE MGMT SERVICES
ATTN: JERRY LAMBERT
CBD 24HRS: 904-288-7667
9655 FLORIDA MINING BLVD BLDG 300 STE 305
JACKSONVILLE, FL 32257
UNITED STATES

Remarks/Instructions:

Customer No.	Order No.	Order Type	Sales Rep	P.O. Number	Payment Terms	Plant
69073	709063	WO21	HOWE, JEFF	TURNBULL CREEK CDD	PAY IN ADVANCE	FLI

F.O.B.		Freight Terms			Ship Via				Bill of Lading		
ORIGIN		ADD			OLD DOMINION						
Item No.	Description	Finish	Strap	Fabric	Qty Ordered	Qty B.O.	Qty Shipped	U/M	List Price	Net Unit Price	Extended Total
1	JH009PS PORT3 IIX 9.0 PS 1.5	OBS		5440	5	5	5	EA	477.00	480.00	2,400.00
900	FREIGHT FREIGHT CHARGE				1	1	1	EA	.00	316.15	316.15

RECEIVED

JAN 18 2021

00364 new vendor
(C) 1,880,572.681

"All applicable Sales tax will be calculated at the time of shipment and added to your invoice."

A service charge of 2% per month (24% annually) will be added to any invoice after the maturity date.
Applicable sales taxes will be added for non-resale orders, as defined by the ship-to destination.

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.

Sub Total	2,716.15
Freight	.00
Sales Tax	0.00
Payment Applied	.00

***** THANK YOU FOR DOING BUSINESS WITH TROPITONE *****

Total Amt. Due (USD) 2,716.15

TROPITONE

100% FULLY COVERED, TIME TESTED

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		\$480.00	5	\$2,400.00
	Finish Obsidian (OBS) Fabric Canvas Terracotta (5440)				



Subtotal	\$2,400.00
Tariff surcharge	\$0.00
Tax	\$168.00
Shipping	\$36.15
Order total	\$2,884.15

*** 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:
 Turnbull Creek CDD

Billing information:
 Bernadette Peregrino
 Turnbull Creek CDD
 475 West Town Place
 St. Augustine, FL 32092
 United States
 Phone:
 904-239-5309
 Email:
 bperegrino@gmsmf.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

1-12-2021

 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.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/08/20	00044	12/07/20	12072020 202012 600-53800-61000		50% TENNIS COURT RESURFAC PRO SEALED ASPHALT, INC	*	8,656.43	8,656.43 000104
-----							TOTAL FOR BANK B	8,656.43
							TOTAL FOR REGISTER	8,656.43

TURN TURNBULL CREEK BPEREGRINO

Ernesto Torres

FW: Tennis Court Resurfacing

December 7, 2020 at 11:56 AM

Oksana Kuzmuk, Bernadette Peregrino, Jerry Lambert

Oksana/Bernandette,

As you are well aware Turnbull Creek Staff has been working on this for quite some time.

Please have \$8,656.43 (50% required) check printed for my signature ASAP.

Thank you.

- Ernesto Torres

.....
Governmental Management Services

RECEIVED

DEC 07 2020

From: Sarah Sweeting <ssweeting@gmsnf.com>

Date: Monday, December 7, 2020 at 8:38 AM

To: Miranda Cox <miranda.prosealedasphalt@gmail.com>

Cc: Ernesto Torres <etorres@gmsnf.com>, Jerry Lambert <jlambert@rmsnf.com>

Subject: Re: Tennis Court Resurfacing

Hi Miranda,

Attached is a copy of the agreement signed on behalf of the CDD. Please sign and have someone witness your signature.

Once we receive a fully signed copy back from you, we will be able to cut a check for materials.

Thank you,

*Capital Reserve
Rep & Repl*

44

(B)

053,600,538,610

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

Contractor	Scope of Work	Cost	Options \$\$	Terms
	Tennis Court Resurfacing			
Pro Sealed Asphalt Co.	Pressure clean all dirt, oils and loose aggregates of court surfaces	Incl.		
	Flood courts and patch all holding areas greater than 1/16" USA guidelines	Incl.		
	Clean and fill all cracks or major pits using acrylic crack filler	Incl.		
	Machine all patched areas and bird baths to a smooth surface	Incl.		
	Squeegee 1 coat of sand filled resurfacer over entire court	Incl.		
	Squeegee 2 coats of sand filled paint over entire court	Incl.		
	Stripe courts for tennis producing sharp white lines	Incl.		
	Stripe 2 courts with pickleball lines	Incl.		
	Note: Fixing posts and nets will be reinstalled (unless options chosen below)	\$12,500.00		50% Deposit / 50% Upon Completion
				Warranty: Workmanship / Materials / One Year
	New Tennis Nets	\$500.00	\$500.00	\$250.00 Each
	New Wind screens	\$4,312.87		Remove, replace & haul away old materials
	Pickle Ball Lines (2 courts)	\$0.00		Included in cost
	Total with selected options	\$17,312.87		

Exhibit A: Scope of Services

Pro Sealed Asphalt, Inc. proposes to repave the tennis/pickleball courts per the following specifications:

- No Rain can have happened or be forecast for 24-48 hours prior to resurfacing.
- Machine sand the entire courts to remove minor irregularities in the asphalt and remove some of the high aggregate.
- Flood the courts and patch areas holding water to 1/16" tolerance after draining according to theUSTA guidelines.
- Run patch mix into any cracking or major pits that have occurred on the courts.
- Squeegee one coat of Sportmaster sand-filled resurfacer over the entire court.
- Squeegee two coats of Sportmaster sand-filled paint (owner's choice of color) over the playing surface.
- Squeegee two coats of Sportmaster sand-filled paint (owner's choice of color) outside the playing surface.
- Stripe the courts for tennis; producing sharp, white lines.
- Stripe the courts for pickleball; producing sharp, yellow lines.
- Saw Cut, Remove, & Replace approx. 6 SF of asphalt that is beyond repair with up to 1.5" of approved S-J hot mix asphalt. Job calls for up to 0.25 tons of asphalt. Any additional tonnage due to additional S.Y. or repair depth greater than 1.5" will be charged at \$140.00 per ton to cover additional costs incurred with trucking of additional asphalt. If further damage is found we will contact you to discuss repairs needed and further cost incurred (if any).

****CENTER FENCE WILL NEED TO BE TAKEN DOWN AND REMOVED PRIOR TO PSA RESURFACING.****

Pro Sealed Asphalt, Inc. proposes to do the following for the price of \$12,500.00

This price is subject to change after the court is flooded

****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.****

Job is priced to be completed in 8 mobilizations. \$1,200.00 mobilization fee applied to each additional mobilization. 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. Work is always completed weather permitting.

****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 nets - \$250.00 each
- 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, joint stabilization of sub base, or lack of compaction of the base rock when initially built. None of these can be completely addressed with re-surfacing; therefore, the cracks will return. Except for 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.

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) All irrigation/sprinkler systems must be turned off 24 hours prior to work commencing and 24 hours after work completion. PSA is not responsible for washing away of sealant as a result of this not being done.
- 7) Should customer/contractor cancel or reschedule this project after contract signature and return, before work has started, or within 24 hours of projected start date, a \$2,500.00 charge will be paid to Pro Sealed Asphalt, Inc. as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to PSA's work schedule.
- 8) 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. Pro Sealed Asphalt cannot guarantee there will not be any water ponding or reflective cracking. Material takes 20-30 days to fully cure out. You may see some light peeling during this time.

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 18% 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.

44

D.

WGV Fighting Turtles Update:

St. Johns Summer Swim League is resuming (full teams) with a modified meet schedule.

Team: We will continue to register 5- 17 year olds. All new swimmers must complete a safety swim screening (must be able to swim the length of the pool unassisted, in a forward movement and without touching bottom). Team caps will be 30 swimmers per ability group and Murabella/King and Bear residents will have their own exclusive registration dates. After two weeks of registration, we will open up available spots to outside residents to fill our “need” swim age brackets. Our team will be coached by Lindsay Thompson, our coach from last year.

Insurance: Our team has its own insurance which is purchased through the league policy. We turn over a portion of our registration fees to the league to cover these costs.

Practices and Safety: We would like to hold practices from 7-10am and will be out of the water by 10am and vacating the area at that time. We will continue to make it a parent drop off situation, so we limit people on deck. Last year we had the coaches, junior coaches and 3 parent volunteers and we were able to socially distance and still provide safety measures for the kids. We did temperature checks and health screenings (questions) and we had no reported COVID exposure and we will continue to take those measures. Children will arrive with masks and then remove them when they enter the water. Staggered starts will be used to prevent swimmers from bunching into groups.

We will need access to the restrooms but swimmers are instructed not to use the restrooms as a locker room to avoid loitering.

Swim Meets: To limit crowding, we will not have live dual team swim meets. We will be holding virtual meets and comparing different teams’ times. At this point, the league has not decided if the team will have to hold time trials on Saturday mornings (to ensure consistency) or if the teams can do their time trials on Fridays- that should be decided by our March meeting. Our coach would prefer to do Friday time trials, but if the league decides Saturdays, it will simply resemble a practice- only our team would attend during their time to swim. We would be off deck by 10am. The dates for the virtual meets are tentatively set for June 5, 19 and July 10.

Cost: Our costs will return to that of the 2019-2020 year- \$180 per swimmer and for each additional sibling, the cost goes down by \$20.

Special Request: We usually practice at King and Bear in the afternoons while school is still in session. Unfortunately, I have not heard back from K and B. School ends June 10 (we usually move over to Murabella when school ends for morning practices), but our season begins April 19th. If King and Bear rejects our request, could we practice three days a week from 4-7 in the Murabella pool? We could leave open the two right lanes (closest to the bridge) for after noon resident swimmers as we do in King and Bear. You all can decide which 3 days if it comes down to that.