

TURNBULL CREEK
Community Development District

November 10, 2020

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

November 4, 2020

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, November 10, 2020 at 6:30 p.m.** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 - B. Engineer (*Presenter: Mike Yuro*)
- IV. Consideration of Pool Umbrellas or Shade Structure (*Presenter: Erick Hutchinson*)
- V. Discussion of Bocce Ball Court Proposed Location and Drainage (*Presenter: Jerry Lambert*)
- VI. Consideration of Agreement with JMT for Engineering Services (*Presenter: Jennifer Kilinski*)
- VII. Update Regarding St. Johns County Light Installation and Stormwater Drain (*Presenter: Jennifer Kilinski*)

- VIII. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - B. Manager – (*Presenter: Ernesto Torres*)
 - C. Operation Manager – (*Presenter: Jerry Lambert*)
 - 1. Memorandum
 - 2. Field Operations Manager Picture Report
 - 3. Activities Sheet
 - 4. Duval Audit Reports
 - 5. Tennis Court Repairs
 - 6. Tennis Court Lighting
 - 7. Pressure Washing of Roof Tiles
 - D. Amenity Center Update (*Presenter: Erick Hutchinson*)
 - 1. Consideration of Proposals for a New Shed
 - 2. Consideration of Programs
 - a. Mindfulness Meditation
 - b. Amenity Flag Football
 - c. St. Johns Middle School Athletic Association (Mill Creek Soccer)
 - 3. Consideration of \$150 Donation for Holiday Decorating Contest
- IX. Supervisor's Requests and Audience Comments
- X. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the September 8, 2020 Meeting and September 29, 2020 Special Meeting
 - B. Balance Sheet as of September 30, 2020 and Statement of Revenues & Expenditures for the Period Ending September 30, 2020; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register

XI. Adjournment (*Next Scheduled Meeting – January 12, 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

FOURTH ORDER OF BUSINESS



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	\$72.00
Tax	\$173.04
Shipping	\$238.27
Order total	\$2,883.31

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

Project Name/Purchase Order Number:
 Riverside Mgmt Services

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

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

Comments

There are no comments for this quote.

Note

Lead Time: 8 Weeks due to Covid-19 restraints on manufacturing. Credit approval and the arrival of COM material may affect lead time.

FOB: Sarasota, FL or Irvine, CA

Quotation Valid Through September 15, 2020 - FREIGHT QUOTES ONLY GOOD FOR 30 DAYS

NOTE: Tropitone products are made to the customer's approved specifications. Once production has commenced, orders can not be canceled or delayed. We understand projects get delayed from time to time so we require a minimum two-week notice prior to the required ship date to delay. NO RETURNS ON SHIPPED PRODUCT.

Approval

 Authorized Signature

 Date

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

PATIOCONTRACT®

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

QUOTATION PREPARED FOR TURNBULL CREEK CDD



PRODUCT DESCRIPTION



Tropitone Portofino II Aluminum 6 Hexagon Market Umbrella

Item Code TPBQH006MS

Item Options:

-  Textured Obsidian Finish
-  Sunbrella Canvas Terracotta Fabric

Usually Ships within 4 to 6 Weeks

RETAIL PRICE	UNIT PRICE	ITEM QTY	ITEM TOTAL
4497.64	870.11	5	4350.57

Retail Total	7,488.05
Discount	-3,137.48
Shipping	FREE
Zip Code	32257
State	Florida
Tax	NO TAX
TOTAL	\$4,350.57

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

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

Tropitone Contract Warranty

Proudly Manufactured In USA



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

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

Tropitone® Commercial 5-year Warranty

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

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

Smooth Finish Surface Warranty

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

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

Tropitone® Consumer and Commercial Warranty

For 5 Years

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

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



Textured Obsidian Finish

Code - OBS_F



Sunbrella Canvas Terracotta Fabric

Code - 5440

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\$ 1307.26 each

Qty: 5

\$1,867.51

TOTAL

\$6,536.30

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SHIPPING
Continental US



4.6 ★★★★★

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Customer Reviews

FIFTH ORDER OF BUSINESS

Bocce Ball Court Proposal



- Example of two courts together



- Example of two courts seperated



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

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

<u>Qty</u>	<u>Description</u>	<u>Supplier</u>	<u>Cost /ea</u>	<u>Total Cost</u>	<u>Total Cost</u>
44	4" x 6" x 10ft #2 Pressure Treated Timber	Home Depot	\$21.98	\$967.12	\$967.12
11 Ton	1" Washed Stone 2" deep	Duval		\$739.50	\$739.50
6 Ton	1/2" Crushed Stone 1" deep	Duval		\$279.00	\$279.00
6 Ton	Oyster Shell Flour (Top Coat) 1" deep	Duval		\$625.50	\$625.50
50	Flat Plate Ties 3 1/8 X 5" 20 ga	Home Depot		\$38.00	\$38.00
16	Angle Plate Ties 4" x 5"	Home Depot		\$48.00	\$48.00
1	Landscape Fabric	Home Depot		\$100.00	\$100.00
1	Vibratory Compactor	Home Depot			\$75.00
1	Sod Cutter Rental (residents labor)	Home Depot			\$125.00
1	Sod Removal	Option 0 Duval	\$650.0	<u>\$650.00</u>	<u>N/A</u>
			GD Total	\$3,447.120	\$2,997.200

SIXTH ORDER OF BUSINESS

AGREEMENT FOR ENGINEERING SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of November, 2020, by and between:

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida, with offices located c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“**District**”); and

JOHNSON, MIRMIRAN & THOMPSON, INC., a Maryland corporation authorized to do business in Florida, with a mailing address of The Renaissance at Riverside Bldg, 2008 Riverside Avenue, Suite 200, Jacksonville, FL 32204 (“**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, and by an ordinance adopted by the Board of County Commissioners of St. Johns County, Florida; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors (“**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering services including but not limited to construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. SCOPE OF SERVICES.

- a. The Engineer will provide general engineering services, including:
 - i. Preparation of any necessary reports and attendance at meetings of the Board.
 - ii. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
 - iii. Any other items requested by the Board.
- b. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
 - i. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 - ii. Processing of contractor's pay estimates.
 - iii. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - iv. Final inspection and requested certificates for construction including the final certificate of construction.
 - v. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - vi. Any other activity related to construction as authorized by the Board.
- c. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

2. REPRESENTATIONS. The Engineer hereby represents to the District that:

- a. It has the experience and skill to perform the services required to be performed by this Agreement.
- b. It shall design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by District, provide certification of compliance with all registration and licensing requirements.
- c. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of District.
- d. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized (“**Work Authorization**”). Authorization of services or projects under the contract shall be at the sole option of the District. Work Authorization No. 1 attached hereto is hereby approved.

4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- a. Lump Sum Amount - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within 1 year following the completion of the work contemplated by the lump sum Work Authorization.
- b. Hourly Personnel Rates - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Exhibit A** attached hereto. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- a. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- b. Expense of reproduction, postage and handling of drawings and specifications.

6. TERM OF CONTRACT. It is understood and agreed that this Agreement is for engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement until terminated pursuant the terms herein.

7. **SPECIAL SERVICES.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

8. **BOOKS AND RECORDS.** Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder (or such longer period to the extent required by Florida's public records retention laws). The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

9. **OWNERSHIP OF DOCUMENTS.**

- a. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement ("**Work Product**") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- b. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.
- c. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

10. **ACCOUNTING RECORDS.** Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall

be available to the District or its authorized representative for observation or audit at mutually agreeable times.

11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

12. COST ESTIMATES. Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

13. INSURANCE. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$1,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, the Engineer shall, without interruption, and at the District's option, maintain the insurance during the term of this Agreement and for at least five years after the termination of this Agreement.

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and the

Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without written notice to the District per the terms of the applicable policy. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

14. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

15. AUDIT. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

16. INDEMNIFICATION. Engineer agrees to indemnify, defend, and hold the District and the District's officers and employees wholly harmless from liabilities, damages, losses, and costs of any kind, including, but not limited to, reasonable attorney's fees, which may come against the District and the District's officers and employees, to the extent caused wholly or in part by negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer in the course of any work done relating to this Agreement. To the extent a limitation on liability is required by Section 725.06, *Florida Statutes* or other applicable law, liability under this section shall in no event exceed the sum of Two Million Dollars and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the contract and was part of the project specifications or bid documents.

17. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL

EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

18. SOVEREIGN IMMUNITY. The Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of District's limitations on liability pursuant to Section 768.28, *Florida Statutes*, or any other statute or law.

19. PUBLIC RECORDS. The Engineer agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Engineer agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Engineer must:

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

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 400-1758, ETORRES@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.

20. EMPLOYMENT VERIFICATION. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

21. CONFLICTS OF INTEREST. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

22. SUBCONTRACTORS. The Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of Engineer shall be deemed to have made all of the representations and warranties of Engineer set forth herein and shall be subject to any and all obligations of Engineer hereunder. Prior to any subcontractor providing any services, Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. Engineer shall be responsible for all acts or omissions of any subcontractors.

23. INDEPENDENT CONTRACTOR. The District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

24. ASSIGNMENT. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

25. THIRD PARTIES. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

26. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for any action arising under this Agreement shall be located in St. Johns County, Florida.

27. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be

to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

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

29. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.

30. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

31. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

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

With a copy to: Hopping Green & Sams, PA
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Engineer: Johnson, Mirmiran & Thompson, Inc.
The Renaissance at Riverside Bldg
2008 Riverside Avenue, Suite 200
Jacksonville, FL 32304
Attn: Jason Evert
jevert@gmt.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify

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

32. ACCEPTANCE. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

JOHNSON, MIRMIRAN & THOMPSON, INC.

Witness

By: _____
Its: _____

SCHEDULE "A"
HOURLY FEE SCHEDULE



CDD Labor Rates

(July 1, 2020 – June 30, 2021)

<u>Classification</u>	<u>Rates</u>
Principal	\$220
Project Manager	\$195
Senior Engineer	\$175
Project Engineer	\$135
Engineer	\$105
Senior Surveyor	\$140
Project Surveyor	\$120
Surveyor	\$90
Survey Field Crew (3-person)	\$165
Senior Environmental Scientist	\$150
Environmental Scientist	\$105
Senior Designer	\$105
Designer	\$90
Senior Engineering Technician	\$75
Engineering Technician	\$60
Senior Inspector	\$105
Inspector	\$65
Clerical	\$45

_____, 20____

Turnbull Creek Community Development District
St. Johns County, Florida

Subject: **Work Authorization Number 1**
 Turnbull Creek Community Development District

Dear Chairman, Board of Supervisors:

Johnson, Mirmiran & Thompson, Inc. (“**Engineer**”) is pleased to submit this work authorization to provide engineering services for the Turnbull Creek Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated _____, 20____ (“**Engineering Agreement**”) as follows:

I. Scope of Work

The District will engage Engineer to:

- Perform those services as necessary pursuant to the Engineering Agreement including, but not limited to, attendance at Board of Supervisors meetings and preparation of reports or other activities as directed by the Board of Supervisors.
- Perform all services related to administration of the District’s Project and all Future Projects in an efficient, lawful and satisfactory manner.
- Act as Purchasing Agent for the District with respect to the direct purchase of construction materials for the District’s improvements in accordance with the procurement procedures adopted by the Board of Supervisors and/or the terms of any applicable construction contracts.

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Sincerely,

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

**JOHNSON, MIRMIRAN & THOMPSON,
INC.**

By: _____
 Authorized Representative

By: _____

Date: _____

Date: _____

EIGHTH ORDER OF BUSINESS

C.

1.

Turnbull Creek Community Development District

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

Memorandum

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

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

Site Field Manager: Jerry Lambert

- Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
- Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
- Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
- Meeting with Duval (Mike Johnson) in regard to landscaping issues and updates.
- Communications with Josh Boucher (Duval) with irrigation leaks as they occurred for repairs.
- Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
- Daily auditing of Duval Landscaping / Revised Checklist
- Obtained proposals and ordered (3) new manual marquee community information boards to replace old ones. (To be here at end of November)
- Installed 3 new LED lights in Pescara lot and replaced 5 bad lamps in parking lots
- Added plants to the amenity fountain.
- Trimmed many trees with low hanging branches off fences in community and Pescara park
- Power washed community curbs & entrances, 3 mail kiosk's, amenity ceilings and pool walls.
- Arranged contractor to repair damaged gate on San Giacomo

- Obtained 3 proposals to add LED lights on tennis courts (4 currently bad) of the 12 total
- Refreshed 3 proposals to resurface the 2 tennis courts due to current erosion issues, replace old windscreens and nets
- Obtained 3 proposals to have Spanish roof tiles power washed on amenity building, slide tower, 3 mail kiosk's, 3 shelter structures and tiles at all entrances.
- Drinking fountain at amenity playground

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Supplied candy for HOA'S Halloween event and had the Amenity center decorated
- Requesting a second shed to be placed next to current shed on the Amenity field. This will help declutter the Social rm, electrical closet (located in the Amenity office) and our current shed plus any added holiday decorations now and in the future.
- I have received shed quotes from: Cook's Portable Warehouse, Tuff Shed and St. Augustine Handi-Houses
- Programs requesting use of our Amenity center or field: Mindfulness Meditation, Amenity Flag Football, SJMSAA

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: 11/10/2020 Submitted by Jerry Lambert









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





- Trim Tree limbs off fences in various areas



- Added new plants to Amenity fountain





- Pressure washed amenity building ceilings and pool barrier walls





- Installed 3 new LED fixtures (Pescara) and replaced 5 bad streetlight lamps



- Replaced damaged iron gate on San Giacomo



- **Playground drinking fountain very rusted... (Replace or Remove?)**

Bocce Ball Court Proposal



- **Example of two courts together**



- Example of two courts seperated



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

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

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

3.

Turnbull CDD Property Activity

Date Initiated	Task/Issue	Location	Cost/Quote	Budgeted	Contractor	Completed or Target Date	Completed	Status
								Grey = Archived Green = Completed Orange = In Process Red = On Hold
6/2/2020	Touch up paint tennis court chain link fence (flat Black)	Tennis Courts	\$60.00		Evan	6/30/20	Y	Completed
7/28/2020	Remove 2 large dead tree branch that fell into a yard from berm	2813 Portafino	\$0.00		Duval	7/28/20	Y	Completed
7/29/2020	Remove and spray spiders in all 3 mail kiosk's	Mail Kiosk's (3)	\$50.00		Cory	7/12/20	Y	Completed
7/29/2020	Power wash all pool deck chairs	Pool Area	\$0.00		Cory	7/21/20	Y	Completed
8/1/2020	Trim all low hanging branches in Pescara field	Pescara	\$0.00		Corey	8/6/20	Y	Completed
8/7/2020	Power wash the pool furniture	Pool Area	\$0.00		Corey	8/7/20	Y	Completed
8/7/2020	Put all pool furniture back out around pool deck	Pool Area	\$0.00		Cory	8/10/20	Y	Completed
	Above here was completed prior to the last September 9th CDD meeting							
5/13/2020	Get quotes to replace outdoor drinking fountain	Playground	\$0.00		Jerry	11/10/20	N	Present at CDD meeting 11/10/2020
5/6/2020	Clean, level and add stone to base of pressure washing cage	Shed Area	?		Scott		N	Need to order 3 yds gravel
6/12/2020	Change decorative light pole lamp at pool (mushroom area)	Pool	\$50.00		Evan / Jerry	8/27/20	Y	Completed
6/19/2020	Install EMC message board plus electrical	Murabella	\$21,929.00		Jerry	8/11/20	N	Cancelled to be replaced with manual boards / Ordered
7/30/2020	Roots growing into walking path (lifting pavement) 2 places	Memorial Park	\$0.00		Jerry / Corey	12/31/20	N	Need to rent a demo-saw
8/7/2020	Research having fountain changed over to flower bed	Amenity Center	\$0.00		Jerry	10/16/20	Y	Completed
8/7/2020	Quote out cost of installing 2 bocce ball courts	Field Area	\$0.00		Jerry		Y	Present at CDD Nov. meeting /Mike Yuro to review ADA requirements
8/10/2020	Replace bad lights in the mail kiosk on Positano (6 bulbs)	Mail Kiosk	\$50.00		Jerry	8/11/20	Y	Completed
8/10/2020	Clean out spider webs and clean all lens on lights	Mail Kiosk	\$0.00		Corey	8/12/20	Y	Completed
8/14/2020	Replace 3 old style landscape lights with LED's	Bridge / Amenity	\$90.00		Jerry / Evan	12/31/20	N	
8/14/2020	Power wash the 2 sections of concrete bridge (both sides)	Amenity Entrance	\$0.00		Scott	8/21/20	Y	Completed
8/20/2020	Replace 3 bad lights in Pescara parking lot	Pescara Parking	\$100.00		Evan / Scott	10/9/20	Y	Completed
8/20/2020	Replace 1 bad light at entrance of amenity center	Amenity Center	\$0.00		Evan / Scott	8/27/20	Y	Completed
8/20/2020	Clean all mail kiosk's of spiders	3 Mail Kiosk	\$0.00		Evan	8/19/20	Y	Completed
8/21/2020	Power Wash Curbs and sidewalk at San Marino mail kiosk	San Marino Mail	\$0.00		Evan	8/25/20	Y	Completed
8/21/2020	Replace bad shower valve and head at pool area	Pool Shower	\$40.00		Evan	8/26/20	Y	Completed
8/25/2020	Power Wash Column structures at entrance	San Marino	\$0.00		Evan	8/25/20	Y	Completed
8/25/2020	Replace Photo Cell at San Marino (Lights)	San Marino	\$25.00		Jerry/ Evan	8/28/20	Y	Completed
8/28/2020	Powerwash, clean, repair and repaint bridge in pool area	Pool	\$150.00		Jerry/Evan	12/31/20	N	Late fall/winter
8/28/2020	Clean out and spray weeds on dirt pile on Rugusa	Rugusa	\$10.00		Evan	8/28/2020	Y	Completed
9/10/2020	Repair parking lot lights (bad timer)?	Amenity			Jerry / Adelco Elec	9/18/2020	Y	Combination of Timer and lights bad
9/10/2020	Power wash sidewalk to soccer field and gazebo	Soccer Fields	\$0.00		Evan	9/17/2020	Y	Completed
9/10/2020	Remove all mud dabber wasp nest and power wash areas	Amenity Center	\$0.00		Evan	9/11/2020	Y	Completed
9/10/2020	Install plastic edging in all mulch areas of pool	Pool Area	\$120.00		Evan	9/25/2020	Y	Completed
9/10/2020	Repair lock in men's restroom	Men's Restroom	\$0.00		Jerry	9/10/2020	Y	Completed
9/16/2020	Blow off all sidewalks and pool deck from storms	Amenity Areas	\$0.00		Evan	9/16/2020	Y	Completed
9/16/2020	Remove and clean all light fixtures / glass at amenity Center	Amenity Areas	\$0.00		Evan	9/17/2020	Y	Completed
9/16/2020	Replace broken ADA Chair Cover	Pool			Jerry		N	Need to order new one
9/17/2020	Replace/ Repair entrance gate at San Marino (Accident)	San Marino	\$3,000.00		Jerry / TNZ Welding	10/1/2020	Y	Completed
9/22/2020	Clean Berm, branches and trim trees on Pescara field (Mary V)		\$0.00		Jerry / Evan	9/24/2020	Y	Completed
9/22/2020	Repair Gym door (does not close)	Gym	\$0.00		Jerry	9/30/2020	Y	Completed
9/23/2020	Clean Berm, branches and trim trees on Positano / Riva Del Ga	Positano	\$0.00		Jerry / Evan	9/24/2020	Y	Completed
9/23/2020	Power Wash Mail Kiosk Concrete / Positano	Mail Kiosk	\$0.00		Evan	9/25/2020	Y	Completed
9/25/2020	Power wash all pool areas / Entrance to Amenity	Pool	\$0.00		Evan	9/29/2020	Y	Completed
9/30/2020	Patch 2 large holes in Tennis court (cave in)	Tennis Courts	\$30.00		Evan	10/1/2020	Y	Completed
10/1/2020	Repair Field pump in San Marino (new recepticle) 20 A	San Marino			Duval / Jerry	10/8/2020	Y	Completed

Turnbull CDD Property Activity

[illegible]

4.

Landscape Maintenance Checklist (Duval)		Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 8/31/20
		Contractual Cycles in Green								Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										Comments
All turf areas, including 21 pond banks		✓								
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										Comments
All turf areas, including 21 pond banks		✓								
1.2 String Trimming										Comments
Trimming around all obstacles at every mowing cycle		✓								
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 Weeding										Comments
Plant beds, all natural areas and berms		✓								Beings need weeded (will talk to Mike)
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										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										Comments
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										
Shrubs, trees pruned, weeds, sticks and old foilage removed year around		✓								
2.0 Pesticide Application										
2.1 Turf Pest Control										Comments
Turf inspected weekly and spot treated		✓								
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Amenity center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										
2.2 Shrub & Tree Pest Control										Comments

Shrubs & Trees inspected bi-weekly

Touched up entrance
to clubhouse.

2017

Landscape Maintenance Checklist (Duval)		Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 9/7/20
		Contractual Cycles in Green								Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										Comments
All turf areas, including 21 pond banks		✓								
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										Comments
All turf areas, including 21 pond banks		✓								
1.2 String Trimming										Comments
Trimming around all obstacles at every mowing cycle		✓								
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 Weeding										Comments
Plant beds, all natural areas and berms		✓								on going...
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										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										Comments
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										
Shrubs, trees pruned, weeds, sticks and old foliage removed year around		✓								
2.0 Pesticide Application										
2.1 Turf Pest Control										Comments
Turf inspected weekly and spot treated		✓								
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Amenity center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)								✓		
2.2 Shrub & Tree Pest Control										Comments

Treated Ant mounds along walking paths at San Marino and Pescara.

Shrubs & Trees inspected bi-weekly

3.1 Turf Areas

Comments

Irrigated fields at
Amenity center and
Pescara.

Comments

Treated plants at clubhouse and entrances.

Seasonal annuals fertilized on 30 day cycles

Comments

Comments

Pine straw to be applied to all berm areas twice a year (March & September) 3" depth

Comments

Christmas color display of poinsetta's at amenity center entrance at the holidays

2a2

Landscape Maintenance Checklist (Duval)		Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 9/14/20
		Contractual Cycles in Green								Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										Comments
All turf areas, including 21 pond banks		✓								Did not mow ponds and areas where ground is too wet.
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										Comments
All turf areas, including 21 pond banks										
1.2 String Trimming										Comments
Trimming around all obstacles at every mowing cycle		✓								only in areas where turf was dry.
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 Weeding										Comments
Plant beds, all natural areas and berms		✓								Berms weeded and removal of debris.
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										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										Comments
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										
Shrubs, trees pruned, weeds, sticks and old foliage removed year around		✓								
2.0 Pesticide Application										
2.1 Turf Pest Control										Comments
Turf inspected weekly and spot treated		✓								
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Amenity center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										
2.2 Shrub & Tree Pest Control										Comments

[illegible]

2a7

Landscape Maintenance Checklist (Duval)		Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 9/21/20
		Contractual Cycles in Green								Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										Comments
All turf areas, including 21 pond banks		✓								Only areas along roads dry
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										Comments
All turf areas, including 21 pond banks		✓								Ponds not mowed.
1.2 String Trimming										Comments
Trimming around all obstacles at every mowing cycle		✓								
1.3 Edging										Comments
All hardscape and paved trails at each mowing cycle		✓								Walking paths edged and clear of grass and dirt.
1.4 Blowing										Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		✓								
1.5 Weeding										Comments
Plant beds, all natural areas and berms		✓								Weeding of berms and removal of debris
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.		✓								Lifting of trees along berms behind homes.
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										Comments
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										
Shrubs, trees pruned, weeds, sticks and old foliage removed year around		✓								
2.0 Pesticide Application										
2.1 Turf Pest Control										Comments
Turf inspected weekly and spot treated		✓								Spot treat mounds around play grounds and around pool and Amenity center.
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Amenity center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)								✓		
2.2 Shrub & Tree Pest Control										Comments

Shrubs & Trees inspected bi-weekly

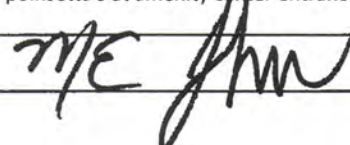
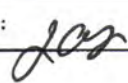
JaZ

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: Sept 28
1.0 Maintenance		Page 1 of 2
Growing Season Only (April 1st - October 31st)		
1.1 Mowing (by Friday of each week) 5 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	✓	mowed fields with a 36" walkbehind in order to not rut the turf.
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
Weeding of plant beds, all natural areas and berms	✓	
Pre & Post emergents applied at appropriate times		
1.6 Pruning		Comments
Shrubs, vines and ornamental 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 trimmed in parking lot
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	✓	
2.2 Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Sep 28

Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization		
3.1 Turf Areas		Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers 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		
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 These 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		
6.0 Seasonal Color		Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	✓	We filled in flowers in areas where flowers were trampled as amenity center
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) : 

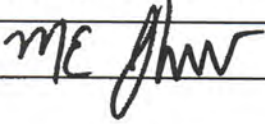
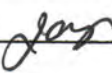
Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)										Week Starting: 10/5/20	
1.0 Maintenance										Page 1 of 2	
Growing Season Only (April 1st - October 31st)											
1.1 Mowing (by Friday of each week) 5 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											Ponds 8, 9 + 11 were not mowed this week due to being too wet
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5										✓	Field was not mowed due to being too wet, playground was
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	
Weeding of plant beds, all natural areas and berms										✓	
Pre & Post emergents applied at appropriate times											
1.6 Pruning										Comments	
Shrubs,vines and orimantal 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 shalll 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)										✓	grassy weed was treated
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical											
Top Choice grannular insecticide blanket appplication 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 mounds were treated around Pescara track
2.2 Shrub & Tree Pest Control										Comments	

Page 1 of 2

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

10/5/20

Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization	X	X
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)		
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 These 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		
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: 10/12/20
1.0 Maintenance		Page 1 of 2
Growing Season Only (April 1st - October 31st)		
1.1 Mowing (by Friday of each week) 5 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 of field still wet. We used the walk behind in these areas.
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	middle of field not mowed because it was so wet. / Playground was edged
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	field very wet and was rutted in some areas. All fence was line trimmed
Friday - Outer berms off of SR16 & Pacetti Rd	✓	Berms were edged + sprayed with
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	✓	Walking paths were edged.
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
1.5 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 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	✓	Ant mounds treated in all fields and along walking trails.
2.2 Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

10/12/20

Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization		
3.1 Turf Areas		Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers 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	-	Annuals were replaced in circle at Amenity Center
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 These 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	✓	Berms are being pinestrawed behind homes and will continue on 10/18/20
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 jhm</i>		Signature (Operations Manager) : <i>JAZ</i>

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 10/19/20
1.0 Maintenance		Page 1 of 2
Growing Season Only (April 1st - October 31st)		
1.1 Mowing (by Friday of each week) 5 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	✓	middle of field still wet
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
Weeding of plant beds, all natural areas and berms Pre & Post emergents applied at appropriate times	✓	
1.6 Pruning		Comments
Shrubs, vines and orimantal 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 shalll 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	✓	fields and walking paths treated for ants.
Top Choice grannular insecticide blanket appplication 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	✓	
2.2 Shrub & Tree Pest Control		Comments

Page 1 of 2

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

10/19/20

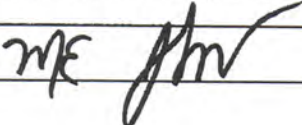

Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization		
3.1 Turf Areas		Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)	✓	
3.2 Shrubs & Trees		Comments
Shrubs / 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		
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 These 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	✓	Areas behind homes / berms - trees listed and pine straw added.
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): <i>me jhr</i>		Signature (Operations Manager) : <i>jaiz</i>

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 10/26/20
1.0 Maintenance		Page 1 of 2
Growing Season Only (April 1st - October 31st)		
1.1 Mowing (by Friday of each week) 5 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	✓	Ants treated in playground
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	Berms sprayed and strawed
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	
Weeding of plant beds, all natural areas and berms	✓	
Pre & Post emergents applied at appropriate times		
1.6 Pruning	Comments	
Shrubs, vines and ornamental 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	✓	Walking paths treated for ants
2.2 Shrub & Tree Pest Control	Comments	Page 1 of 2

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

10/26/20

Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization	X X X X X X 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 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 These 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	✓	Spot up beds. mulch in Round - a - bout
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) : 

5.

Cost Summary of Murabella Tennis Court Resurfacing

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" USTA guideleines	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: Existing 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 Windscreens	\$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		
Sport Surfaces Co				
	Pressure clean all dirt, oils and loose aggregates of court surfaces	Incl.		
	Flood courts and patch all holding areas greater than 1/16" USTA guideleines	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 2" white lines to USTA guidelines	\$10,900.00		33% Deposit / 33% Upon Starting / 33% Completion
				Warranty: Workmanship/ Materials / 2 Years
	New Tennis Nets \$350.00 Each (Edwards 30LS Net)	\$700.00	\$700.00	\$350.00 each X's 2
	Add 2" Pickleball playing lines to both courts	\$650.00	\$650.00	\$325.00 per court
	New Windscreens (472 LF X 6')	\$7,890.00	\$7,890.00	Remove, replace & haul away old materials
	Total with selected options	\$20,140.00		
Court Surfaces Co				
	Pressure clean all dirt, oils and loose aggregates of court surfaces	Incl.		
	Flood courts and patch all holding areas greater than 1/16" USTA guideleines	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	\$14,768.00		50% Deposit / 50% Upon Completion
				Warranty: Workmanship/ Materials / 1 Year
	Stripe 2 courts with pickleball lines	\$580.00	\$580.00	
	New Tennis Nets	\$375.00	\$375.00	\$187.50 Each Net Installed
	New Windscreens (240 LF X 6')	\$1,650.00		Remove, replace & haul away old materials
	Remove & Replace chain link fence between the 2 courts		\$2,875.00	Optional
	Total with selected options	\$17,373.00		
Chain Link Fence Replacement Dividing Tennis Courts				
St Augustine Fence	Remove existing chainlink fence dividing the 2 tennis courts	Incl.		
	Replace 10' fence with new black chainlink fence	Incl.		
	Notes: Use existing posts, reuse all existing hardware, install new fence ties	Incl.		50% Deposit / 50% Upon Completion
	Haul away all old materials	\$1,500.00		Warranty: 1 year Workmanship / 2 years Materials
Fenced Up	Remove existing chainlink fence dividing the 2 tennis courts	Incl.		
	Replace 10' fence with new black chainlink fence	Incl.		
	Notes: Use existing posts, reuse all existing hardware, install new fence ties	Incl.		
	Repaint all hardware prior to reinstalling	Incl.		30 Days Net
	Haul away all old materials	\$1,685.20		Warranty: 1 year Product / 3 year Workmanship
Armstrong Fence Co	Remove existing chainlink fence dividing the 2 tennis courts	Incl.		
	Replace 10' fence with new black chainlink fence	Incl.		
	Use all new hardware (straps, bolts)	Incl.		
	Paint all posts black to match fence	Incl.		
	Hual away all old materials	\$2,719.32		50% Deposit / 50% Upon Completion
				Warranty: Lifetime Product / 3 yrs Workmanship

**MuraBella Ho...****Laura Jean**22m · 

Who handles the maintenance of the tennis courts? The ground is crumbling. It is hollow and soft for approximately a 2 ft radius around the fence poles.





(904)903.6958

www.prosealedasphalt.com

October 17, 2020

Attn: Jerry Lambert-Riverside Management Services

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

Pro Sealed Asphalt, Inc. proposes to repaint the tennis/shuffleboard 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 the USTA 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-3 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. Down-time 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, poor stabilization of sub base, or lack of compaction of the lime rock when initially built. None of these can be completely addressed with re-surfacing; therefore, the cracks will return. **Exception to Warranty:** Any of the cracks in existing courts surface and/or any new cracks may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship.

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 1½% per month, 18% per year.

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

COLOR SELECTION:

Interior: _____

Exterior: _____

Accepted by: _____

Date Signed: _____

Print Name: _____

Print Title: _____

Pro Sealed Asphalt, Inc.



7011 Wilson Rd. West Palm Beach Fl. 33413

888-423-1120

October 19, 2020
Turnbull Creek CDD
101 W. Positano
St Augustine, FL 32092

Dear Jerry,

Thank you for the opportunity to bid on the resurfacing of the double tennis court at Turnbull Creek CDD.

Here at Sports Surfaces, we believe that the key to successful business is having the right product/service at the right time, offering the best quality for the lowest price. We are continually striving to be the most innovative, creative, service minded company in the tennis industry.

We have over 100 years of combined experience and our highly skilled technicians are trained to perform all phases of athletic court construction, resurfacing and maintenance.

Sports Surfaces has installed top quality athletic courts right in your neighborhood and all over the world. Our Company has a long list of satisfied customers ranging from private clubs to large athletic facilities.

In addition, we carry a full line of sport court equipment, accessories and lighting products

Please let us know if you have any questions or comments. For more detailed information about our services and products, please visit our web page at www.sportsurfaces.com.

We look forward to hearing from you and the possibility of doing business with you. Our reputation and work history guarantee you have made the right decision.

Sincerely,

Theo Strauss

Estimating / Sales - Sport surfaces LLC



www.sportsurfaces.com
CONSTRUCTION - RESURFACING - SUPPLIES



7011 Wilson Rd. West Palm Beach Fl. 33413

888-423-1120

PROPOSAL/AGREEMENT

October 19, 2020

CUSTOMER

Turnbull Creek CDD
101 W. Positano
St Augustine, FL 32092

JOB SITE

Murabella Amenity Center

Agreement made between Sports Surfaces LLC hereinafter called the Contractor, and Turnbull Creek CDD, hereinafter called the Customer, for the resurfacing of a double tennis court with respect to the following terms and specifications:

TENNIS COURT PREPARATION: Area to be approximately: 120' x 120'

The Contractor will pressure clean and power blow court as necessary to remove loose dirt and oils.
The Contractor will flood the court area to locate and mark "birdbath" depressions holding water.
The Contractor will patch depressions holding water with depth greater than 1/8" using acrylic patch binder.
The Contractor will clean and fill cracks using acrylic crack filler.
The Contractor will sand all patched areas in preparation for acrylic surfacing system.

TENNIS COURT SURFACING / STRIPING:

The Contractor will apply (1) Coat of Acrylic Resurfacer to fill voids and provide a uniform base surface.
The Contractor will apply (2) Coats of Acrylic Color to provide to provide in-depth color and texture.
Inner court color choice _____ Outer court color choice _____
The Contractor will accurately locate and mark playing lines on the court surface.
The Contractor will apply striping tape using taping machine for pinpoint accuracy.
The Contractor will seal the tape to eliminate bleeding of line paint onto the court surface outside of the playing lines.
The Contractor will apply line primer to prepare surface for heavy bodied textured acrylic latex line paint. Color TBD
The Contractor will paint 2" wide tennis playing lines in accordance with USTA regulations.

GUARANTEE:

The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settlement causing depressions on court, cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Proper tennis shoes must be worn on court. Some hard bottom or dark soled shoes, stilettos, cleats, skateboards, roller blades, bikes, etc. may scuff or damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

PROVISIONS:

The Customer agrees to pay a 33% deposit due upon acceptance of proposal
The Customer agrees to pay a 33% deposit due upon commencement.
The Customer agrees to pay balance upon completion of the above-proposed work.

PRIVACY / TERMS & CONDITIONS POLICY:

Customer agrees that by signing this document they agree to abide by the Sport Surfaces LLC PRIVACY / TERMS AND CONDITIONS which can be found at: <https://sportsurfaces.com/terms-and-conditions/>



www.sportsurfaces.com
CONSTRUCTION - RESURFACING - SUPPLIES



7011 Wilson Rd. West Palm Beach Fl. 33413

888-423-1120

October 19, 2020
Turnbull Creek CDD
101 W. Positano
St Augustine, FL 32092

CREDIT:

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work completed. No further work shall be accomplished if instalment payments are not made at the time specified. Interest of 1 ½ % per month will be charged on accounts past due.

FEE:

The Contractor agrees to provide tools, materials, labour, supervision and insurance to complete the above work for a sum of:
****TEN THOUSAND NINE HUNDRED DOLLARS (\$10,900.00)****

OPTIONS: Alternate addition - Please initial to accept

- Option I: _____ The Contractor will remove and dispose of all existing windscreen material and dispose of in Customer's dumpster. The Contractor will supply and install 472 LF of 6' vinyl coated polyester windscreen with 3-ply hem, brass grommets, and vents. **Add \$7,890.00**
- Option II: _____ The Contractor will supply and install a complete fiberglass membrane over the entire court area, in lieu of fiberglass strips only, to prevent reflection of existing crack repairs and aid in the prevention of new cracks from forming on the court surface. **Add \$9,500.00**
(Requires (1) additional coat of acrylic resurface included in price.)
- Option III: _____ The Contractor will supply and install (1) pair of new Edwards Nest Posts set in existing sleeves. **Add \$350.00**
- Option IV: _____ The Contractor will supply and install (1) new Edwards 30LS Tennis net. **Add \$350.00**
- Option V: _____ The Contractor will apply 2" wide pickleball playing lines, 20' x 44', the centered on each tennis court utilizing the tennis net as the pickleball net. **Add \$650.00**
- Option VI: _____ The Contractor will supply and install (1) Convert-A-Net tennis net height adjustment systems for pickleball play. **Add \$200.00**

Respectfully submitted by: Theo Strauss Title Estimator

Proposal accepted by: _____ Title _____

*Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas. The Contractor is not responsible for the replacement of sod that may be damaged gaining access to the court area.



www.sportsurfaces.com
CONSTRUCTION - RESURFACING - SUPPLIES



Att: Jerry Lambert
Murabella Amenity Center
101 W. Positano Ave
St. Augustine, FL 32092

October 12, 2020

Following are the specifications and price to repair and resurface two existing tennis courts at Murabella Amenity Center, St. Augustine, Florida. Additional Add-On pricing is available for tennis nets, pickleball lines, fence work and replacement of 240' of windscreen.

Scope of work

Scrape the court's surface of all dirt, debris and loose material.

1. **Machine sand** the surface of courts as necessary to smooth and repair any uneven areas.
2. **Patching** - Using tennis court grade patch compounds:
 - a. One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not completely eliminate all water ponding.
 - b. Cover and fill any rough, cracked or deteriorated areas of asphalt.
 - c. The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
 - d. **Center divider wire fencing will be removed and replaced with new fence and replace damaged top rail is priced as Add-On below.**
 - e. Cracks along fence line will be patched with patching compound.
 - f. Holes along bottom of light poles to be filled and patched.
3. **Leveling Course** - Apply one coat of sand - acrylic resurfacer mix over the entire surface of the tennis courts with a broad squeegee according to manufacturer's recommended coverage rates.
4. **Texture and Finish Courses** - Apply two successive coats of tennis court grade filler coat (sand-filled acrylic color coating) to the entire area of the tennis courts with a broad squeegee according to manufacturer's recommended coverage rates.
5. **Finished colors** will be owner's choice of any two from manufacturer's standard colors. Courts are Competition green centers with Red borders.
6. **Lines** - Paint two (2) sets of regulation two-inch-wide white playing lines for the tennis courts. *Optional Add-On pricing is listed below for painting two (2) sets of pickleball lines (one set per tennis court utilizing the tennis net for playing. The customer determines pickleball line paint color).*
7. **Two new tennis nets** will be provided and installed as Add-On pricing.
8. Remove all excess materials and debris from the job after completion of the work.



Pricing

The total price for the above outlined work is **\$14,768.00**, payable in two draws:

First Draw: Due upon acceptance	\$ 7,384.00
Second Draw: Due upon completion of job	\$ 7,384.00

This Price is good for thirty (30) days.

ACCEPTED BY: _____ Court Surfaces

For: _____
Bryan McMandon
Managing Member

Add-On #1 – Annual Court Maintenance Program (ACMP) – Within a one-year period after resurfacing and each year thereafter, we will pressure wash the court(s) and while on site perform an inspection. During the inspection, if it is noted that additional repairs are needed, a separate proposal will be prepared for acceptance. Maintenance program will renew each year unless customer chooses to opt out. We will credit the full value of the ACMP, for up to 4 years, towards the next resurfacing, at which point we will deduct the amount invested in the program from our resurfacing proposal.

Add **\$350.00 per court** to the base bid for Add-On #1. _____

Add-On #2 – Pickleball Lines – paint two sets of pickleball lines onto the tennis court's surface while we are resurfacing the court. The game will be played using the existing tennis nets.

Add **\$580.00** to the above base bid for Add-On #2. _____

Add-On #3 – Tennis nets – Provide and install two new tennis nets.

Add **\$375.00** to the above base bid for Add-On #3. _____

Add-On #4 – Remove and replace center divider CLF. – remove chain link fence between courts, leave posts, replace bad top rail and replace with new fence.

Add **\$2,875.00** to the above base bid for Add-On #4. _____



Add-On #5. – 240' Windscreen – Remove existing windscreen and replace with 6' black windscreen with cut vents.

Add **\$1,650.00** to the above base bid for Add-On #5. _____

Terms and Conditions

Scope of Work. *The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans,*

specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.

Damages/Delays. *Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.*

Permitting. *Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.*

Warranty. *All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.*

Exception to warranty. *Any of the cracks in existing court's surface and / or any new cracks/blisters may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship.*

Work Site. *Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.*

Irrigation. *Direct irrigation will cause damage to surfacing. It is required that any irrigation that directly contacts the court(s) be disabled for the duration of the job.*

Weather. *Our work schedule is weather dependent, and we will likely not be on the jobsite from 9:00 to 5:00. While we will make every effort to finish your job in a reasonable amount of time, there may be days we are not able to*



work due to the weather or other scheduling conflicts. Please set these expectations with all stakeholders in advance.

Cancellation. 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 \$3,500.00 charge will be paid to Court Surfaces as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to Court Surfaces work schedule.

Entrance/Exit. Please note that we will take caution to try to protect concrete, asphalt or material that is used for entrance or exit points however with weight of construction equipment it is not a guarantee that damage will not occur. Court Surfaces will not be responsible for these damages. Broken areas will be a separate charge to repair or replace at a minimum per square ft. We are not responsible to damage to construction entrance or exits.

Change Orders. All Change Orders will be discussed by all parties and signed upon before changes can be made.

St Augustine Fence & Outdoor Construction

4701 State Road 16 St Augustine, FL 32092
904-687-6087 Office
License # BL-5361
www.outdoorconstruction.net

PROPOSAL/CONTRACT

Date	Proposal/Contract #
10/19/2020	10404

Customer
Jerry Lambert 248-807-2763

Description	Total
Jobsite: 101 W Positano Ave St Augustine 32092	1,500.00
Remove The Existing Chainlink Fabric in The Dividing Fence in The Tennis Courts	
Replace the 10' Black Chainlink Fence Fabric ONLY	
* Use The Existing Posts	
* Use All of The Existing Hardware	
* New Fence Ties	
50% Deposit	
50% Due Upon Completion	

By execution of this document, Buyer acknowledges that he/she has read and understands the terms & conditions set forth. Customer must assume responsibility for placement of fence unless all survey pins are uncovered. St Aug. Fence Inc. will assist in locating pins if survey is provided. All material will remain property of St Aug.Fence Inc until paid in full. There will be a \$65 per hr to cut back any large debris above or below ground. St Aug. Fence Inc. is not responsible for damage to underground obstructions such as utilities,sprinkler lines, pipes, etc. Customer will be charged \$35.00 for returned checks for payment. Customer is responsible for any legal fees due to non payment. Once proposal is signed, this is a binding contract. Proposal is valid for 30 days. Cancelled Orders will be subject to a 50% restocking fee.Payment Terms: 50% Deposit & Balance Due on Completion There is a 3% Convenience Fee to pay by credit card.

Total \$1,500.00

Signature _____

ESTIMATE



Jerry Lambert
101 W. Positano Ave FL
Saint Augustine, FL 32092
(248) 807-2763

Fenced Up

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

Phone: (904) 540-5595

Email: info@fencedup.com

Web: www.fencedup.com

Estimate #

0 9438

Date

06/04/2020

Description	Total
Murabella Tennis Court	\$1,532.00
Remove all wire on divider chainlink between courts. Dispose of wire. Repaint all hardware in gloss paint including posts. Reinstall new wire and bottom tension wire.	
Includes: All new wire and labor included.	
Subtotal	\$1,532.00
Total	\$1,532.00

Location of Fencing

It is our job to place the fence where you, the owner, would like it installed. It is important that you clearly mark where the fence should be installed. If there is a survey or pins present, we will use that information to install fence accordingly if that is what you would like. If it is not clear where the line is, then it is the owner's responsibility to tell us where the fence should go. We are not permitted to install fences on adjacent properties unless agreed upon by all owners. If permitting is required, then a different permit will be required for each property receiving the fence installation.

Underground Utilities

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

Pricing, Payments and Scheduling

Pricing includes all material and labor to complete the job described above. The quote is based on the actual installed footage and not based off of survey drawings or other verbal changes. Cash and check are acceptable forms of payment. Credit Cards are also accepted, but will incur a 3% charge that we incur through our merchant account provider.

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

Make all checks payable to:

Fenced Up

103 McAlister Dr

Ormond Beach FL 32174

386-366-3918

Info@fencedup.com

Licensed and Insured

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

Jerry Lambert



ARMSTRONG FENCE CO

Securing The Southeast

COMMERCIAL INDUSTRIAL RENT-A-FENCE RESIDENTIAL

November 4, 2020

FENCE QUOTE

To: MURABELLA

Re: TENNIS COURT FENCE

Subject: FENCE QUOTE

Armstrong Fence Co a leader in perimeter security throughout the Southeastern United States intends to submit a bid for subject project. The scope of work is to furnish and install as per **PLANS AND SPECIFICATIONS** the following:

OPTION #1: WITH REMOVAL AND HAUL AWAY OF EXISTING FENCE

- TO INCLUDE:
 - 1) Provide and Install (40') of 10' tall black vinyl coated chain link. (1 1/4", 8-gauge finish tennis court fencing)
 - 2) Provide and Install (40') of 4' tall black vinyl coated chain link.
 - 3) Price includes the removal of (80') of removal and a second trip to install the new chain link.
 - 4) ALL posts and rails to be re-used
 - 5) ALL chain link, fittings, and tension wire to be brand new.
 - 6) Price includes painting the existing posts to make look like new.
 - 7) Price includes (2) mobilizations.

TOTAL COST - \$2,719.32

OPTION #2: WITHOUT REMOVAL AND HAUL AWAY OF EXISTING FENCE

- TO INCLUDE:
 - 1) Provide and Install (40') of 10' tall black vinyl coated chain link. (1 1/4", 8-gauge finish tennis court fencing)
 - 2) Provide and Install (40') of 4' tall black vinyl coated chain link.
 - 3) ALL posts and rails to be re-used
 - 4) ALL chain link, fittings, and tension wire to be brand new.
 - 5) Price includes painting the existing posts to make look like new.
 - 6) Price includes (1) mobilization.
 - 7) Price assumes the removal and haul away of the existing chain link to be done by the customer.

TOTAL COST - \$2,312.98

- This quote is only good through July 1st, 2020
- Standard Exclusions: Removal, Staking, Grading, Grounding, Clearing, Bollards, Intercom Devices, *Intercom Wiring & Conduits, High & Low Voltage Wiring / Conduits*, Concrete (other than post foundations), any other item not specifically listed, and Padlocks.

Any Questions please feel free to call at: 904-508-2604

Accepted by

Date

Dylan Pate
Armstrong Fence Co
2795 US 1 South
St Augustine, FL, 32086
Phone: 904-287-8177
Fax: 904-342-7931
Cell: 904-508-2604
Email: dpate@armstrong-fence.com

6.

Proposal For Tennis Court Lighting

Qty	Description	Company	Unit Cost	(12) Units		Shipping \$	Lift Rental \$	Labor \$	Gd Total \$
12	1000 Watt Led Parking Lot Lights	Amazon	\$220.89	\$2,650.68	Fixtures Only	\$0.00	N/A	\$0.00	\$2,650.68
12	1000 Watt Led Parking Lot Lights	1000 Bulbs.com	\$247.70	\$3,212.40	Fixtures Only	\$250.00	N/A	\$0.00	\$3,462.40
12	1000 Watt Led Parking Lot Lights	Home Depot	\$320.00	\$3,840.00	Fixtures Only	\$0.00	N/A	\$0.00	\$3,840.00
1	1000 Watt Led Parking Lot Lights	Adelco	\$220.89	\$2,650.68	Labor & Mat'l	\$0.00	Included	\$3,885.00	\$6,535.68
1	1000 Watt Led Parking Lot Lights	RMS / Jerry	\$220.89	\$2,650.68	Labor & Mat'l	\$0.00	\$500.00	\$640.00	\$3,840.68
1	400 Watt Repl. Ballasts & Bulbs	RMS / Jerry	\$305.00	\$1,220.00	Labor & Mat'l	\$0.00	\$500.00	\$360.00	\$2,080.00

Notes:

These are LED lights to replace older style metal Halide lights

Tennis court currently has 4 bad lights/ ballasts that need replaced (approx. \$305.00 each to replace plus \$500 lift rental) **Total \$1336.00**

The new LED lights are 75% more efficient in operating cost (electric bill)

These lights are much brighter and are instant on/off compared to metal halide lights once hot can take up to 10 -15 minutes to come back on

The new LED lights have a 5 year warranty plus will last for 50,000 hours of life span. (3 hours/day = 45 years lifespan)

These are IP65 Waterproof lights (standard for outdoor LED lighting codes)

We will install these which will save community labor cost having an outside company do this.(Have a comparable quote)

My suggestion is to go with the lights from Amazon (highlighted in yellow) These are a good quality light with good competitive pricing.

ADELCO
ELECTRIC, INC.

EC13002583

(904) 759-6408
PO Box # 309
Middleburg, FL 32050
Email adelcoelectric@comcast.net
Monday, October 26, 2020

Jerry Lambert
Riverside Management
Murrabella

We propose to install the electrical installation with the following features.

- Remove 12 existing tennis court lights.
- Install 12 new LED tennis court lights provided by others.
- Sections of the fence surrounding the tennis court may need to be removed to accommodate lift, this will be done by others.

All work is to be completed in a workmanlike manner in accordance to standard practices. Any alteration or deviation from the above specifications involving extra labor or material cost will be executed only upon signed written change order and will become part of this agreement and an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, acts of God or other delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

We hereby propose to furnish labor and materials complete in accordance with the plan specifications, not to exceed the sum of: \$3,885.00
WITH PAYMENTS TO BE MADE AS FOLLOWS:

100% upon completion.

NOTE: If this proposal is not accepted within fifteen days, we may withdraw this proposal.

Payments are expected to be received within five days from date of each invoice.

If payments are not received within five days outstanding balance will be subject to interest charge @ 5 1/2 % per month.

*****Authorized Signature*****

Adelco Electric Inc.
Chris Cook
Vice President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. If payments are not paid as outlined above said payments will draw 5 1/2% interest from due date, per month. If mechanic's lien and/or suit are instituted for collection, the undersigned will be responsible for all cost and/or attorney's fees.

Date accepted _____

Signature _____

7.

JAMES TETER

My Clean Roof, LLC
4771 Harpers Ferry Lane
Jacksonville, FL 32257
(904) 210-6810 (904) 210-6342
james@mycleanroof.us

Date	Estimate #
10/12/2020	5084

Name / Address

Murabella Amenity Center
101 W Positano Ave
St Augustine , fl 32092

			Project
Description	Qty	Rate	Total
The following tile roofs will be cleaned		2,550.00	2,550.00
1) Amenity center, pool gazebo and pool slide building			
2) Front entrance columns			
3) Building in field by tennis courts			
4) 3 Mailbox roofs			
5) Roof on Franchetta Ln			
(Exteriors and ceilings will be cleaned on all structures having roofs cleaned)			
Pressure wash exterior of Amenity center		400.00	400.00
		Total	\$2,950.00



Estimate# 11277

10-20-2020

Estimate Guaranteed for 90 days.

11246 Distribution Ave E. #18
Jacksonville, Florida 32256
www.ReflectionsJax.com
904-322-8900
3228900@gmail.com

Customer

Riverside Management Services
9655 Florida Mining Blvd , Building 300, Suite 305
Jacksonville, FL 32257
904-627-9271 c

Service Location

Murabella -
101 E Positano Ave
Saint Augustine, FL 32092-4748

Item(s)

Qty	Name	Description	Rate	Amount	Tax
1	Roof Clean	Clean roof of club house including tower and cabana, field cabana, mail kiosks and entrance towers using chlorine-based algaecide removing dirt, surface mold and organic material. Due to a lack of gutters, plants will be damaged by chemical run off. We can clean your roof now, but we recommend that roof cleaning be done in the cooler months. While we use every precaution to protect your plants, we have found that they are more susceptible to damage in the warmer months than in the cooler ones.	\$4,995.00	\$4,995.00	Non

Subtotal	<u>\$4,995.00</u>
Tax	<u>\$0.00</u>
Total	<u>\$4,995.00</u>

Terms

Payment due after service has been completed. Due on receipt

Signature

Date

Notes

Not every line item must be chosen but we require a minimum of \$195. Customer will need to be home during cleaning if the screens are only removable from the inside, or customer may choose to remove screens themselves. We recommend watering all plants around house 2-3 days before and after cleaning. Soft washing involves risk to vegetation as we use a chlorine based algaecide and soap solution for cleaning. Reflections uses every effort to protect plants and grass and will not be held liable for any plant damage. Grass along edges of cleaning may be stressed but should return to normal in 2 - 4 weeks. Not responsible for any damage to or caused by electrical components, including fire alarms and keypads, etc., that may get wet

D.

1.



**BUILD YOUR
SHED**

**FIND A
SHED DEALER**

**WHY
BUY COOK**

BUILD A LOFTED GARAGE



SIDING



TRIM



SHINGLES

Cook Lot St Augustine FL <cookstaugustinefl@gmail.com>

12x24 lofted barn garage 7760 .00 Free Delivery & Leveling

St. Augustine Handi-Houses

THEY'RE PORTABLE



Troy Usina Enterprise

2171 State Rd. 16

St. Augustine, FL 32084

904-823-9092

troyusinaenterprise@gmail.com

Date: _____

Purchase Order # _____

CUSTOMER: Eric Hutchison - Murabella

ADDRESS: _____ ZIP CODE: _____

PHONE: 650-450-2236 CELL: _____

DESCRIPTION:	PRICE
12x20 NTE Handi House , 48' Side door , 8' roll up door , electric	5751.00

COLOR: _____

WINDOWS: Yes HOW MANY: 2 LOCATION: _____

DOORS: Yes _____

ALUMINUM: _____ SIZE: 48' LOCATION: _____

MOBILE HOME: _____ SIZE: _____ LOCATION: _____

GARAGE: _____ SIZE: _____ LOCATION: _____

WOOD: _____ SIZE: _____ LOCATION: _____

COMMENTS: Delivered , Leveled, Anchored .

If County Permit needed - 85.00\$ Additional Charge

QUOTE GOOD FOR 30 DAYS	TERMS:	SUB TOTAL	5751.00
		SALES TAX	Tax Exempt
		TOTAL	5751.00
		DEPOSIT	
		PERMIT	
		BALANCE DUE	5751.00
		PURCHASERS SIGNATURE	
		EMAIL	

FLOOR PLAN LAYOUT



TUFF SHED

Quote

Location: Jacksonville | #580 | 904-272-9586

Scheduled Date:

Factory Location: Jacksonville | #580 | 904-272-9586

Created Date: 10/26/2020

Prepared by: Vicki Williams | vwilliams@tuffshed.com

Customer Erick Hutchison
p. 6504502236 | c. 6504502236
murabellamanager@rmsnf.com

Special Instructions:

JDE SO
SF Quote Q-814230

Ship to Address 101 West Positano Avenue
St. Augustine, FL 32092

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Tall Barn 10 x 18	\$4,990.00	1.00	(\$0.00)	\$0.00	\$4,990.00
Paint 10% of building base price	\$499.00	1.00	(\$0.00)	\$0.00	\$499.00
Engineering Fees	\$2.50	180.00	(\$0.00)	\$0.00	\$450.00
Upgrade - 3' x 6'7" Double Shed Door (6')	\$430.00	1.00	(\$0.00)	\$0.00	\$430.00
High Wind - Retail	\$1.70	180.00	(\$0.00)	\$0.00	\$306.00
Shed Anchor into Dirt - Auger or MR88	\$50.00	6.00	(\$0.00)	\$0.00	\$300.00
Lifetime Shingle Upgrade	\$1.00	290.00	(\$0.00)	\$0.00	\$290.00
Overhead Loft	\$4.75	60.00	(\$0.00)	\$0.00	\$285.00
House Wrap	\$0.40	450.00	(\$0.00)	\$0.00	\$180.00
Permit and Permit Processing Fee	\$1.00	180.00	(\$0.00)	\$0.00	\$180.00
Leveling 5"-8"	\$150.00	1.00	(\$0.00)	\$0.00	\$150.00
2'x2' Horizontal Sliding Window	\$140.00	1.00	(\$0.00)	\$0.00	\$140.00
Generator Rental	\$100.00	1.00	(\$0.00)	\$0.00	\$100.00
Shelving - 16" deep	\$4.25	10.00	(\$0.00)	\$0.00	\$42.50
16"x8" Wall Vent - White	\$21.00	2.00	(\$21.00)	\$0.00	\$0.00
Weathered Wood Lifetime	\$0.00	290.00	(\$0.00)	\$0.00	\$0.00
Paint - Southern Breeze	\$0.00	450.00	(\$0.00)	\$0.00	\$0.00
Paint - Smoky Slate	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Credit for Removal of Default Door	(\$200.00)	1.00	(\$0.00)	\$0.00	(\$200.00)
Delivery Fee	\$95.00	1.00	()	\$0.00	\$95.00

Gross Total	\$8,279.50
Discount	(\$42.00)
Net Total	\$8,237.50

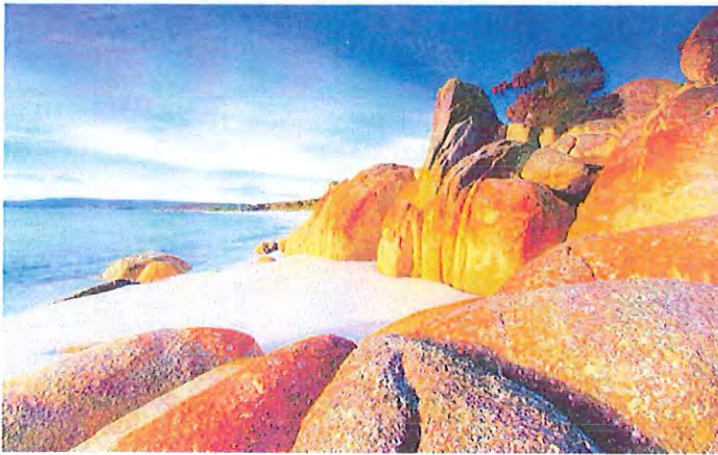
2.

a

Mindfulness Meditation

Benefits for doing meditation:

1. Stress reducer
2. Helps control anxiety
3. Improves self-awareness
4. Clarifies the mind to stay focused
5. Helps with addictions



A little bit about me...

I am a wife and a mother of four kids, my family and I recently moved to St. Johns county three months ago from Long Island New York, we are loving Murabella community, I started doing meditation and yoga three years ago, after a tragedy happened in my family, I decided to get certified this past spring, I got my certification from School of Positive Transformation. I wanted to get certified because meditation has helped in my life and now wanted to help others. I am also in the process of getting certified to teach yoga, I know what a busy crazy life we can live, between kids, school, work and taking care of a home, we all need some time to take a moment for ourselves and breathe, to get back our focus, to stay

grounded, I would love to teach in the community in Murabella a couple times a week , classes will be 30 minutes long , it will start with some light stretching and than go into breathing exercises into a guided meditation where the client will listen to my voice and a story that will relax them and enhance their awareness to their breathing. I am aware of the covid guidelines so I will make sure everyone is six feet apart and I will give out hand sanitizer as they come in .The client will need to bring their own mat, (yoga mat is perfect), and classes will be \$10 a class, I would love to do a morning and a night class if possible I will than sanitize and clean before I leave the center . I will have insurance. I thank you for this opportunity, and look forward working in the community.

Kim Brazier

b

AMENITY

ATHLETICS

Turnbull Creek CDD Proposal for 2021 – Flag Football and Soccer

To The Turnbull Creek CDD Board and District:

On behalf of *Amenity Athletics* I am excited to, once again, provide the opportunity to Murabella residents to compete in our athletic league for the 2021 season. In order to allow play in the league we request the use of district fields. The fields will be for the sole use of Murabella residents only and for practices only for the upcoming Flag Football and Soccer seasons starting in 2021. Additionally, in the Spring of 2021 we are planning to launch a basketball league and would like to request the use of the basketball courts for Murabella residents only and for practices only. As always, *Amenity Athletics* will work directly with onsite management to schedule practice times.

For the current Fall 2020 season we have 100 residents from Murabella participating. Registration was acquired through our own marketing efforts with E-Blasts sent to all past participants as well as loyal residents that come back year after year. We request the ability to partner with onsite management to announce registrations twice per season.

In the past 5 years alone we have had over 1,200 Murabella children participate in our Flag Football and Soccer programs. Also, to the benefit of the district, we have a 10% revenue sharing agreement with the district of which we are happy to continue. In 2019 the share to the CDD was \$2,497.

We look forward in continuing to partner with the district in offering this valuable athletic program to the community of which hundreds of families have enjoyed over the years.

Within you will find the following:

- *Page 2 - COI with Turnbull Creek listed*
- *Pages 3 -5 -District Child Safety Guidelines*
- *Page 6 – District Waiver*
- *Page 7 -2021 Season Dates*
- *Page 8 -Winter Flag Football Flyer*
- *Page 9-10 – COVID-19 Guidelines*
- *Page 11- Current Liability Waiver (our insurance carrier covers all liability including COVID-19).*

Please reach out if you have any questions or concerns.

Respectfully,

Ross Ruben
Regional Lifestyle Director, Vesta Property Services/Amenity Athletics
Rruben@vestapropertyservices.com
Cell – 904.233.9078

AMENITY

ATHLETICS



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
9/24/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Harden and Associates 501 Riverside Avenue, Suite 1000 Jacksonville FL 32202		CONTACT NAME: Jessica Goff PHONE (A/C, No, Ext): 904-548-2301 E-MAIL ADDRESS: aalley@hardeninsight.com FAX (A/C, No): 904-634-1302															
INSURED Vesta Property Services, Inc. DPG Management & Consulting LLC 245 Riverside Avenue Suite 250 Jacksonville FL 32202		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Accident Fund Insurance</td> <td></td> </tr> <tr> <td>INSURER B: Philadelphia Insurance Company</td> <td>23850</td> </tr> <tr> <td>INSURER C: Federal Insurance Company</td> <td>20281</td> </tr> <tr> <td>INSURER D: Peleus Insurance Company</td> <td></td> </tr> <tr> <td>INSURER E: Zurich American</td> <td>16535</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Accident Fund Insurance		INSURER B: Philadelphia Insurance Company	23850	INSURER C: Federal Insurance Company	20281	INSURER D: Peleus Insurance Company		INSURER E: Zurich American	16535	INSURER F:	
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INSURER B: Philadelphia Insurance Company	23850																
INSURER C: Federal Insurance Company	20281																
INSURER D: Peleus Insurance Company																	
INSURER E: Zurich American	16535																
INSURER F:																	

COVERAGES

CERTIFICATE NUMBER: 1360984085

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		PHPK2079207	1/1/2020	1/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 Liquor \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		PHPK2079207	1/1/2020	1/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		PHUB706238	1/1/2020	1/1/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	1400014808	1/1/2020	1/1/2021	WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D E C	Professional Liability D&O/ EPL Crime		121 MPL 0163767-00 MPL 04363702-00 8241-8189	1/1/2020 1/1/2020 1/1/2020	1/1/2021 1/1/2021 1/1/2021	Each Claim/Agg 1M / 2M Each Claim/Agg 1M / 1M Employee Theft 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Abuse & Molestation - \$1MM/ per occurrence; \$2MM/ annual aggregate. Policy # PHPK2079207
 The Excess Limit is sublimited over the Abuse & Molestation at \$2MM.

Professional Liability for Real Estate Services only.

CERTIFICATE HOLDER

CANCELLATION

Turnbull Creek CDD 101 E Positano Ave, St. Augustine FL 32092	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Jessica Goff</i>
---	--

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AMENITY ATHLETICS

Exhibit C Child Safety Guidelines

Introduction

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

Purpose

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

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

Protection and Prevention

Volunteer and Employee Screening Procedures:

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

Supervision Procedures

Unless an extenuating situation exists, Licensee:

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

parent/guardian.

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

Behavioral Guidelines for Paid Staff and Volunteers

All volunteers and paid staff will observe the following guidelines:

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

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

Disqualification

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

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

Exhibit D: Form of Waiver and Release

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT: Vesta Property Services, Inc. RELEASE AND WAIVER FORM

Date: _____
Participant Name(s): _____

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

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

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

AMENITY

ATHLETICS

2021 Amenity Athletics Flag Football Season:

Registration Begins: October 15, 2020

Registration Ends: December 19, 2020

Practice Begins: January 4, 2021

Season Games: January 23- March 6, 2021

2021 Amenity Athletics Spring Soccer Season:

Registration Begins: January 1, 2021

Registration Ends: February 14, 2021

Practice Begins: March 1, 2021

Season Games: March 27- May 15, 2021

2021 Amenity Athletics Fall Soccer Season:

Registration Begins: July 1, 2021

Registration Ends: August 15, 2021

Practice Begins: September 8, 2021

Season Games: September 25- November 13, 2021

2021 Amenity Athletics Spring Basketball Season:

Dates - TBD

AMENITY

ATHLETICS

AMENITY

ATHLETICS

THE LEAGUE THAT YOU CAN WALK TO



FLAG FOOTBALL LEAGUE

**FOR BOY & GIRLS
AGES 5 - 11**

\$95.00 per player

Registration Begins: October 15, 2020

Registration Ends: December 19, 2020

Practice Begins: January 4, 2021

Season Games: January 23- March 6, 2021

Games played at Bartram Springs and Heritage Landing on Saturdays!

www.AmenityAthletics.com

AMENITY

ATHLETICS

COVID-19 Standards and Requirements

Amenity Athletics has been monitoring Local, State and Federal communications, guidelines, recommendations and advisories regarding the Coronavirus Disease 2019 (COVID-19).

For Parents

- Please check your child's temperature before bringing them to a practice or to a game
- Please do not carpool if you can help it.
- Please adhere to social distancing during practices and games. If you feel like you cannot do so, please stay in your car.
- Sanitize or clean all of your child's clothes and equipment before and after each game and practices (cleats, ball, shin guards, etc.);
- Please wear a mask during practices or game days if social distancing is not possible.
- Please let Amenity Athletics know immediately if your child becomes ill for any reason. Please reach out to TCallahanAmenity@gmail.com.
- Please provide personal sanitizer to your child for practices and games

For Players:

- Please wash your hands before and after practices and games
- We would like to encourage all players to wear a mask before and after practices and games
- Please do not touch anyone else's equipment, water, snack, or bag. *Bring your own water bottle to all practices and games.
- All players should practice social distancing when on the sidelines and place bags or equipment at least 6 feet apart.
- Please no group celebrations, high fives, hand shakes, hugs, etc.

For Coaches:

- Please help Amenity Athletics to ensure health and safety of the athletes.
- Please ask players how they are feeling. If someone does not look healthy please speak to their parents and see if sending them home might be the best decision.
- Please continue to follow all state and local health protocols.
- Please make sure all players have their own equipment, water bottle, shoes, etc.
- Coaches or Assistant Coaches should be the only one handling team equipment during practices and games
- Please maintain social distance during practices and game days. If you feel you can not maintain social distancing, we suggest wearing a mask.
- Please sanitize team equipment after practices and/or game days

For Spectators:

Limit the number of spectators for your child to 2

Upon arrival, watch games only from the sidelines

Wear a mask if unable to adhere to social distancing guidelines

Maintain social distancing guidelines while spectating games, staying 6ft away from other spectators;

Leave the field area as soon as the game concludes.

We also recommend that parents or guardians bring their own seating when spectating games and avoid bleachers or public seating when possible.

Please arrive no sooner than 15 minutes before game time and please do not remain on the field after the game.

For Referees:

Wear a mask while at the fields, except while refereeing games

Ensure that no more than 2 coaches/managers are present in each team's bench area

AMENITY

ATHLETICS

Player Protocols Following Confirmed or Suspected Case of Covid-19

Inform your coach and email Tim Callahan at immediately.

Person cannot attend Amenity Athletics games or practices until:

14 days have passed since symptoms first appeared OR Negative results of an FDA authorized COVID-19 test from at least two consecutive respiratory specimens collected 24 hours apart (two negative specimens).

Player / staff with confirmed COVID-19 who have not had any symptoms:

Inform Tim Callahan at immediately

Person cannot attend games or practices until:

14 days after date of their first positive COVID-19 test, assuming no symptoms since that time OR negative results of an FDA authorized COVID-19 test from at least two consecutive respiratory specimens collected 24 hours apart (two negative specimens).

Protocols Following Exposure to a Suspected or Diagnosed Case of COVID-19

Take your temperature is symptoms develop

Practice social distancing; Maintain 6ft of distance from others and stay out of crowded places

Follow CDC guidance if symptoms develop

Stay at home until 14 days after your last exposure; monitor for any symptoms consistent with infection during this timeframe

Check temperature twice a day and stay away from people who are at higher-risk

If asymptomatic after 14 days since last exposure, they can return to participation.

Amenity Athletics will continue to:

- Keep up to date with Local, State, and Federal Regulations and distribute protocols accordingly
- Communicate regularly with all coaches throughout the season in order to implement plans to notify teams of any situations where someone may have been exposed to someone who has tested positive for COVID-19.
- Educate all staff on protocols and requirements, including state and local regulations, CDC recommendations, and other necessary information.
- Ensure adequate field space for social distancing.

Amenity Athletics Refund Policy:

- During the Spring season, we may the decision to refund everyone due to the effects of COVID-19 having on us to proceed with a season safely and properly. We appreciate everyone's patience and understanding during the process of refunds.
- If a cancellation occurs again for the upcoming Fall season, we are prepared to do the same and once again refund everyone that has registered.

AMENITY

ATHLETICS

GENERAL RELEASE AND WAIVER OF LIABILITY

Pursuant to Florida Statute 744.301:

NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF (name of released party or parties) USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM (name of released party or parties) IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND (name of released party or parties) HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

I acknowledge and understand that participation in the Program has certain inherent risks, including, but not limited to, significant changes in the Participant's health, injury or even death to the Participant, and on behalf of the Participant, I agree to assume and accept sole responsibility for all risks related to participation in the Program, including, but not limited to, the risks mentioned above and/or damage to, loss or theft of property, or other loss or damage of any nature.

I acknowledge on behalf of Participant that the District recommends that the Participant consult a physician prior to engaging in the Program. I hereby certify that the Participant is physically and mentally capable of participating in the Program and that the Participant is not under any kind of medical treatment nor has any mental or physical condition that would prevent Participant from participating in the Program.

On behalf of Participant, I hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former and future Supervisors, agents, officers, employees and staff, and its employees, agents and staff, and Vesta Property Services, Inc., and its employees and agents (collectively, the "Indemnitees"), of and from any and all claims, demands, expenses, debts, contracts, causes of action, lawsuits, damages and liabilities, of every kind and nature, whether known or unknown, in law or equity, that I ever had or may have, arising from or in any way related to participation in the Program. I further agree to pay all expenses, including court costs and attorney fees, incurred by the Indemnitees in investigating and/or defending a claim or lawsuit related to the Participant's participation in the Program. This waiver of liability does not apply to any act of gross negligence, or intentional, willful or wanton misconduct by the Indemnitees. However, I agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes.

This General Release and Waiver of Liability is binding upon myself, my spouse, heirs, executors, administrators, legal representatives, successors and assigns. This General Release and Waiver of Liability supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. The provisions of the General Release and Waiver of Liability will continue in full force and effect even after the termination of the Program. The provisions of this General Release and Waiver of Liability may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District, and Vesta Property Services, Inc., altogether, and the party whose signature appears below. Nothing herein shall alter the Participant's rights or obligations under the Policies and Fees for the Amenity Facilities and/or related documents.

If Participant is a minor child, I certify that I am the Participant's parent and/or legal guardian and that I am legally authorized to sign this General Release and Waiver of Liability on behalf of the Participant. Further, in the event that I cannot be reached, I authorize and direct the Instructor to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that the urgent/emergency care is necessary. The medical facility and its medical staff have my authorization to provide any treatment that a physician deems necessary for the well being of the Participant. I understand that the resulting expenses will be my responsibility. I understand and acknowledge that the District and Vesta Property Services, Inc. are not responsible for providing such treatment or transportation and I hereby agree to hold the District, its supervisors, agents, officers and staff and Vesta Property Services, Inc., harmless for any acts or omissions related to emergency medical transportation and/or treatment resulting from myself or my child's participation in the Program. I further agree to pay all expenses, including court costs and attorney fees, incurred by the Indemnitees in investigating and/or defending a claim or lawsuit resulting from or related to the emergency medical transportation and/or treatment of the Participant. I am of lawful age and legally competent to sign this General Release and Waiver of Liability. I have read and understand the terms of this General Release and Waiver of Liability, and I have willingly signed it as my own free act.

PARTICIPANT/GUARDIAN'S PRINTED NAME

PARTICIPANT/GUARDIAN'S SIGNATURE

DATE

TENTH 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, September 8, 2020 at 6:31 p.m. via Zoom.

Present and constituting a quorum were:

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

Also Present were:

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

The following is a summary of the actions taken at the September 8, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:31 p.m. and called the roll. Mr. Torres announced Chairman Simmons is ill and unfortunate he will not be attending tonight's meeting. Vice Chair DelBene will run tonight's meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Manager (Presenter: Duval Landscape)

This item taken under the operation manager's report later in the agenda.

B. Engineer (Presenter: Mike Yuro)

Mr. Yuro stated I continue to follow-up with the county and their engineer and contractor on the signal at the intersection. It is my understanding that the signal has been activated, but we are still waiting on the TV video of the inside of the pipe to confirm if they cleared out all the debris they spilled. I did get a phone call a few minutes ago from Jack Holzburg with Kimley-Horn, he has been in contact with the contractor and said that they actually completed the video inspection today. According to the contractor the section of pipe that goes under the road from the north side to the south side of the road is clean, the section from the inlet where they spilled into the pond the contractor said that they have cleaned out the bottom of that pipe but I told Jack I needed to see the video myself to be able to confirm that the pipe is clear of any debris because there have been issues ever since they spilled it. He expects I will have that in the next couple of days.

FOURTH ORDER OF BUSINESS

Consideration of License Agreement with United Parcel Service, Inc. Regarding the Use of Certain District Property (Presenter: Jennifer Kilinski)

Mr. Torres stated this is standard for Turnbull Creek CDD, we do it every year. Last year Erick provided a different location that I thought worked out well. This agreement is for the period of October 15, 2020 through January 15, 2021. They will compensate the district \$1,000.

Mr. DelBene stated I want to make sure that the compensation is on par with other districts.

Ms. Kilinski stated yes, there are a couple that received \$1,000, the majority of them have not asked for funds.

Mr. Labanowski asked can exhibit A be changed because it shows the parking lot.

Mr. Torres stated I have asked Erick to provide an updated map so we can approve this in substantial form.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the agreement with UPS for use of district property from October 15, 2020 to January 15, 2021 was approved in substantial form.

FIFTH ORDER OF BUSINESS

Update Regarding Engineer RFQ (Presenter: District Staff)

Mr. Torres stated I worked with Supervisor Burks to advertise the RFQ on the website she recommended, and I reached out to four firms. JMT submitted a response for the last meeting that

we held onto, we received a response from Mike Yuro & Associates, your current district engineer, Matthew Design Group, JMT, and Gulfstream. We have four responses to the RFQ to consider. Based on guidance from the chair at the last meeting he wanted to schedule a special meeting to allow the firms to make a presentation to the board. I have a recommended date of September 29, 2020 at 10:30 a.m. and I would like to exercise the use of Zoom based on the executive order that ends October 1st.

Mr. DelBene stated my request would be that it be after 4:00 p.m.

It was the consensus of the board to have a special meeting by Zoom on September 29, 2020 for presentations from the four engineering firms.

SIXTH ORDER OF BUSINESS

Consideration of Bocce Ball Court (Presenter: Jerry Lambert)

Mr. Lambert stated in your packet there are pictures and proposals for the bocce ball courts. It would be a little cheaper to have them side by side, but you lose the ability to walk between them. The one we are thinking about using is the one where they are totally separate. We would be able to utilize the tabby stone we have, I think we have about 100 pieces and that would be enough to put two-wide between the courts all the way up to 60-feet. It would save a substantial cost rather than putting pavers between the courts. The last picture is what it will look like when finished. We should put the oyster shell finish in it, you can go a little cheaper with sand, but I think that is a lot more maintenance. It would look more professional with the oyster shell. The price sheet is included after the pictures. There are two prices, \$3,447.12 and \$2,997.20 the only difference is if we get support from the residents to help remove sod, we can save about \$500.

There has been some interest in this and I think it would be a great opportunity to have another activity. To have someone come in and build these two courts would be between \$30,000 to \$35,000. We are talking about putting them parallel with the basketball court on the soccer side of the field.

The board discussed alternative locations and Mr. Lambert and Mr. Yuro will review each and come back with a recommendation at the next meeting.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with B&S Signs, Inc. for Installation of Electronic Marquee Sign and Provision of Data Service (Presenter: Ernesto Torres)

This item tabled.

EIGHTH ORDER OF BUSINESS

**Consideration of Audit Engagement Letter
from Berger Toombs Elam Gaines & Frank
(Presenter: Ernesto Torres)**

On MOTION by Mr. DelBene seconded by Mr. Labanowski with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2020 audit was approved.

NINTH ORDER OF BUSINESS

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

Mr. Hutchinson stated last time I didn't have the dates. It is going to start in two days if we agree on it and end December 10th. It should be on Thursdays from 4:30 to 5:15 p.m. She usually has between 8 – 10 students and charges \$60 a month and 10% is about \$180.

On MOTION by Mr. DelBene seconded by Ms. Burks with all in favor the proposal for dance classes for the fall season with Gift of Dance, Thursdays 4:30 to 5:15 from September 10, 2020 to December 10, 2020 was approved.

TENTH 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)

Mr. Lambert stated I will touch on Duval's report. Some of you know they cut the grass shorter last week, which is something they do with Bahia this time of year to help it thicken and grow. He is ready to put in new flowers around the amenity and entrances. They are struggling with the pond banks because they are wet. They are mowing as they can to get them done.

Ms. Burks stated when they cut the banks when they are wet it throws that green stuff on fence. Is there something they can do to eliminate that because it only happens on the back fence when they cut the grass when it is wet.

Mr. Lambert stated yes, they are supposed to blow the clumps and that stuff off fences if it happens. I noticed a couple areas like that. I will check with Mike on that.

1. Report

Mr. Lambert gave an overview of his report, copy of which was included in the agenda package.

2. Duval Proposals

Mr. Lambert stated Duval's proposal #9107 is to replace two dead trees at the entrance off of Positano with two 30-gallon Nellie Stevens Holly Trees in the amount of \$799.38.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor proposal #9107 from Duval in the amount of \$799.38 was approved.

3. Property Activities Sheet

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

4. Duval Audit Reports

A copy of the landscape audit report was included in the agenda package.

5. Pool Umbrellas

This item tabled.

D. Amenity Center Update (Presenter: Erick Hutchinson)

Mr. Hutchinson stated we are entering fall season and per the contract the hours and everything changes. Currently the pool hours are 10 a.m. to 7 p.m. I'm requesting to change it to 10 a.m. to 30 minutes before sunset. That adds 8 minutes now but as we go through the season it becomes less and less.

It was the consensus of the board to change the closing pool hours from 7 p.m. to 30 minutes before sunset and staff was directed to try to find lifeguards for weekends during September so the slide can be utilized.

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

Mr. Wing stated I would like to revisit the meeting minutes from September of last year, because of the Zoom meetings minutes weren't published for several months. I went back and looked at some of them. I think most of us on the board value audience comments, particularly for those who stay around for the very end of the meeting to make comments. I sent to each of you the minutes that were provided at that meeting and particularly regarding homeowners who came to talk about the fishing policy. If you read the minutes you would come to the conclusion they all came to talk about the fishing policy but if you look at the transcript of the meeting that was sent to all of you, that is not what they came to complain about. They came to complain about how they were treated by one of the supervisors. That is public information, I confirmed with Ernesto that the tapes from the meeting are public information and I think at least if not verbatim a summary should be included because it is what caused us to finally pass a resolution that would withhold liability insurance from a supervisor working outside their duties. I'm interested in comments from the board, I think these minutes should be amended. Do you agree?

Mr. DelBene stated I think the minutes should reflect the transcript.

Ms. Burks stated I agree.

Mr. Wing moved to amend the September 2019 meeting minutes to include the transcript as provided and Mr. DelBene seconded the motion.

Mr. Torres asked Jennifer are we on the right path, just asking for the minutes to be amended to reflect the transcript?

Ms. Kilinski stated because it wasn't an agenda item we will need to open it up to audience comments in case any members of the audience want to comment.

Mr. Torres opened the floor for audience comments on the proposed amendment to the September 2019 meeting minutes.

Ms. Wing stated I agree the minutes should absolutely reflect what occurred at the meeting because a lot of residents do not attend, if they do want to know what happened and go to the website to read the posted minutes they should get a really good sense of what occurred. My understanding is the transcripts are not posted, however, the transcripts are also public record so if a resident is aware they can request the minutes as well, but I don't think we should put the onus on a resident to come to the conclusion that something was said at the meeting that was not captured in the minutes.

Ms. Venezia asked why doesn't a board member have the responsibility to question a resident who is going against regulations that they should normally have been aware of, which they were aware of, but why wouldn't a board member have that opportunity to approach a resident? What's wrong with that?

Mr. Wing stated Kathy I don't think you have seen the transcript because it wasn't released, it was only sent to board members. If you look it I think you might have a different opinion and I would also ask Jennifer to comment.

Ms. Venezia asked is it possible for us to see that then?

Mr. Wing stated sure.

Ms. Kilinski stated I'm going to make two quick clarifications. One is on meeting minutes. I keep hearing the word "transcript" and I want to be abundantly clear about what your meeting minutes are. This district and I don't have a single district that transcribes minutes in the true definition of transcript. The transcript would be a transcriptionist that is literally getting word for word on paper of what is said during the meeting. We don't have that. I would never recommend that you do that for all kinds of reasons that we can talk about from a legal and practical standpoint. What we have are summary minutes. I do have districts that there are certain discussions that happen whether it is audience comments or there may be a somewhat important issue of the day that they want to make sure the residents have captured adequately and something Ernesto and I talked about a month or two ago as one solution is if you have the topic you want transcribed then before that topic comes up you may say something along the lines of, transcriptionist we want this recorded verbatim and that would then queue the GMS transcriptionist to say okay, I know I need to get this as close as possible word for word in the minutes. As you see from our meeting minutes especially last meeting, we had a 3 ½ hour meeting. We as staff would be reviewing 80 to 100 pages of minutes that are surely going to be inaccurate in some way, shape or form and we need

to make sure we have those accurately captured for all kinds of reasons. I want to be really clear on the minutes when we are talking about the transcription, what we will be asking for in the future from a staff perspective and how you want some of those topics handled. That is the meeting minutes comment from a legal perspective.

I think the other, as you pointed out Supervisor Wing, you would have this discussion before, I have not seen it be an issue as of late, but I would never recommend a board member approach to enforce rules to another member of the public, whether it is a resident or not. I would never recommend it for safety and security of our supervisor, I would never recommend it from a practical standpoint from the district's perspective. We have policymaking authority but we don't want our board members nor would you want a city or county commissioner out there enforcing the law or the policy, we leave that up to either district staff or in some cases police, when we are talking about trespassing; it is never a good idea from my perspective anyway.

Ms. Venezia asked if the ruling for fishing is that no resident is to fish behind someone else's property then I am not allowed to tell someone to please move if they are fishing outside my backyard? Why would I not have that opportunity?

Ms. Kilinski stated we are talking about minutes. If you want fishing back on the agenda, then I recommend we do that. I'm saying that mostly because if the public is concerned or the board members are concerned about fishing policies again then I would want residents to be able to know we are having that discussion so they can tune in and be able to give their opinion. We haven't said anything about fishing tonight so I would be hesitant to give too much feedback. What I'm saying as the lawyer to the board members who I serve as district counsel to, I would not recommend that they in their capacity as a board member go around and enforce our fishing policies. If it is in your back yard I wouldn't stop a resident from doing that, how am I going to stop you, I'm just making recommendations that if you have somebody in your back yard you never know what could happen. If they are trespassing on your property, then we have adopted from a policy perspective the best practice on how do that at least as board members. You can call Jerry, Jerry can either check it out or call the police in the case that you see somebody that may be getting aggressive.

Mr. DelBene asked any other audience comments?

Ms. Wing stated again, about the history and I understand the volume of material that would have to be included if you had minutes that were verbatim, but what I do know in this

instance it did not reflect at all any part of the whole discussion and I think that is the issue. It was basically swept under the rug and only talked about fishing policy, which was really not the case.

Mr. Jacobs stated I am kind of surprised that this thing came about from last September, a year ago and your transcriptions are not going to be verbatim or exact and it is an issue to me that somebody is waiting a whole year to bring this up and looking back over your minutes, your minutes are not going to reflect accurately just as Jennifer just said. I have an issue with the way it has been handled.

There were no further comments from the audience.

Mr. Labanowski stated I didn't receive the email and I just checked my junk mail and it is not there so I'm not going to comment on something I haven't seen, Mr. Wing.

Mr. Wing asked Mr. DelBene, did you receive it?

Mr. DelBene responded yes.

Mr. Wing asked Diana did you receive it?

Ms. Burks stated yes.

Mr. Wing asked Ernesto, did you send it out?

Mr. Torres stated yes.

Mr. Wing stated I don't know Chuck, that's not my problem.

Ms. Burks stated I want to briefly comment about what Jennifer said. For us as board members I definitely wouldn't feel comfortable, not even a resident in my area coming to me and being aggressive about anything. If they have a problem with something I'm doing, I agree it should be taken through the staff and allow them to say something because as she said that could put us as board members in a situation that could look bad upon this CDD board. As professionals I think that we should be able to set an example for what we expect in our community so it won't be any confrontation, if you will.

Mr. DelBene stated I do believe that is what our policy now reflects after this whole discussion came up because of this incident.

Mr. Hutchinson stated for Jerry's sake I'm assuming a lot of these that happened are like close to nighttime and I believe I reviewed the policy, which is also online, and I believe it states you are supposed to call the sheriff in that case. I would hate for Jerry or myself to receive a phone call late at night. What is he really going to do? Not a whole lot. If there is something crazy going on, I highly recommend calling the sheriff.

Mr. DelBene asked Jerry are you here?

Mr. Lambert responded yes.

Mr. DelBene stated last meeting we talked with Duval who is not here. Can you find out what they are doing with those two cut out grass areas?

Mr. Lambert stated I was told that they were going to do that this week and I'm waiting to see. I will follow-up on that and let you know.

Mr. Torres stated we are still in discussion. I just received a text from Chuck that he didn't get the email. What date was that email sent, I would like to confirm it.

Mr. DelBene stated September 3 at 3:15 p.m. I see Brian, Wil, Chuck, myself and Diana attached to it.

Mr. Torres stated I'm not sure, Chuck, why you didn't get it in your box.

Ms. Kilinski stated one more quick note on the minutes, to one of the residents comments. Remember too, that our recordings are always available. We have had this come up before, we don't transcribe the minutes in the 100-page format, you can always get the audio recording and residents have requested that in the past for various issues so you can hear the whole meeting.

Mr. Torres stated the motion was to amend the September 2019 meeting minutes to reflect the additional discussion regarding the two audience comments that were made in the transcript that Brian sent to the board.

<p>On roll call vote the motion passed three to one. Mr. Wing voted yes. Mr. DelBene voted yes. Ms. Burks voted yes. Mr. Labanowski voted no.</p>

Mr. Torres stated I will work with legal and also GMS to amend the minutes and post them back on the website. The board will have to review and approve them in November's meeting before they can be uploaded. Is that right Jennifer?

Ms. Kilinski stated as long as the board saw the amendments that were proposed, which if I heard Supervisor Wing right the transcript that was produced from that meeting, as long as the board is okay with what was produced to you via email, then that doesn't need to come back.

Continuation of supervisor's requests and audience comments.

Ms. Venezia asked how many residents in the community actually want a bocce ball court? We have done surveys in the past and a bocce ball court was never mentioned. Is this only because a board member has played bocce with some other residents in the community? Are we going through this expense for 5, 6, 7, 8 residents in the community, when drainage issues are yet to be addressed?

Mr. Lambert stated I am the one who brought up the bocce ball court originally, but I know there are some board members in favor of it.

Ms. Venezia asked how many residents want it? I want to see if the expense is going to meet the number of residents who actually requested having something like this when we have other issues that haven't been addressed.

Mr. Jacobs stated I have a number of issues to go over and I'm disappointed that the chairman is not there because I wanted to address some of these issues with him. He is constantly going on Facebook and badmouthing the Homeowners Association and it is not very professional of him. I want to also remind him that there is a code of ethics for public officers and employees and there have been some things that may not meet that code of ethics standards. I'm not happy about it.

One of the issues about the bocce ball court that Kathy just mentioned, I am kind of surprised because it had drainage problems and you were mentioning drainage problems with the bocce ball court, but there have been drainage problems in San Marino for four years that have not been addressed. Why would we want to spend money on something new when we haven't fixed a problem for some of the homeowners?

I'm also disappointed that in 2018 you did a reserve study and it hasn't been changed yet but that reserve study said you were going to replace the gym equipment in 2023/2024, but all of a sudden they got replaced last year and it was a benefit to the president because he uses it every morning, he and his friends and all of a sudden you spend \$40,000+ buying new equipment. It wasn't set in the reserve study.

I have real issues that a couple members on the CDD board had a real axe to grind with a couple Homeowners' board members and I think it has become very personal. I'm upset because the HOA in the last five years has donated \$129,000 for items in the community that are under the purview of the CDD. We have done a part to help and I really resent the fact that he is constantly putting down the Homeowners' Association board.

A resident stated I was all for the bocce ball court. I was going to build it with a couple other guys. I came in half an hour late to the meeting. What was the final verdict with the message board?

Mr. Torres stated the agreement has gone back and forth after it was signed by Wil, we had it on the agenda to be ratified, but due to the vendor changing some of the language on the original agreement that was sent to them, we have to go back and update the comments and send it back to them and bring it back to the board. It is a work in progress and we have not come close to having the agreement signed.

A resident stated I think it was \$20,000 for the message board whereas the bocce ball was \$2,500. I can't believe the HOA first of all they are responsible for absolutely nothing that goes on in this community; 99% is all CDD. I'm proposing that the HOA fee get reduced from \$80 to \$65 take \$15 off and put it towards the CDD. It looks like they are going to make \$20,000 surplus every year and for what, what are their expenses. There are always going to be drainage issues and the pond behind my house is always going to be a problem. It is never going to be fixed. Why should the people not on a pond have to suffer, for \$2,500 for a bocce ball court? Everybody on both boards except for two don't even use the amenities, are never there. To have such an opinion, a strong opinion, it is ridiculous. The more things change the more they stay the same. I just hope it doesn't get reversed. If Wil Simmons loses, I'm out of here because things are going to go back to status quo, the way it was, where you needed permission to go next door in the amenity room. You couldn't do nothing here.

Ms. Randolph stated I have a question for Jennifer. You mentioned earlier about the homeowners, the officers talking to the homeowners directly if there was any problem or anything, don't get directly involved with the homeowners. Now we have the officers, the chairman of the CDD, going back and forth on Facebook, our Murabella Facebook page back and forth complaining. It got out of hand the last time. It was horrible the way you people were putting down one another and it went back and forth. I talked to a couple homeowners and said get on the CDD board today on Zoom and they said no, we will wait for Facebook to find out what is going on. You are professionals, you are elected by us at St. Johns County, we vote for you and I expect a little bit more professional people representing the board and not go back and forth like you have done last time on Facebook and it was out of hand and it was totally not acceptable in

my book. Please think about that the next time you guys go on Facebook. Really, you shouldn't be on Facebook.

Ms. Venezia stated the digital communication board is for every single resident and this community will benefit by it. Not every single resident in the community will benefit by a bocce ball court.

Mr. Jacobs stated I want to address her comment about Facebook. I am not on Facebook, I don't want to see and hear all that stuff, but it was brought to me because I'm president of the Homeowners' Association and I think it was disgusting, I agree with her 100%. Board members on both sides need to be more professional. I thank her for her comments.

Mr. Torres stated we did have a capital reserve study update last year and we have had annual contributions towards the fitness equipment. We took those contributions and moved it up one year and that is how we ended up approving the fitness equipment that was purchased recently.

TWELFTH ORDER OF BUSINESS

Approval of Consent Agenda (Presenter: Ernesto Torres)

- A. Approval of Minutes of the August 11, 2020 Meeting**
- B. Balance Sheet as of August 31, 2020 and Statement of Revenues & Expenditures for the Period Ending August 31, 2020; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**
- D. Ratification of License Agreement with Ancient City Soccer Club, LLC Regarding the Use of District's Soccer Facilities**

Mr. Wing stated the first paragraph in the minutes if you will correct, Mrs. Wang to Mrs. Wing I would appreciate that.

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

THIRTEENTH ORDER OF BUSINESS

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

Mr. Torres stated we have scheduled a special meeting on September 29, 2020 at 4:00 p.m. via Zoom to discuss the responses to the request for engineering qualifications.

Ms. Burks stated I don't get off until 5 p.m. but I will adjust my schedule.

Mr. Torres stated we will send out the responses to the RFQ to the board electronically.
We had four firms submit.

Ms. Burks asked was the list helpful that I sent to you?

Mr. Torres stated yes, I sent it to everyone, one firm had questions for me, I responded but none of them submitted by the deadline.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the meeting adjourned at 8:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, September 29, 2020 at 4:00 p.m. via Zoom.

Present and constituting a quorum were:

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

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Jerry Lambert	Operations Manager
Erick Hutchinson	Amenity Manager
Alex Acree	Matthews Design Group
Matt Lahti	Gulfstream Design Group
Jason Evert	JMT
Robert Dvorak	JMT

The following is a summary of the actions taken at the September 29, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the special meeting to order at 4:01 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Presentation by Firms Submitting RFQ for
Engineering Services**

Ms. Kilinski stated as the board is aware we noticed and specifically reached out to local engineering companies to solicit qualifications for engineering services. This process is not like

construction or amenity management or district management because it is not a request for a proposal, they are giving qualifications. You received qualifications back from four engineering firms. I have reviewed them for legal sufficiency, which is limited to insurance and the requisite certificates of professional liability and found them to be legally sufficient. As we discussed before we don't have scoring criteria that we would have in a proposal context instead your rules of procedure provide for guiding principles of what you may want to consider when you are thinking about their qualifications, which I provided to you in a spreadsheet format so you could take notes as they make presentations and when you review the qualification packages. At the end of the presentations you have a few options available to you. At the conclusion, regardless we are going to want to rank the engineering firms so you will rank them from one to four and our office with Ernesto's will send out letters notifying folks about that ranking. After we rank them we will negotiate a continuing engineering services agreement with the number one selected engineering firm and that will include their hourly rates and fees. If we are unable to negotiate a contract successfully then we would go to your number two ranked engineering firm and bring that back to you for your consideration. There is nothing to prevent you from having more than one engineering firm under a continuing services contract. If after all the presentations you say I can't decide, I like engineering firm A for purposes of these projects we are considering and engineering firm B for these projects we are considering. Nothing prohibits you from negotiating a contract with two engineering firms because as you are well aware they only do work at your direction. I do have districts that have a specialty engineering firm that does projects under work authorizations for discreet projects then you have your general district engineer for continuing smaller projects. As you go through the process and have questions ask them to me or Ernesto.

A. Gulfstream Design Group (4:15 p.m. to 4:30 p.m.)

Mr. Lahti of Gulfstream Design Group gave an overview of his background and Gulfstream Design Group's capabilities, past projects and experience.

The board members asked questions pertaining to pond bank erosion, availability of personnel, staffing, outsourcing.

B. JMT (4:30 p.m. to 4:45 p.m.)

Mr. Evert of JMT gave an overview JMT's background, team approach, capabilities, past projects and experience with CDDs.

The board members asked questions pertaining to drainage issues on walking paths, pond bank erosion, outsourcing,

C. Matthews Design Group (4:45 p.m. to 5:00 p.m.)

Mr. Acree of Matthews Design Group gave an overview of his background, the firm's background, capabilities, experience with CDDs and past projects.

The board members asked questions pertaining to the size of drainage problems previously dealt with, staffing and outsourcing

D. Yuro & Associates, LLC (5:00 p.m. to 5:15 p.m.)

Mr. Yuro gave an overview of his background and experience, experience in CDDs, on the engineering side and as a board member, the economics of being a registered engineer, and having a good working relationship with St. Johns County and the water management district.

The board members asked questions pertaining to the number of employees and drainage issues in the Pescara field.

FOURTH ORDER OF BUSINESS

**Consideration of Proposals Received in
Regard to Engineer RFQ (Presenter: District
Staff)**

Mr. Wing stated I like the fact that a couple of the firms had more than one engineer on staff, I liked JMT but they are a very busy firm, Matthews Design Group and could rank them one and two followed by Mike Yuro and Gulfstream last.

Ms. Burks stated JMT is my no. 1, Matthews Design Group is no. 2, Yuro Associates was no. 3, Gulfstream was no. 4.

Mr. DelBene stated my ranking was the same, JMT, Matthews Design Group, Yuro Associates and Gulfstream

Mr. Simmons stated that was my ranking too.

Mr. Labanowski stated that is my same order.

Mr. Simmons stated all five supervisors has the same order.

Ms. Kilinski stated we need a motion to approve that order then we will send award notices and at the next meeting we will bring back a negotiated contract with your number one ranked firm with their hourly rates for you to consider and approve.

On MOTION by Mr. Simmons seconded by Mr. Labanowski with all in favor the ranking order of the engineering firms qualifications were: JMT no. 1, Matthews Design Group no. 2, Yuro Associates no. 3 and Gulfstream no. 4 and staff was authorized to bring back an agreement for services with the number one ranked firm.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with B&S Sign, Inc. for Installation of Electronic Marquee Sign and Provision of Data Service (Presenter: Ernesto Torres)

Mr. Torres stated next is ratification of the agreement with B&S Sign for the installation of electronic marquee sign and data services. The item in front of you is the actual agreement. A month or two ago the board approved the proposal and the proposal had stipulations that we were going to receive additional funds from the HOA to assist in the funding of this project. After the proposal was approved staff went several rounds back and forth with the contractor to provide the agreement with terms agreeable to both parties. The agreement in front of you has been reviewed by district counsel along with the contractor. We are looking for a motion to approve the agreement so we can engage with the contractor and get the sign purchased and installed.

Mr. Labanowski moved to approve the agreement with B&S Sign, Inc. and Ms. Burks seconded the motion.

Mr. Simmons stated given the electronic sign I think that is good on the surface, but once I started to think about it, for what we are paying for one electronic sign we could get three manual signs at \$6,000 saving the district at least \$10,000. The other two are about to go anyway. I don't think it is financially responsible to put up three electronic boards, which would run \$45,000 when we can get three manual boards for \$6,000, netting the district \$39,000 in savings. If you put up the electronic board the other two manual boards still have to be addressed. We are only addressing a piece of the problem and not the whole problem. It would benefit the people who use that mail kiosk and the other residents are not going to benefit from that electronic board.

Mr. DelBene stated I agree with you. There was a considerable amount of discussion on this offline on the Facebook group where 30 – 40 residents had those same concerns if the value was really there. I don't think spending \$20,000 on a single board after Jerry provided a quote for under \$6,000 for three manual boards is worth it.

Mr. Simmons stated even if you put up the electronic board you still have to manage the manual boards. Our facility manager is still going to have to do the manual work anyway. If the other two boards go down are we going to put up electronic boards in all three kiosks at the cost of \$45,000? We have other priorities we could use that money for.

Mr. Lambert stated that would be \$60,000.

Mr. Labanowski asked the price you gave us, is that a single board or three board?

Mr. Lambert stated the price with a custom top was going to be about \$6,300 for three of them. That doesn't include installation but that is pretty simple stuff that I can do. We would use the same posts that are already in there.

Mr. Wing stated I have seen the same posts the others have and I have talked to people in the neighborhood as well. I have to agree that the manual signs can be done for \$6,000 and Erick would have to maintain the other two anyway. I'm sure the HOA will want their contribution back because that was for an electronic sign.

Mr. Simmons stated the HOA will be saving \$9,000 in essence. If they were going to contribute to the cause they would have more in their coffer now.

Mr. Wing stated I don't disagree but based on my participation in those HOA meetings it was for electronic. If we move ahead with this we can go back to the HOA and say do you want to participate in the manual signs or not and if they say no it is only costing us maybe \$1,000 more than we would pay for the electronic sign because they limited their contribution to \$15,000.

Mr. Simmons stated the crux of this question is, is the electronic sign worth it.

Ms. Burks stated I don't disagree but I want to understand because with this manual sign I'm not convinced that is going to be it. Will there be maintenance? At the end what is the total cost? It may not be the same amount as the electrical sign,

Mr. Simmons asked can you speak to that, Jerry?

Mr. Lambert stated the manual signs are wood and they rotted, these are aluminum and they will last a lot longer. The maintenance shouldn't be that much. Keep in mind if you put the manual ones in you are saving the \$2,200 electric bill because we won't have to run electric to

them; they won't be powered. Unless you want LEDs in them, they do have that option in that sign. I thought it was \$1,000 more to have four LEDs put in then you would have to run power to the sign to do that. The manual ones don't have lights now. We can put solar panel up-lighting at that sign and they would light the sign at night and you wouldn't need to put power out there.

Mr. Simmons asked what is the consensus of the board? I'm in favor of going with the three manual signs and saving the district money.

Mr. Wing stated there is a motion on the floor.

<p>The motion failed on the following roll call vote. Mr. Simmons voted no. Mr. Wing voted no. Ms. Burks voted no. Mr. Labanowski voted yes. Mr. DelBene vote no.</p>

Mr. Torres asked do you wish to provide direction for staff with the other sign and perhaps re-engage the HOA to see if they would like to fund those signs?

Mr. Labanowski asked what is in the reserve study for sign replacement?

Mr. Torres stated year 2020-2021 for signage replacement \$4,371 for the amenity center and another one for \$4,917. Those are the two sign allowances for this year.

Mr. Simmons stated we would be \$1,700 under budget if we did all three signs.

Mr. Lambert stated you are going to have a few hundred in material.

Mr. Torres stated the proposal that Jerry provided is not in the agenda package but if you have it in front of you and want to approve that we can do that. If you give me the amount and the vendor I can record it for the record and you can send that to me.

Mr. Wing stated it is from Displays for Sale.

Mr. Lambert stated that is an aluminum one and it would look better black and that is a little upcharge. It was about \$6,370. I have to purchase some material to attach it to the poles.

Mr. Labanowski asked does this include the letters?

Mr. Lambert responded yes, it includes an extra set of letter for each board.

On MOTION by Mr. Simmons seconded by Ms. Burks with all in favor staff was authorized to purchase the three aluminum signs from Display for Sale in an amount not to exceed \$7,000.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Wing stated I sent Ernesto a draft of a letter announcement that would go out concerning a parade for Halloween that the HOA approved. I spoke with Erick and he is okay with it and I believe he has the authority to okay anything. I wanted to see if anybody on the board has a problem with the announcement saying this is being done in cooperation with the CDD.

The board members had no objections.

Mr. Lopez asked as you are selecting a vendor for this project, the first item on the agenda, is this the due diligence that you do in picking a vendor? These are the questions and then the order at which you prioritize them as a company, is that the extent of what you do when you pick a vendor for a major project?

Mr. Simmons stated you can't paint everything with a broad brush, you have to take it on a case by case basis. We will go more in-depth depending on what it is.

Mr. Lopez stated for this specific project the process you just went through you will be selecting a vendor based on the questions you asked at this meeting then you are going to move forward and pick someone. Is that correct?

Mr. Simmons stated yes.

Mr. Lopez stated I have concerns about that. I feel the questions that were asked were not qualified questions in order to pick a vendor. I have a lot of experience in this area. I have picked a lot of vendors in my current career and things like success criteria specific to a problem, things like that were not asked, nor addressed. Specific solutions. What happens in a conflict resolution? What happens with customer support or levels of notification to the actual community and the board? None of those questions were asked other than questions about company size and outsourcing. From owning a couple companies, both those questions do not quantify the quality of a vendor. I have been on both ends of that outsourcing as well as in-house and the quality can be swayed one way or another. It is ultimately how that company is running their business.

Mr. Wing asked Jennifer will you explain the difference between when we do a contract for a service, professional services opposed to a vendor for buying something?

Ms. Kilinski stated there are statutorily required processes to follow for professional engineering services. It is somewhat unique in that way. If you were looking at doing a request for proposals for the amenity management piece, that has a lot more flexibility in the way that you can ask questions, what you are looking at by way of pricing, customer service, interviewing past individuals on the sort of programming they provide. For engineering services, there is a statutory driven process. You got qualifications back with 50-70 pages of information from each of these engineering firms. We are not hiring them for an individual project; it is a continuing services contract and that means that you have a professional engineering firm that can provide a host of engineering related services on a project by project basis where you would then structure a specialized work authorization for each individual project. For example, if you wanted to do pond bank erosion issues you would have a work authorization with a detailed scope of services provided on exactly the approach, the cost, potentially three or four different options, who their sub-consultants would be, we would get more into the details. This is a continuing services contract set on rates; it doesn't obligate you to pay any amount of money it only obligates to a contract potentially with the provider and we negotiate separate scopes of work. It is very different than what the resident was describing for other services where we have gotten very much into detail about different kinds of questions and different kinds of quantifications.

Mr. Lopez stated thank you for the explanation and as time goes on I would like to get a little more involved and listen to more of these meetings and maybe I will understand you process a little bit better.

About that project or any project, one of the concerns as a resident is the safety of the site if that is a question you can ask and get a response back. For all of us who have lived through a handful of construction sites during the development of these communities, they are quite painful and safety is a huge concern. Some contractors don't necessarily take the safety precautions when there is debris, trash or tools or equipment, they don't put their family hat on. If there is a project it would be great if we could put the kids' safety in mind when we have a construction site, whether that means boarding it off, sectioning it off or put up notices but make sure the vendors are a little more cautious with debris and trash.

Mr. Simmons stated I totally agree.

Ms. Venezia stated I'm a little confused about the digital board. I thought the CDD had already approved it because you had already agreed to the \$15,000 coming from the HOA. That

is how you got the proposals in. We have been talking about the digital board for several months and I'm surprised there is a turnaround because 40 or so residents out of the 959 homes voiced their opinion, some of them are friends with some board members, then all of a sudden a turnaround because there is no annual data cost for the electrical board. Why has it suddenly become an issue to no longer have it?

Ms. Kilinski stated the legal perspective unless there is a contractual reason not to as a board reserve your right to change your minds and we definitely had that happen before. Obviously, it was a board vote and consideration of new facts that were presented to you, but from my perspective it is definitely within your discretion.

Ms. Burks stated the main reason for changing directions in this was the cost and one of the biggest efforts of this board is to ensure we are doing due diligence to make sure we are being money conscious without spending money that is going to be more costly if we can find a more cost effective way to make this happen. That is the reason for the adjustment in this decision to go with the manual boards.

Ms. Venezia stated because there is no annual data cost, there isn't any additional cost to the CDD to maintain it. That is why I'm confused.

Mr. Torres stated the board has not approved the agreement; the board approved the proposal. There are things that happen after the proposal is approved by the board and once counsel drafts the agreement we send that back and forth at times with the contractor. There have been a lot of changes that brought it to this point.

Ms. Venezia stated from an HOA standpoint it would have been nice for us to be informed prior to this meeting that there were some questions involved with that proposal from B&S so we weren't blindsided with things being changed at this meeting.

Mr. Wing stated we can't talk to each other between meetings and I may feel one way but I have no idea what the others are going to feel until we are at the meeting.

Mr. Simmons stated some of this information was not available until recently. Once Jerry gathered the information and shared it with us, that is when it was a change in direction.

Mr. Labanowski stated we went through a process on the digital sign and we need as a board to do our due diligence a little bit better. I don't know how much it cost us as far as the attorney was concerned, but we have costs now upfront because we made a decision to buy the board and then we changed our mind. I don't know how many times they had to go back and forth

with the company with changes to the contract. We have money we threw out the window and that is where I have a concern. As a board we need to decide upfront if we are going to do it then we do it and carry it through or we don't do it at all.

Mr. Simmons stated I agree, we should do better due diligence but sometimes when you get information after the fact we have a responsibility to consider the additional information. We are still saving \$20,000 to \$30,000 of homeowners' money.

SEVENTH ORDER OF BUSINESS**Next Scheduled Meeting – November 10, 2020
at 6:30 p.m.**

On MOTION by Mr. Simmons seconded by Ms. Burks with all in favor the meeting adjourned at 5:54 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting
September 30, 2020

***Turnbull Creek
Community Development District
Combined Balance Sheet
September 30, 2020***

	<u>Governmental Fund Types</u>				
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>					
Cash - Wells Fargo	---	---	---	\$190,439	\$190,439
Cash - Hancock Bank	\$153,545	---	---	---	\$153,545
Investments:					
Investment - SBA	\$42	---	---	---	\$42
Investment-General Account	\$286,953	---	---	---	\$286,953
<u>Series 2015 A1-A2</u>					
Revenue	---	\$235,043	---	---	\$235,043
Reserve A1	---	\$388,920	---	---	\$388,920
Reserve A2	---	\$106,907	---	---	\$106,907
Prepayment A1	---	\$10	---	---	\$10
Prepayment A2	---	\$26	---	---	\$26
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,742	---	\$2,742
<u>Series 2015 B1-B2</u>					
Revenue B	---	\$29,207	---	---	\$29,207
Reserve B1	---	\$31,863	---	---	\$31,863
Reserve B2	---	\$9,564	---	---	\$9,564
Prepayment B1	---	\$2,363	---	---	\$2,363
Prepayment B2	---	\$2,291	---	---	\$2,291
Redemption	---	\$105	---	---	\$105
<u>Series 2016</u>					
Sinking	---	\$1	---	---	\$1
Reserve	---	\$115,742	---	---	\$115,742
Revenue	---	\$74,342	---	---	\$74,342
Prepayment	---	\$6,252	---	---	\$6,252
Prepaid Expenses	\$28,220	---	---	---	\$28,220
Assessment Receivable	\$24,798	\$1,477	---	---	\$26,275
Total Assets	\$493,559	\$1,004,113	\$2,743	\$190,439	\$1,690,854
<u>Liabilities:</u>					
Accounts Payable	\$15,978	---	---	\$0	\$15,978
Accrued Expenses	\$2,156	---	---	---	\$2,156
<u>Fund Balances:</u>					
Assigned General Fund	\$48,726	---	---	---	\$48,726
Restricted for Debt Service	---	\$1,004,113	---	---	\$1,004,113
Restricted for Capital Projects	---	---	\$2,743	---	\$2,743
Nonspendable	\$28,220	---	---	---	\$28,220
Unassigned	\$398,478	---	---	\$190,439	\$588,917
Total Liabilities and Fund Equity	\$493,559	\$1,004,113	\$2,743	\$190,439	\$1,690,854

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending September 30,2020

	Adopted Budget	Prorated Thru 09/30/20	Actual Thru 09/30/20	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$1,126,178	\$1,167,762	\$41,584
Interest/Miscellaneous	\$2,000	\$2,000	\$7,958	\$5,958
Amenities Revenue	\$2,000	\$2,000	\$4,492	\$2,492
Total Revenues	\$1,130,178	\$1,130,178	\$1,180,212	\$50,034

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$5,600	\$6,000	(\$400)
FICA Expense	\$428	\$428	\$459	(\$31)
Engineering (Yuro & Associates, LLC)	\$13,000	\$13,000	\$11,688	\$1,313
Arbitrage (Grau)	\$2,400	\$2,400	\$2,400	\$0
Dissemination (GMS & Disclosure Services)	\$2,200	\$2,200	\$2,850	(\$650)
Trustee (US Bank)	\$14,620	\$14,620	\$13,890	\$730
Attorney (HGS)	\$40,000	\$40,000	\$61,928	(\$21,928)
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$3,525	\$3,525	\$0
Management Fees (GMS)	\$45,000	\$45,000	\$45,000	\$0
Information Technology (GMS)	\$1,600	\$1,600	\$1,600	\$0
Telephone	\$450	\$450	\$254	\$196
Postage	\$1,100	\$1,100	\$415	\$685
Printing & Binding	\$1,800	\$1,800	\$917	\$883
Insurance (FIA)	\$8,816	\$8,816	\$8,214	\$602
Legal Advertising	\$1,400	\$1,400	\$2,015	(\$615)
Other Current Charges	\$1,300	\$1,300	\$502	\$798
Office Supplies	\$170	\$170	\$31	\$139
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$1,200	\$1,200	\$1,200	\$0

Administrative Expenses	\$149,784	\$149,784	\$168,061	(\$18,277)
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Amenity Center

Insurance (FIA)	\$15,664	\$15,664	\$13,779	\$1,885
Pest Control (Turner Pest Control)	\$3,123	\$3,123	\$2,220	\$903
Repairs & Replacements	\$36,000	\$36,000	\$46,811	(\$10,811)
Recreational Passes	\$800	\$800	\$599	\$201
Office Supplies	\$1,100	\$1,100	\$1,499	(\$399)
Other Current Charges	\$300	\$300	\$495	(\$195)
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$2,000	\$1,956	\$45

Utilities

Water & Sewer (STCUD)	\$10,900	\$10,900	\$11,132	(\$232)
Electric (FPL)	\$36,000	\$36,000	\$33,554	\$2,446
Telephone/Internet (Comcast)	\$3,800	\$3,800	\$3,634	\$166

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending September 30,2020

	Adopted Budget	Prorated Thru 09/30/20	Actual Thru 09/30/20	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (ASG)	\$31,245	\$31,245	\$24,434	\$6,811
Facilty Monitor (ASG)	\$24,200	\$24,200	\$18,998	\$5,202
Facility Management (ASG)	\$61,000	\$61,000	\$61,000	\$0
Facility Attendants (ASG)	\$16,200	\$16,200	\$14,364	\$1,836
Field Operations (ASG)	\$51,259	\$51,259	\$51,259	\$0
Facility Maintenance (ASG)	\$49,000	\$49,000	\$49,000	\$0
Pool Maintenance (ASG)	\$14,317	\$14,317	\$13,900	\$417
Pool Chemicals	\$13,144	\$13,144	\$13,477	(\$333)
Janitorial Services (ASG)	\$9,064	\$9,064	\$8,800	\$264
Common Area Waste Collection	\$18,300	\$18,300	\$18,300	\$0
Program Director (ASG)	\$2,575	\$2,575	\$2,575	\$0
Refuse Service (Advance Disposal)	\$9,840	\$9,840	\$9,278	\$562
Security - ENVERA	\$6,409	\$6,409	\$5,916	\$493
Special Events	\$9,000	\$9,000	\$8,767	\$233
<u>Amenity Center Expenses</u>	\$425,240	\$425,240	\$415,747	\$9,493
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$36,000	\$36,000	\$36,939	(\$939)
Lake Maintenance (Future Horizons)	\$11,580	\$11,580	\$14,100	(\$2,520)
Landscape Maintenance (Duval Landscape)	\$305,000	\$305,000	\$304,067	\$933
Landscape Contingency	\$30,000	\$30,000	\$16,085	\$13,915
Irrigation Repairs	\$6,000	\$6,000	\$16,235	(\$10,235)
Capital Reserves	\$215,300	\$215,300	\$100,000	\$115,300
<u>Grounds Maintenance Expenses</u>	\$603,880	\$603,880	\$487,426	\$116,454
<u>Total Expenses</u>	\$1,178,904	\$1,178,904	\$1,071,234	\$107,671
<u>Excess Revenues (Expenditures)</u>	(\$48,726)		\$108,978	
<u>Fund Balance - Beginning</u>	\$48,726		\$366,447	
<u>Fund Balance - Ending</u>	\$0		\$475,425	

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

<i>October</i>	<i>November</i>	<i>December</i>	<i>January</i>	<i>February</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>August</i>	<i>September</i>	<i>Total</i>
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Revenues:

<i>Maintenance Assessments</i>	\$12,733	\$90,219	\$147,322	\$831,291	\$0	\$12,108	\$38,694	\$0	\$7,995	\$2,601	\$0	\$24,798	\$1,167,762
<i>Interest/Miscellaneous</i>	\$219	\$1,021	\$24	\$385	\$84	\$108	\$2,114	\$6	\$106	\$103	\$2,782	\$1,007	\$7,958
<i>Amenities Revenue</i>	\$2,497	\$0	\$0	\$850	\$0	\$0	\$720	\$0	\$150	\$0	\$175	\$100	\$4,492

Total Revenues

\$15,449	\$91,239	\$147,346	\$832,526	\$84	\$12,217	\$41,528	\$6	\$8,251	\$2,704	\$2,957	\$25,905	\$1,180,212
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Expenditures:

Administrative

<i>Supervisor Fees</i>	\$0	\$800	\$0	\$800	\$800	\$600	\$0	\$800	\$800	\$0	\$800	\$600	\$6,000
<i>FICA Expense</i>	\$0	\$61	\$0	\$61	\$61	\$46	\$0	\$61	\$61	\$0	\$61	\$46	\$459
<i>Engineering</i>	\$313	\$625	\$1,813	\$750	\$1,250	\$2,313	\$563	\$563	\$1,000	\$625	\$938	\$938	\$11,688
<i>Arbitrage</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$2,400
<i>Dissemination</i>	\$483	\$183	\$133	\$167	\$167	\$717	\$167	\$167	\$167	\$167	\$167	\$167	\$2,850
<i>Trustee</i>	\$3,631	\$0	\$0	\$0	\$0	\$5,759	\$4,500	\$0	\$0	\$0	\$0	\$0	\$13,890
<i>Attorney</i>	\$3,763	\$6,479	\$1,988	\$6,038	\$1,500	\$6,781	\$2,497	\$5,413	\$6,118	\$9,610	\$5,843	\$5,899	\$61,928
<i>Tax Roll Assessments</i>	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
<i>Annual Audit</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,525	\$0	\$0	\$0	\$0	\$3,525
<i>Management Fees</i>	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$45,000
<i>Computer Time</i>	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$1,600
<i>Telephone</i>	\$85	\$0	\$31	\$16	\$0	\$19	\$78	\$0	\$0	\$25	\$0	\$0	\$254
<i>Postage</i>	\$37	\$8	\$9	\$237	\$8	\$23	\$15	\$10	\$24	\$25	\$11	\$8	\$415
<i>Printing & Binding</i>	\$57	\$37	\$114	\$94	\$61	\$63	\$109	\$15	\$86	\$108	\$21	\$150	\$917
<i>Insurance</i>	\$8,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,214
<i>Legal Advertising</i>	\$0	\$76	\$0	\$184	\$0	\$108	\$85	\$377	\$372	\$184	\$471	\$157	\$2,015
<i>Other Current Charges</i>	\$31	\$44	\$41	\$90	\$42	\$40	\$25	\$33	\$38	\$38	\$44	\$38	\$502
<i>Office Supplies</i>	\$1	\$0	\$1	\$1	\$6	\$7	\$1	\$0	\$6	\$1	\$1	\$6	\$31
<i>Dues, Licenses & Subscriptions</i>	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Website Compliance</i>	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200

Administrative Expenses

\$25,773	\$12,297	\$8,113	\$12,421	\$7,879	\$20,457	\$12,023	\$14,947	\$12,656	\$17,166	\$12,340	\$11,992	\$168,061
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Amenity Center

<i>Insurance</i>	\$14,667	\$0	\$0	\$0	\$0	(\$888)	\$0	\$0	\$0	\$0	\$0	\$0	\$13,779
<i>Pest Control</i>	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$2,220
<i>Repairs & Replacements</i>	\$3,269	\$3,019	\$1,149	\$6,435	\$5,314	\$5,621	\$6,009	\$544	\$3,146	\$2,222	\$1,999	\$8,084	\$46,811
<i>Recreational Passes</i>	\$390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209	\$0	\$0	\$0	\$599
<i>Office Supplies</i>	\$0	\$0	\$0	\$0	\$0	\$4	\$356	\$0	\$0	\$409	\$215	\$515	\$1,499
<i>Other Current Charges</i>	\$0	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$495
<i>Permit Fees</i>	\$365	\$0	\$0	\$1,241	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$1,956

Utilities

<i>Water & Sewer</i>	\$549	\$763	\$986	\$593	\$758	\$684	\$2,199	\$816	\$800	\$736	\$1,424	\$825	\$11,132
<i>Electric</i>	\$2,739	\$3,108	\$2,840	\$2,661	\$2,637	\$2,656	\$2,606	\$1,867	\$3,119	\$3,276	\$3,151	\$2,894	\$33,554
<i>Telephone/Cable/Internet</i>	\$299	\$299	\$299	\$305	\$304	\$304	\$304	\$303	\$303	\$303	\$306	\$307	\$3,634

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center Cont'd.</u>													
<u>Management Contracts</u>													
<i>Pool Monitors/Lifeguards</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,231	\$7,491	\$7,605	\$7,211	\$896	\$24,434
<i>Facility Monitor</i>	\$272	\$2,017	\$1,522	\$1,432	\$1,802	\$1,548	\$788	\$0	\$2,020	\$2,560	\$3,049	\$1,989	\$18,998
<i>Facility Management (5,083.33)</i>	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$61,000
<i>Facility Attendants</i>	\$1,350	\$795	\$868	\$1,012	\$900	\$901	\$738	\$0	\$2,494	\$2,052	\$1,700	\$1,555	\$14,364
<i>Field Operations (4,271.58)</i>	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$51,259
<i>Facility Maintenance (4,083.33)</i>	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$49,000
<i>Pool Maintenance (1,158.33)</i>	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$13,900
<i>Pool Chemicals (854.91 and 1399.10)</i>	\$831	\$831	\$855	\$855	\$855	\$855	\$1,399	\$1,399	\$1,399	\$1,399	\$1,399	\$1,399	\$13,477
<i>Janitorial Services (733.33)</i>	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$8,800
<i>Common Area Waste Collection</i>	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$18,300
<i>Program Director (214.58)</i>	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$2,575
<i>Refuse Service</i>	\$0	\$821	\$821	\$848	\$848	\$848	\$848	\$848	\$848	\$848	\$848	\$848	\$9,278
<i>Security - Envera (493)</i>	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$5,916
<i>Special Events</i>	\$1,716	\$6,529	\$2,139	(\$8,338)	\$1,570	\$1,874	\$551	\$229	\$0	\$296	\$641	\$1,560	\$8,767
<u>Amenity Center Expenses</u>	\$44,193	\$35,974	\$29,270	\$24,836	\$32,780	\$32,200	\$33,591	\$25,030	\$39,972	\$39,500	\$39,736	\$38,665	\$415,747
<u>Grounds Maintenance</u>													
<i>Street lighting</i>	\$2,971	\$2,969	\$2,959	\$2,970	\$2,964	\$2,964	\$3,154	\$3,194	\$3,162	\$3,211	\$3,211	\$3,211	\$36,939
<i>Lake Maintenance (\$1,175.00)</i>	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$14,100
<i>Landscape Maintenance (\$25,3384.88)</i>	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$304,067
<i>Landscape Contingency</i>	\$0	\$0	\$0	\$1,605	\$0	\$8,362	\$0	\$400	\$2,500	\$300	\$503	\$2,415	\$16,085
<i>Irrigation Repairs</i>	\$1,685	\$1,060	\$0	\$1,390	\$785	\$0	\$725	\$1,130	\$4,455	\$4,730	\$0	\$275	\$16,235
<i>Capital Reserves</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
<u>Grounds Maintenance Expenses</u>	\$31,170	\$30,543	\$29,473	\$32,479	\$30,263	\$37,840	\$130,393	\$31,237	\$36,631	\$34,755	\$30,227	\$32,415	\$487,426
<u>Total Expenses</u>	\$101,135	\$78,814	\$66,856	\$69,736	\$70,922	\$90,497	\$176,007	\$71,214	\$89,258	\$91,421	\$82,303	\$83,072	\$1,071,234
<u>Excess Revenues (Expenditures)</u>	(\$85,686)	\$12,425	\$80,490	\$762,790	(\$70,838)	(\$78,280)	(\$134,479)	(\$71,207)	(\$81,007)	(\$88,717)	(\$79,347)	(\$57,166)	\$108,978

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending September 30,2020

<i>Adopted Budget</i>	<i>Prorated Thru 09/30/20</i>	<i>Actual Thru 09/30/20</i>	<i>Variance</i>
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Revenues:

Interest Income	\$5,000	\$300	\$8,364	\$8,064
Assessments	\$989,969	\$989,969	\$982,576	(\$7,393)
Prepayments A1	\$0	\$0	\$14,001	\$14,001
Prepayments A2	\$0	\$0	\$0	\$0

Total Revenues

\$994,969	\$990,269	\$1,004,941	\$14,672
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Expenditures

Series 2015A-1

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

Series 2015A-2

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

Total Expenditures

\$989,943	\$989,943	\$1,044,739	(\$54,796)
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Excess Revenues (Expenditures)

\$5,027	\$327	(\$39,797)	(\$40,124)
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Other Sources (Uses)

Operating Transfer In (Out)	\$0	\$0	\$0	\$0
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Total Other Sources(Uses)

\$0	\$0
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Net Change in Fund Balance

\$5,027	(\$39,797)
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Fund Balance - Beginning

\$257,026	\$771,782
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Fund Balance - Ending

\$262,053	\$731,985
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending September 30,2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>09/30/20</i>	<i>09/30/20</i>	

Revenues:

Interest Income	\$700	\$700	\$734	\$34
Assessments	\$79,318	\$79,318	\$78,696	(\$622)
Prepayments B1	\$0	\$0	\$1,176	\$1,176
Prepayments B2	\$0	\$0	\$0	\$0

Total Revenues

\$80,018	\$80,018	\$80,605	\$587
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Expenditures

Series 2015B-1

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

Series 2015B-2

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

Total Expenditures

\$75,928	\$75,928	\$80,809	(\$4,881)
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Excess Revenues (Expenditures)

\$4,091	\$4,091	(\$203)	
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Other Sources (Uses)

Operating Transfer In (Out)	\$0	\$0	\$0	\$0
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Total Other Sources(Uses)

\$0	\$0		
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Net Change in Fund Balance

\$4,091 (\$203)

Fund Balance - Beginning

\$32,495	\$75,682
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Fund Balance - Ending

\$36,585	\$75,479
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending September 30,2020

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/20</i>	<i>Actual Thru 09/30/20</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$2,000	\$2,000	\$1,906	(\$94)
<i>Assessments</i>	\$286,688	\$286,688	\$285,151	(\$1,537)
<i>Total Revenues</i>	\$288,688	\$288,688	\$287,057	(\$1,631)
<u>Expenditures</u>				
<u>Series 2016</u>				
<i>Interest 11/1</i>	\$69,616	\$69,616	\$69,616	\$0
<i>Interest 5/1</i>	\$69,616	\$69,616	\$69,616	\$0
<i>Principal 5/1</i>	\$150,000	\$150,000	\$150,000	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$10,000	(\$10,000)
<i>Total Expenditures</i>	\$289,231	\$289,231	\$299,231	(\$10,000)
<i>Excess Revenues (Expenditures)</i>	(\$543)	(\$543)	(\$12,174)	
<i>Fund Balance - Beginning</i>	\$85,785		\$208,823	
<i>Fund Balance - Ending</i>	\$85,242		\$196,649	

Turnbull Creek
Community Development District
Capital Projects Fund

*Statement of Revenues & Expenditures
For the Period ending September 30,2020*

<i>Series 2015A-1 & A-2</i>

Revenues:

<i>Interest Income</i>	\$25
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<i>Total Revenues</i>	<i>\$25</i>
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Expenditures

<i>Capital Outlay (1) - Series 2016</i>	\$0
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<i>Capital Outlay - Series 2015A-1-A2</i>	\$0
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<i>Capital Outlay - Series 2015 B-1-B2</i>	\$0
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<i>Cost of Issuance</i>	\$0
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<i>Total Expenditures</i>	<i>\$0</i>
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<i>Excess Revenues (Expenditures)</i>	<i>\$25</i>
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Other Sources (Uses)

<i>Operating Transfer In</i>	\$0
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<i>Total Other Sources(Uses)</i>	<i>\$0</i>
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<i>Net Change in Fund Balance</i>	\$25
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<i>Fund Balance - Beginning</i>	<i>\$2,718</i>
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<i>Fund Balance - Ending</i>	<i>\$2,743</i>
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Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending September 30,2020

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/20</i>	<i>Actual Thru 09/30/20</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Capital Reserve Funding - Transfer In</i>	\$215,300	\$215,300	\$100,000	(\$115,300)
<i>Total Revenues</i>	\$215,300	\$215,300	\$100,000	(\$115,300)
<u>Expenditures</u>				
<i>Repair and Replacement</i>	\$105,496	\$105,496	\$35,805	\$69,691
<i>Capital Outlay</i>	\$0	\$0	\$20,832	(\$20,832)
<i>Other Current Charges</i>	\$200	\$200	\$231	(\$31)
<i>Total Expenditures</i>	\$105,696	\$105,696	\$56,867	\$48,829
<i>Excess Revenues (Expenditures)</i>	\$109,604		\$43,133	
<i>Fund Balance - Beginning</i>	\$164,348		\$147,306	
<i>Fund Balance - Ending</i>	\$273,952		\$190,439	

Turnbull Creek Community Development District
FY 2020 Assesment Receipts Summary

# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015 A1-A2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015 B1-2 DEBT ASSESSED	O&M ASSESSED
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CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91
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TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015 A1- A2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015 B1-2 DEBT RECEIVED	O&M RECEIVED
10/29/2019	FY19 Excess Fee	Audit Entry	(9,291.02)	(2,696.64)	(744.22)	12,732.94
11/19/2019	1	50,984.75	20,304.52	5,892.54	1,626.22	23,161.47
11/25/2019	2	24,642.07	9,813.63	2,847.99	785.99	11,194.46
11/26/2019	3	122,969.42	48,972.19	14,212.13	3,922.25	55,862.85
12/13/2019	4	120,421.52	47,957.50	13,917.65	3,840.99	54,705.38
12/19/2019	5 (11/26-12/6)	203,875.37	81,192.74	23,562.79	6,502.84	92,617.00
1/14/2020	6 (11/2-11/3)	1,216,508.28	484,470.69	140,597.31	38,801.96	552,638.32
1/29/2020	7 (11/9-12/31)	610,915.71	243,295.31	70,606.27	19,485.89	277,528.25
1/30/2020	INT (10/1-12/31)	2,474.74	985.56	286.02	78.93	1,124.23
3/30/2020	8 (1/1-1/31)	26,653.53	10,614.69	3,080.47	850.16	12,108.22
4/12/2020	INTEREST	1,174.93	467.91	135.79	37.48	533.75
5/6/2020	9 (2/1-4/30)	84,000.44	33,452.92	9,708.31	2,679.29	38,159.92
6/10/2020	TAX CERTS	17,599.54	7,008.96	2,034.06	561.36	7,995.16
7/10/2020	INTEREST	30.89	-	-	-	30.89
7/13/2020	11	5,657.80	2,253.20	653.90	180.46	2,570.24
10/5/2020	12	2,705.91	1,077.62	312.73	86.31	1,229.25
10/29/2020	EXCESS FEES	23,569.22	-	-	-	23,569.22
TOTAL TAX ROLL RECEIPTS		2,514,184.12	982,576.42	285,151.31	78,695.90	1,167,761.54

PERCENT COLLECTED	101.42%	99.53%	99.53%	99.53%	103.70%
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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:	\$495,828
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:	\$41,427
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:	\$115,742
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$150,000)
Less: May 1, 2018 Principal	(\$139,000)
Less: May 1, 2019 Principal	(\$144,000)
Less: May 1, 2020 Principal	(\$150,000)
Less: May 1, 2020 Prepayment	(\$10,000)
Current Bonds Outstanding	\$3,603,000

C.

Turnbull Creek Community Development District

Check Run Summary

8/01/2020 - 9/30/2020

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>	
<i><u>General Fund</u></i>				
<i>Accounts Payable</i>	8/1/20 - 8/31/20	1178-1199	\$	83,482.96
	9/1/20-9/30/20	1200-1217	\$	96,186.24
			<i>Subtotal</i>	\$ 179,669.20
<i><u>Capital Reserve Fund</u></i>				
<i>Accounts Payable</i>	8/7/20	101	\$	2,989.00
	9/11/20	102	\$	21,351.11
			<i>Subtotal</i>	\$ 24,340.11
<i><u>Total</u></i>			\$	204,009.31

*Fedex invoices available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/03/20	00277	7/24/20 6882	202007 320-57200-43400	IRRIGATION REPAIRS	*	4,730.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			4,730.00 001178
8/03/20	00015	7/22/20 115995	202006 310-51300-31500	JUN MONTHLY MEETING	*	1,500.00	
				HOPPING GREEN & SAMS			1,500.00 001179
8/03/20	00015	7/22/20 116001	202006 310-51300-31500	JUN GENERAL COUNSEL	*	4,618.06	
				HOPPING GREEN & SAMS			4,618.06 001180
8/03/20	00041	8/01/20 13129559	202008 330-57200-46500	AUG POOL CHEMICALS	*	1,399.10	
				POOLSURE			1,399.10 001181
8/03/20	00285	7/02/20 S51962	202007 330-57200-63100	REPAIR AC	*	133.88	
				WEATHER ENGINEERS, INC			133.88 001182
8/07/20	00324	7/09/20 D5208	202007 330-57200-63100	FLOWMETER	*	416.09	
				CROWN POOLS, INC			416.09 001183
8/07/20	00277	7/31/20 7133	202007 320-53800-46700	REMOVE OAK TREE	*	300.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			300.00 001184
8/07/20	00277	8/01/20 6994	202008 320-53800-46600	AUG LANDSCAPE MAINTENANCE	*	25,338.88	
				DUVAL LANDSCAPE MAINTENANCE LLC			25,338.88 001185
8/07/20	00205	7/31/20 64088	202007 320-53800-46800	JUL LAKE MAINTENANCE	*	1,175.00	
				FUTURE HORIZONS INC			1,175.00 001186
8/07/20	00303	8/03/20 08032020	202008 300-20700-10500	6/10/20 ST.JOHN CTY TAX D	*	2,034.06	
		8/03/20 08032020	202008 300-20700-10500	7/13/20 ST.JOHN CTY TAX D	*	653.90	
				TURNBULL CREEK CDD-HANCOCK 2016			2,687.96 001187
8/14/20	00016	8/01/20 266	202008 310-51300-34000	AUG MANAGEMENT FEE	*	3,750.00	
		8/01/20 266	202008 310-51300-55000	AUG WEBSITE ADMIN	*	100.00	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/01/20 266	202008 310-51300-35100		*	133.33	
		AUG INFORM TECHNOLOGY					
		8/01/20 266	202008 310-51300-31300		*	166.67	
		AUG DISSEMINATION SERVICE					
		8/01/20 266	202008 310-51300-51000		*	.66	
		OFFICE SUPPLIES					
		8/01/20 266	202008 310-51300-42000		*	11.00	
		POSTAGE					
		8/01/20 266	202008 310-51300-42500		*	21.45	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,183.11 001188
8/14/20 00346		8/01/20 MURA5859	202008 330-57200-49000		*	45.00	
		AUG PREMIUM WEBSITE FEE					
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001189
8/14/20 00163		7/31/20 39	202007 330-57200-34600		*	7,605.00	
		JUL LIFEGUARD SERVICES					
				RIVERSIDE MANAGEMENT SERVICES, INC			7,605.00 001190
8/14/20 00163		8/01/20 38	202008 330-57200-34800		*	2,016.67	
		AUG FACILITY MONITOR					
		8/01/20 38	202008 330-57200-34800		*	1,032.13	
		AUG FACILITY MONITOR					
		8/01/20 38	202008 330-57200-34000		*	5,083.33	
		AUG FACILITY MANAGEMENT					
		8/01/20 38	202008 330-57200-34300		*	1,350.00	
		AUG FACILITY ATTENDANTS					
		8/01/20 38	202008 330-57200-34300		*	350.48	
		AUG FACILITY ATTENDANTS					
		8/01/20 38	202008 330-57200-34100		*	4,271.58	
		AUG FIELD OPERATIONS					
		8/01/20 38	202008 330-57200-34400		*	4,083.33	
		AUG FACILITY MANAGEMENT					
		8/01/20 38	202008 330-57200-46400		*	1,158.33	
		AUG POOL MAINTENANCE					
		8/01/20 38	202008 330-57200-34200		*	733.33	
		AUG JANITORIAL SERVICES					
		8/01/20 38	202008 330-57200-34900		*	1,525.00	
		AUG COM AREA WASTE COLLEC					
		8/01/20 38	202008 330-57200-34700		*	214.58	
		AUG PROGRAM DIRECTOR					
				RIVERSIDE MANAGEMENT SERVICES, INC			21,818.76 001191
8/14/20 00302		8/06/20 2712	202007 310-51300-31100		*	625.00	
		JUL ENGINEERING SERVICES					
				YURO & ASSOCIATES, LLC			625.00 001192
				TURN TURNBULL CREEK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/11/20	00103	9/01/20 11620	202009 300-15500-10000		*	23,110.00	
		FY21 INSURANCE POLICY		EGIS INSURANCE ADVISORS, LLC			23,110.00 001205
9/11/20	00016	9/01/20 267	202009 310-51300-34000		*	3,750.00	
		SEP MANAGEMENT FEES					
		9/01/20 267	202009 310-51300-55000		*	100.00	
		SEP WEBSITE ADMIN					
		9/01/20 267	202009 310-51300-35100		*	133.33	
		SEP INFORM TECHNOLOGY					
		9/01/20 267	202009 310-51300-31300		*	166.67	
		SEP DISSEMINATION SERVICE					
		9/01/20 267	202009 310-51300-51000		*	6.46	
		OFFICE SUPPLIES					
		9/01/20 267	202009 310-51300-42000		*	8.00	
		POSTAGE					
		9/01/20 267	202009 310-51300-42500		*	150.15	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,314.61 001206
9/11/20	00015	3/20/20 113608	202002 310-51300-31500		*	4,539.45	
		FEB GENERAL COUNSEL					
				HOPPING GREEN & SAMS			4,539.45 001207
9/11/20	00346	9/01/20 MURA5860	202009 330-57200-49000		*	45.00	
		SEP PREMIUM WEBSITE FEE					
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001208
9/11/20	00163	8/31/20 42-A	202008 330-57200-34600		*	7,210.95	
		AUG LIFEGUARD SERVICES					
				RIVERSIDE MANAGEMENT SERVICES, INC			7,210.95 001209
9/11/20	00163	9/01/20 42-B	202009 330-57200-34800		*	2,016.67	
		SEP FACILITY MONITOR					
		9/01/20 42-B	202009 330-57200-34800		*	27.23-	
		SEP FACIL MONITOR CREDIT					
		9/01/20 42-B	202009 330-57200-34000		*	5,083.33	
		SEP FACILITY MANAGEMENT					
		9/01/20 42-B	202009 330-57200-34300		*	1,350.00	
		SEP FACILITY ATTENDANTS					
		9/01/20 42-B	202009 330-57200-34300		*	205.04	
		SEP FACILITY ATTENDANTS					
		9/01/20 42-B	202009 330-57200-34100		*	4,271.58	
		SEP FIEDL OPERATIONS					
		9/01/20 42-B	202009 330-57200-34400		*	4,083.33	
		SEP FACILITY MAINTENANCE					

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/01/20 42-B	202009 330-57200-46400		*	1,158.33	
		SEP POOL MAINTENANCE					
		9/01/20 42-B	202009 330-57200-34200		*	733.33	
		SEP JANITORIAL SERVICES					
		9/01/20 42-B	202009 330-57200-34900		*	1,525.00	
		SEP COMMON AREA WASTE COL					
		9/01/20 42-B	202009 330-57200-34700		*	214.58	
		SEP PROGRAM DIRECTOR					
				RIVERSIDE MANAGEMENT SERVICES, INC			20,613.96 001210
9/11/20 00302		9/09/20 2733	202008 310-51300-31100		*	937.50	
		AUG ENGINEERING SERVICES					
				YURO & ASSOCIATES, LLC			937.50 001211
9/18/20 00269		9/01/20 694283	202009 300-15500-10000		*	1,479.00	
		10/1/20-12/31/20 MONITOR					
				ENVERA			1,479.00 001212
9/18/20 00163		9/11/20 43	202009 330-57200-34600		*	896.25	
		LIFEGUARD THRU 9/10/20					
				RIVERSIDE MANAGEMENT SERVICES, INC			896.25 001213
9/18/20 00004		8/20/20 I0330110	202008 310-51300-48000		*	94.24	
		NOTICE OF MEETINGS SCHDL					
		8/21/20 I0330189	202008 310-51300-48000		*	192.97	
		REQUEST QUAL ENGINNER SRV					
		8/31/20 I0330393	202008 310-51300-48000		*	183.99	
		NOTICE OF MEETING 9/8/20					
				THE ST. AUGUSTINE RECORD			471.20 001214
9/25/20 00277		9/21/20 7502	202009 320-53800-46700		*	1,158.26	
		REMOV ROSES/INST NELLIE					
				DUVAL LANDSCAPE MAINTENANCE LLC			1,158.26 001215
9/25/20 00277		9/24/20 7530	202009 320-53800-46700		*	1,256.95	
		PLANT INSTALL IN FOUNTAIN					
				DUVAL LANDSCAPE MAINTENANCE LLC			1,256.95 001216
9/25/20 00360		9/21/20 20200921	202009 330-57200-63100		*	1,538.04	
		GATE REPAIR					
				TNZ MOBILE WELDING			1,538.04 001217
				TOTAL FOR BANK C		179,669.20	
				TOTAL FOR REGISTER		179,669.20	
				TURN TURNBULL CREEK BPEREGRINO			



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

INVOICE

Date	Invoice No.
07/24/20	6882
Terms	Due Date
Due on Receipt	07/24/20

BILL TO

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

PROPERTY

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

Amount Due	PO Number
\$4,730.00	

Please detach top portion and return with your payment.

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

#5908 - San Giacomo RD Mar 20

Irrigation Service/Repairs					\$4,730.00
12" Drain Basin (Equipment)	12"	3.00	\$110.00	\$330.00	
4" NDS EZflow Drain pipe	4"	100.00	\$12.00	\$1,200.00	
Enhancement Labor	Hr	40.00	\$50.00	\$2,000.00	
Misc Irrigation Parts & Fittings	Dollars	1.00	\$100.00	\$100.00	
Pipe	4"	100.00	\$4.50	\$450.00	
St Augustine Sod Pallet - Sod installed - pallet (Kit)	pallet	1.00	\$650.00	\$650.00	

1-32-572-434
277

Total	\$4,730.00
Payments/Credits	(\$0.00)
Balance Due	\$4,730.00

RECEIVED

JUL 24 2020

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 22, 2020

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

Bill Number 115995
Billed through 06/30/2020

RECEIVED

JUL 23 2020

1-31-513-315
15

Monthly Meeting
TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

06/16/20 JLK Review minutes, review agenda package and 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.

WIRE/ACH Information

Synovus Bank

Hopping Green & Sams, P.A.

Acct. # [REDACTED]

ABA # [REDACTED]

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

July 22, 2020

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

Bill Number 116001
Billed through 06/30/2020

RECEIVED

JUL 23 2020

1-31-513-315
15

General Counsel
TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

06/01/20	JLK	Review/update and edit camp agreements and waivers documents related to same; confer with DM on same; confer regarding status of reopening phases.	0.40 hrs
06/02/20	LMG	Prepare Fighting Turtles swim team agreement with COVID-19 provisions.	0.50 hrs
06/05/20	SSW	Research physical quorum and public comment requirements and guidance pursuant to Governor's Executive Order and Task Force Report for Phase 2 Re-opening.	0.10 hrs
06/05/20	LMG	Prepare for and attend conference call with county regarding right-of-way issues; follow-up from same.	1.70 hrs
06/07/20	LMG	Analyze COVID-19 implications regarding swim team use; prepare license agreement with Porpoises regarding 2020 swim season.	0.80 hrs
06/08/20	JLK	Call on reopening plan and walk through with amenity manager.	0.60 hrs
06/08/20	LMG	Prepare e-mail to district staff regarding amenities reopening.	0.20 hrs
06/11/20	JLK	Review correspondence from DM and Supervisor Wing on request for staff to file information; confer with DM regarding same.	0.70 hrs
06/16/20	JLK	Conference call with Supervisor Wing and DM regarding meeting agenda item and options for same; conference call with Supervisor Labanowski for same; review correspondence from Supervisor Wing on same; confer with Yuro regarding easement and status of county ROW and concrete clean out provisions; confer regarding phase 2 status at amenity center; confer regarding project owner for traffic light and disseminate clarifying ownership to county for same.	3.20 hrs
06/17/20	LMC	Review qualifying period results and update election chart accordingly.	0.30 hrs
06/18/20	JLK	Draft letter to county regarding mast arm placement and demands of district board; confer with onsite staff and DM regarding phase 2 reopening parameters and directions for same; review audit award letters and disseminate the same; review RFQ for engineer services and confer on same; review Duval proposals and confer with DM on same; confer regarding project completion	2.80 hrs

=====			
		documentation and analyze same.	
06/18/20	LMC	Prepare award letters for auditors.	0.60 hrs
06/19/20	JLK	Review/edit and update the gift of dance license agreement, swim team agreement and launch agreement with COVID language, cleaning information and procedures related to thereto; transmit demand note to county and confer with DM on same.	1.30 hrs
06/19/20	LMC	Prepare request for qualifications package for district engineer; update agreements with Fighting Turtles, Gift of Dance, and Launch Performing Arts Academy.	2.10 hrs
06/22/20	JLK	Review meeting minutes and provide edits; review/edit budget notice and transmit same; confer regarding status of opening plan and documentation for same; confer regarding update with county on traffic signal.	0.80 hrs
06/23/20	JLK	Update/edit dance and drama license agreements; confer regarding cleaning and COVID waivers and timelines for same.	1.20 hrs
06/24/20	JLK	Review correspondence from engineering company on streetlight installment and respond to same; review camp notes and meeting notes for cleaning fee requirements and coordinate with DM on same.	0.90 hrs
06/26/20	SSW	Review Executive Order 20-150 regarding extension of waiver of physical quorum requirement for local government public meetings; prepare and circulate correspondence to District Managers regarding same.	0.10 hrs
06/26/20	LMG	Research and analyze implications of Phase 2 reopening plan for amenities operation; develop best practices related to same.	0.30 hrs
06/28/20	KSB	Research and prepare correspondence to property appraiser regarding release of tax roll.	0.10 hrs
06/29/20	JLK	Confer with county property appraiser regarding exempt assessment roll information and requirements to produce same.	0.10 hrs
06/29/20	LMG	Research and analyze amendments to website requirements and rules of procedure; prepare memorandum to district manager regarding same; coordinate distribution of same.	0.20 hrs
06/30/20	JLK	Finalize Fighting Turtles license agreement and confer with staff on same.	0.30 hrs
06/30/20	JLK	Review Phase 2 EO; prepare and review categories of reopening expansions; confer with in house lawyers on various nuances for same; multiple calls with district managers and amenity managers; multiple calls with FIA on same; review, edit and transmit COVID waivers and license agreements for use of same; review, edit and transmit reservation language and screening questionnaires; review PPE requirements promulgated by local jurisdictions; confer regarding COVID notification process.	0.60 hrs
Total fees for this matter			\$4,592.00

DISBURSEMENTS

United Parcel Service

26.06

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Total disbursements for this matter	\$26.06
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MATTER SUMMARY

Kilinski, Jennifer L.	12.90 hrs	260 /hr	\$3,354.00
Buchanan, Katie S.	0.10 hrs	245 /hr	\$24.50
Clavenna, Lydia M. - Paralegal	3.00 hrs	125 /hr	\$375.00
Gentry, Lauren M.	3.70 hrs	215 /hr	\$795.50
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00

TOTAL FEES	\$4,592.00
TOTAL DISBURSEMENTS	\$26.06

TOTAL CHARGES FOR THIS MATTER **\$4,618.06**

BILLING SUMMARY

Kilinski, Jennifer L.	12.90 hrs	260 /hr	\$3,354.00
Buchanan, Katie S.	0.10 hrs	245 /hr	\$24.50
Clavenna, Lydia M. - Paralegal	3.00 hrs	125 /hr	\$375.00
Gentry, Lauren M.	3.70 hrs	215 /hr	\$795.50
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00

TOTAL FEES	\$4,592.00
TOTAL DISBURSEMENTS	\$26.06

TOTAL CHARGES FOR THIS BILL **\$4,618.06**

Please include the bill number with your payment.



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

Invoice

Date 8/1/2020

Invoice # 131295594134

Terms	Net 20
Due Date	8/21/2020
PO #	
Customer #	13MUR100

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,360.48
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
JUL 29 2020				

Total 1,399.10
Amount Due \$1,399.10

1,335.72 + 46.5
41

Remittance Slip

Customer
13MUR100
Invoice #
131295594134

Amount Due \$1,399.10

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295594134



-Since 1963-

Weather Engineers, Inc.

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

BILL TO: #29005

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

Invoice

Number	Date
S51962	07/02/20

SERVICE PERFORMED AT:

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

Site # : 29005-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
07/01/20	72423			30	SA0	JUL338

DESCRIPTION

Reported by: Jerry 248-807-2763
Trouble Code: NTR - NOTHING RUNS
Unit that cools the clubhouse is NTR. AHU in closet. Avail until 5. Not an emergency, clubhouse is closed at this time, tomorrow ok

RECEIVED

JUL 27 2020

BRAND [MODEL # / SERIAL #] SERVING AREA

AMER TWE065E13FB2 / 60812WH2V RECREATIONAL ROOM

**1-33-572-631
285**

Call for system not working. Found evaporator fan motor bad. It's the old ECM 2.3 16 pin Motor. Also bad board to the motor. See outdoor unit as well.

AMER 2A6C0060A300AB / 5455PJS2F RECREATIONAL ROOM

Compressor is pulling locking rotor amps. Compressor is a 3 phase and is bad. Suspect the indoor fan stopped working and the compressor got flooded locking up the motor. System is the old R22 gas and is 15 years old. Due to volume of bad parts it is not feasible to repair. Recommend having system replaced.

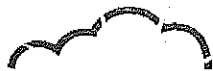
TECH	DATE	RECEIVED	ARRIVED	DEPARTED
038	07/01/20	15:15:00	15:40:00	16:45:00

07/01/20	1 MECH	R/T	1.08 HRS @	89.25	96.39
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Continued on page 2

Thank you for your business!!

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



-Since 1963-

Weather Engineers, Inc.

PO Box 37068

Jacksonville, FL 32236

Phone: (904) 356-3963

Fax: (904) 356-4969

www.weatherengineers.com

CAC041190

Tax ID 59-3076169

Invoice

Number	Date
S51962	07/02/20

BILL TO: #29005

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

SERVICE PERFORMED AT:

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

Site # : 29005-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
07/01/20	72423			30	SA0	JUL338

DESCRIPTION

Continued from page 1

07/01/20 1 MECH T/T .42 HRS @ 89.25 37.49

LABOR 133.88

TOTAL \$ 133.88

Thank you for your business!!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

Phone (904) 356-3963 * Fax (904) 356-4969



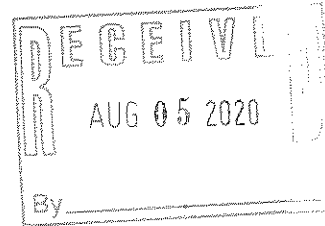
JACKSONVILLE, FL 32207

Invoice

Date	Invoice #
7/9/2020	D5208

904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
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Bill To
MURABELLA AMENITY CENTER 101 E. POSITANO AVE ST. AUGUSTINE, FL 32092



Terms

1.33-572.631
324

Quantity	Description	Rate	Serviced	Amount
1	FLOWMETER, BW - 8' Sales Tax - Duval	416.09 7.00%	7/9/2020	416.09 0.00
			Total	\$416.09

Customer Total Balance

\$416.09



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

INVOICE

Date	Invoice No.
07/31/20	7133
Terms	Due Date
Net 40	09/09/20

BILL TO

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

PROPERTY

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

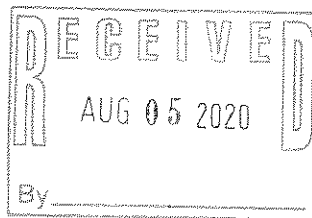
Amount Due	PO Number
\$300.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#8530 - Removal of Oak tree on pond bank					
Enhancement/Extra Services					\$300.00

1.32 · 538.467
277

Total	\$300.00
Payments/Credits	(\$0.00)
Balance Due	\$300.00





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

INVOICE

Date	Invoice No.
08/01/20	6994
Terms	Due Date
Net 40	09/10/20

BILL TO

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

PROPERTY

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

Amount Due	PO Number
\$25,338.88	

Please detach top portion and return with your payment.

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

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

1-32-538.466
277

RECEIVED

AUG 03 2020

Future Horizons, Inc.

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

INVOICE

Invoice Number: 64088
Invoice Date: Jul 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

1.32.538-468
205

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		9/14/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of July, 2020	1,175.00	1,175.00
<div>RECEIVED JUL 31 2020</div>				
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.

RECEIVED

General Fund

Date	Amount	Authorized By
August 3, 2020	\$ 2,687.96	Sheryl Fulks

Turnbull Creek CDD- Hancock 2016 Revenue Account #303

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

6/10/20 St Johns Cty Tax Dist	TAX CERT	2,034.06
7/13/20 St Johns Cty Tax Dist	13	653.90
	\$	<u>2,687.96</u>
(Attach supporting documentation for request.)		

Turnbull Creek Community Development District
FY 2020 Assesment Receipts Summary

# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015 A1-A2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015 B1-2 DEBT ASSESSED	O&M ASSESSED
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CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91
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TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015 A1- A2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015 B1-2 DEBT RECEIVED	O&M RECEIVED
11/19/2019	1	50,984.75	20,304.52	5,892.54	1,626.22	23,161.47
11/25/2019	2	24,642.07	9,813.63	2,847.99	785.99	11,194.46
11/26/2019	3	122,969.42	48,972.19	14,212.13	3,922.24	55,862.85
12/13/2019	4	120,421.52	47,957.50	13,917.65	3,840.99	54,705.38
12/19/2019	5 (11/26-12/6)	203,875.37	81,192.74	23,562.79	6,502.83	92,617.00
1/14/2020	6 (11/2-11/3)	1,216,508.28	484,470.69	140,597.31	38,801.95	552,638.32
1/29/2020	7 (11/9-12/31)	610,915.71	243,295.31	70,606.27	19,485.87	277,528.26
1/30/2020	INT (10/1-12/31)	2,474.74	985.56	286.02	78.93	1,124.23
3/30/2020	8 (1/1-1/31)	26,653.53	10,614.69	3,080.47	850.15	12,108.23
4/12/2020	INTEREST	1,174.93	467.91	135.79	37.48	533.75
5/6/2020	9 (2/1-4/30)	84,000.44	33,452.92	9,708.31	2,679.29	38,159.92
6/10/2020	TAX CERTS	17,599.54	7,008.96	2,034.06	561.36	7,995.16
7/10/2020	INTEREST	30.89	-	-	-	30.89
7/13/2020	11	5,657.80	2,253.20	653.90	180.46	2,570.24
		-	-	-	-	-

TOTAL TAX ROLL RECEIPTS	2,487,908.99	990,789.82	287,535.23	79,353.80	1,130,230.15
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PERCENT COLLECTED	100.36%	100.36%	100.36%	100.36%	100.36%
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Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 266

Invoice Date: 8/1/20

Due Date: 8/1/20

Case:

P.O. Number:

Bill To:

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

RECEIVED

AUG 06 2020

Description	Hours/Qty	Rate	Amount
Management Fees - August 2020 1,310,573,340		3,750.00	3,750.00
Website Administration - August 2020 550		100.00	100.00
Information Technology - August 2020 357		133.33	133.33
Dissemination Agent Services - August 2020 313		166.67	166.67
Office Supplies 570		0.66	0.66
Postage 420		11.00	11.00
Copies 425		21.45	21.45
16 ©			

Total \$4,183.11**Payments/Credits** \$0.00**Balance Due** \$4,183.11

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

Invoice



RECEIVED

AUG 10 2020

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5859	08/01/2020	\$45.00	08/31/2020	Net 30	

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

346 ©

1,380, 572, 490

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

Invoice

RECEIVED

AUG 07 2020

Bill To:

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

Invoice #: 39

Invoice Date: 7/31/2020

Due Date: 7/31/2020

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Lifeguard Services through July 2020	507	15.00	7,605.00
330,572,3460 163 ©			
Total			\$7,605.00
Payments/Credits			\$0.00
Balance Due			\$7,605.00

RmW

8,520

TURNBULL CREEK CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
507	Lifeguard Services for TURNBULL CREEK Covers Period: JULY 2020 GL #1.330.572.3460	\$ 15.00	\$ 7,605.00
TOTAL DUE:			<u>\$ 7,605.00</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/20	6.77	K.T.	Lifeguarding
7/1/20	4.07	J.C.	Lifeguarding
7/1/20	4.08	A.G.	Lifeguarding
7/2/20	6.75	K.T.	Lifeguarding
7/2/20	4.03	M.G.	Lifeguarding
7/2/20	3.98	J.C.	Lifeguarding
7/3/20	5.85	K.T.	Lifeguarding
7/3/20	5.93	M.G.	Lifeguarding
7/3/20	4.12	A.G.	Lifeguarding
7/3/20	2.35	A.C.	Lifeguarding
7/4/20	6.32	K.T.	Lifeguarding
7/4/20	6.03	H.B.	Lifeguarding
7/4/20	4.07	A.G.	Lifeguarding
7/4/20	4	J.C.	Lifeguarding
7/5/20	6.32	K.T.	Lifeguarding
7/5/20	6.33	M.G.	Lifeguarding
7/5/20	4.15	A.G.	Lifeguarding
7/5/20	3.8	A.C.	Lifeguarding
7/6/20	6.73	A.V.	Lifeguarding
7/6/20	4.07	H.B.	Lifeguarding
7/6/20	3.95	D.R.	Lifeguarding
7/7/20	6.68	A.V.	Lifeguarding
7/7/20	4.03	M.G.	Lifeguarding
7/7/20	4	J.C.	Lifeguarding
7/8/20	6.78	K.T.	Lifeguarding
7/8/20	4.15	H.B.	Lifeguarding
7/8/20	4.07	A.G.	Lifeguarding
7/9/20	6.7	K.T.	Lifeguarding
7/9/20	4.02	M.G.	Lifeguarding
7/9/20	4	D.R.	Lifeguarding
7/10/20	6.68	K.T.	Lifeguarding
7/10/20	6.43	M.G.	Lifeguarding
7/10/20	4.1	A.G.	Lifeguarding
7/10/20	3.95	A.C.	Lifeguarding
7/11/20	6.83	K.T.	Lifeguarding
7/11/20	6.45	H.B.	Lifeguarding
7/11/20	3.1	A.V.	Lifeguarding
7/11/20	4.03	A.G.	Lifeguarding
7/12/20	6.77	K.T.	Lifeguarding
7/12/20	6.53	D.R.	Lifeguarding
7/12/20	6.53	A.G.	Lifeguarding
7/13/20	6.82	A.V.	Lifeguarding
7/13/20	4.03	H.B.	Lifeguarding
7/13/20	4.05	D.R.	Lifeguarding
7/14/20	5.95	A.V.	Lifeguarding
7/14/20	4.03	M.G.	Lifeguarding
7/14/20	3.33	A.G.	Lifeguarding
7/15/20	6.73	K.T.	Lifeguarding
7/15/20	4.08	H.B.	Lifeguarding
7/15/20	3.6	J.C.	Lifeguarding
7/16/20	6.8	K.T.	Lifeguarding
7/16/20	3.98	M.G.	Lifeguarding
7/16/20	4.05	D.R.	Lifeguarding
7/17/20	6.77	K.T.	Lifeguarding
7/17/20	6.5	M.G.	Lifeguarding
7/17/20	3.98	A.C.	Lifeguarding
7/17/20	4.1	A.G.	Lifeguarding
7/18/20	6.73	K.T.	Lifeguarding
7/18/20	6.43	H.B.	Lifeguarding
7/18/20	3.95	J.C.	Lifeguarding

JULY 2020

7/18/20	4.12	A.G.	Lifeguarding
7/19/20	6.75	K.T.	Lifeguarding
7/19/20	6.5	D.R.	Lifeguarding
7/19/20	4.03	A.C.	Lifeguarding
7/19/20	4.12	A.G.	Lifeguarding
7/20/20	6.75	M.G.	Lifeguarding
7/20/20	4	H.B.	Lifeguarding
7/20/20	4.03	D.R.	Lifeguarding
7/21/20	6.8	A.V.	Lifeguarding
7/21/20	4.02	M.G.	Lifeguarding
7/21/20	4.13	A.G.	Lifeguarding
7/22/20	3.73	K.T.	Lifeguarding
7/22/20	3.53	H.B.	Lifeguarding
7/22/20	0.53	A.G.	Lifeguarding
7/23/20	6.75	K.T.	Lifeguarding
7/23/20	4.02	D.R.	Lifeguarding
7/23/20	4.1	M.G.	Lifeguarding
7/24/20	6.6	K.T.	Lifeguarding
7/24/20	6.42	M.G.	Lifeguarding
7/24/20	3.93	A.C.	Lifeguarding
7/24/20	4.1	J.C.	Lifeguarding
7/25/20	6.68	M.G.	Lifeguarding
7/25/20	6.37	H.B.	Lifeguarding
7/25/20	4.18	J.C.	Lifeguarding
7/25/20	3.93	A.G.	Lifeguarding
7/26/20	6.78	K.T.	Lifeguarding
7/26/20	6.53	D.R.	Lifeguarding
7/26/20	4.05	A.C.	Lifeguarding
7/26/20	4.12	A.G.	Lifeguarding
7/27/20	3.47	A.V.	Lifeguarding
7/27/20	0.8	D.R.	Lifeguarding
7/27/20	3.7	M.G.	Lifeguarding
7/28/20	5.9	A.V.	Lifeguarding
7/28/20	3.9	M.G.	Lifeguarding
7/28/20	3.22	A.G.	Lifeguarding
7/29/20	4.35	K.T.	Lifeguarding
7/29/20	4.1	H.B.	Lifeguarding
7/29/20	1.1	A.G.	Lifeguarding
7/30/20	3.9	K.T.	Lifeguarding
7/30/20	3.6	M.G.	Lifeguarding
7/30/20	0.65	A.G.	Lifeguarding
7/31/20	6.73	K.T.	Lifeguarding
7/31/20	6.48	M.G.	Lifeguarding
7/31/20	4.05	J.C.	Lifeguarding
7/31/20	4	D.R.	Lifeguarding

TOTAL	<u>507</u>
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Lifeguarding	507
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Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 38
Invoice Date: 8/1/2020
Due Date: 8/1/2020
Case:
P.O. Number:

Bill To:

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

RECEIVED

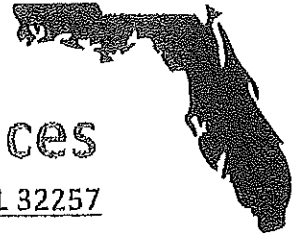
AUG 07 2020

Description	Hours/Qty	Rate	Amount
1.330.57200.34800 - Facility Monitor - Turnbull Creek - August 2020		2,016.67	2,016.67
1.330.57200.34800 - Facility Monitor - Turnbull Creek - August 2020 (Charge per 8/4/20 memo)		1,032.13	1,032.13
1.330.57200.34000 - Facility Management - Turnbull Creek - August 2020		5,083.33	5,083.33
1.330.57200.34300 - Facility Attendants - Turnbull Creek - August 2020		1,350.00	1,350.00
1.330.57200.34300 - Facility Attendants - Turnbull Creek - August 2020 (Charge per 8/4/20 memo)		350.48	350.48
1.330.57200.34100 - Field Operations - Turnbull Creek - August 2020		4,271.58	4,271.58
1.330.57200.34400 - Facility Management - Turnbull Creek - August 2020		4,083.33	4,083.33
1.330.57200.46400 - Pool Maintenance - Turnbull Creek - August 2020		1,158.33	1,158.33
1.330.57200.34200 - Janitorial Services - Turnbull Creek - August 2020		733.33	733.33
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - August 2020		1,525.00	1,525.00
1.330.57200.34700 - Program Director - Turnbull Creek - August 2020		214.58	214.58
<div>163 (C)</div>			
Total			\$21,818.76
Payments/Credits			\$0.00
Balance Due			\$21,818.76

Row
8,4,20

Riverside Management Services

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



Turnbull Creek CDD
Monthly Credit Memorandum

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

Please adjust August 2020 invoice to reflect the actual hours worked for the month of July 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	190.55	\$16.00	\$3,048.80	\$3,048.80	\$ 0
• Facility Attendant	106.28	\$16.00	\$1,700.48	\$1,700.48	\$ 0

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/20	8	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/2/20	7.5	T.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/3/20	8	T.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/4/20	8	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/5/20	8	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/6/20	8	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/6/20	2.62	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/7/20	2.52	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/8/20	2.25	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/9/20	2.6	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/10/20	2.3	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/11/20	6	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/11/20	6.25	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/13/20	8.17	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/14/20	8	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/16/20	8.02	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/16/20	8.03	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/17/20	7.88	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/20/20	7.92	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/21/20	6.4	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/22/20	8.05	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/23/20	8.07	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/24/20	7.98	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/27/20	8.02	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/28/20	8.12	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/29/20	7.98	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/30/20	8.05	B.W.	Monitored Pool, completed daily checklist, answered calls, closed up
7/31/20	8.02	D.W.	Monitored Pool, completed daily checklist, answered calls, closed up

190.55

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/20	6	N.W.	Amenity Center/Fitness Center Attendant
7/2/20	2.5	D.W.	Amenity Center/Fitness Center Attendant
7/3/20	7.03	B.W.	Amenity Center/Fitness Center Attendant
7/4/20	8	D.W.	Amenity Center/Fitness Center Attendant
7/12/20	5.97	B.W.	Amenity Center/Fitness Center Attendant
7/12/20	6.03	D.W.	Amenity Center/Fitness Center Attendant
7/18/20	5.98	N.W.	Amenity Center/Fitness Center Attendant
7/18/20	6	T.W.	Amenity Center/Fitness Center Attendant
7/19/20	6	N.W.	Amenity Center/Fitness Center Attendant
7/19/20	6.07	B.W.	Amenity Center/Fitness Center Attendant
7/23/20	6.02	D.W.	Amenity Center/Fitness Center Attendant
7/24/20	5.97	B.W.	Amenity Center/Fitness Center Attendant
7/25/20	6.05	D.W.	Amenity Center/Fitness Center Attendant
7/25/20	4.38	N.W.	Amenity Center/Fitness Center Attendant
7/26/20	6.02	B.W.	Amenity Center/Fitness Center Attendant
7/26/20	6.23	D.W.	Amenity Center/Fitness Center Attendant
7/30/20	6.03	D.W.	Amenity Center/Fitness Center Attendant
7/31/20	6	B.W.	Amenity Center/Fitness Center Attendant

106.28



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

RECEIVED

AUG 10 2020

Date	Invoice #
8/6/20	2712

Bill To	
Turnbull Creek CDD Attn: Dave deNagy Governmental Management Services	
P.O. No	

Yuro & Assoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
		July Engineering Services			
Turnbull Cree...	7/8/20	Signal / Intersection - coordinate with SJC engineering & CDD staff regarding flooding	2	125.00	250.00
Turnbull Cree...	7/13/20	Coordinate with SJC and staff regarding storm drain issues at intersection	0.5	125.00	62.50
Turnbull Cree...	7/16/20	Review attorney draft email to County regarding intersection issues	1	125.00	125.00
Turnbull Cree...	7/22/20	review quit claim survey & coordinate with SJC on intersection R/W issues	1	125.00	125.00
Turnbull Cree...	7/23/20	review quit claim survey & coordinate with SJC on intersection R/W issues	0.5	125.00	62.50
<div>302 © 1, 310, 513, 311</div>					
Total					\$625.00

Hopping Green & Sams

Attorneys and Counselors

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

15 (C)
1,810,573.815

STATEMENT

August 20, 2020

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

Bill Number 116613
Billed through 07/31/2020

RECEIVED

AUG 20 2020

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

07/01/20	JLK	Draft RFQ for engineering services; draft package for submittal; draft ad for same.	0.70 hrs
07/06/20	JLK	Review memorandum from Supervisor Wing; confer with DM on same; prepare correspondence to board regarding same and sunshine law; review correspondence from individual supervisors on same; confer with DM on action plan; review status of traffic signal and transmit correspondence request to engineer.	1.00 hrs
07/07/20	JLK	Confer with engineer and district manager regarding storm drainage issues; review Labanowski correspondence and confer with DM on same; confer with Supervisor regarding meeting and return and memorandum transmitted by Supervisor Wing; review the same.	1.40 hrs
07/08/20	JLK	Confer with engineer and DM regarding county correspondence and options for concrete spill and signalization prior to board meeting; conference call with Supervisor Labanowski on memo; conference call with DM on traffic signal and Supervisor Wing memo and options related to same; review correspondence from multiple board members on same.	1.40 hrs
07/09/20	JLK	Confer with county and KH on traffic signal status and wash out status; review ROW correspondence and updated documentation from county; confer with engineer and DM on same.	0.80 hrs
07/13/20	JLK	Review correspondence from county work on concrete spill and confer with Yuro on same.	0.50 hrs
07/14/20	JLK	Individual Zoom meetings with DM and supervisors on traffic signal updates and options; confer with Supervisors Wing and Labanowski, separately, regarding surplus property.	2.70 hrs
07/15/20	JLK	Review correspondence from board on stones and options related to same; confer with DM on same; confer regarding 2015A project account close out and review indenture information for same.	0.80 hrs
07/15/20	LMC	Pull background documentation needed for Series 2015A/2005 Project close-out documents; prepare same.	1.40 hrs

07/16/20	JLK	Confer with Wing and DM regarding surplus property and memorandum for same; review memorandum; update/edit and disseminate surplus property resolution; draft responsive demand to county and engineer group regarding easement, deed, and related documentation; confer with engineer on same.	1.40 hrs
07/17/20	JLK	Call with GM and DM on campaign event on district property and CDD response on same; review amenity rules and transmit information on same; review social media posts and reopening guidelines and transmit same; transmit meeting options for agenda.	1.10 hrs
07/17/20	SSW	Conduct ongoing research regarding compliance with public meeting requirements for district meetings held remotely using communications media technology; review executive orders issued by Executive Office of the Governor regarding conducting local government public meetings; correspond with representatives of Attorney General's Office and research questions regarding potential extension of waiver of physical quorum requirement for district meetings, manner of conducting district meetings in the event of expiration of same, and meeting and public hearing notice requirements related to same.	0.40 hrs
07/20/20	JLK	Review correspondence regarding stone return; confer regarding surplus for same.	0.40 hrs
07/20/20	LMC	Prepare surplus property resolution.	0.50 hrs
07/21/20	JLK	Confer with DM regarding MOU for sign with HOA and funding related to same; update same; confer regarding location and impacts to repair/maintenance.	0.80 hrs
07/22/20	JLK	Draft MOU for HOA review; update surplus resolution; confer with DM and GM regarding Ancient City Soccer requests and review USA Soccer COVID guidelines on same; update waivers for same; review deed/legal description from county and confer with engineer on same.	1.50 hrs
07/23/20	MGC	Review draft deed of dedication to St. Johns County for light pole; correspond with Kilinski regarding same.	0.30 hrs
07/23/20	JLK	Review/edit and finalize ancient city soccer agreement; review RFQ responses and confer with staff on same; review budget notice and confer regarding HOA and Envera; review Envera proposal and confer with staff on same; confer with county regarding legal description and confirm same; update MOU for sign installation and review Lambert's schematics on same; transmit surplus resolution for agenda package and confer with DM on stones.	1.80 hrs
07/23/20	LMC	Prepare Ancient City Soccer agreement with COVID-19 language.	0.60 hrs
07/24/20	JLK	Review correspondence from HOA on digital sign; confer with DM on same; update MOU on same.	0.60 hrs
07/27/20	JLK	Confer with DM regarding responses to RFQ for engineering services; review ROP for same; confer regarding resolution options.	0.50 hrs
07/30/20	JJ	Follow up on Governor's Office request for information regarding impact of quorum waiver extension.	0.10 hrs
07/31/20	JLK	Confer with staff on COVID waivers and appropriate language for same; research ADA, HIPPA and other laws on mask mandates, mask waivers,	0.10 hrs

temperature screenings and other related considerations; research Zoom and Teams options for continued waiver of physical meeting requirements and blocking of bombers.

Total fees for this matter \$5,070.50

MATTER SUMMARY

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Kilinski, Jennifer L.	17.50 hrs	260 /hr	\$4,550.00
Clavenna, Lydia M. - Paralegal	2.50 hrs	125 /hr	\$312.50
Collazo, Mike	0.30 hrs	300 /hr	\$90.00
Warren, Sarah S.	0.40 hrs	215 /hr	\$86.00

TOTAL FEES \$5,070.50

TOTAL CHARGES FOR THIS MATTER \$5,070.50

BILLING SUMMARY

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Kilinski, Jennifer L.	17.50 hrs	260 /hr	\$4,550.00
Clavenna, Lydia M. - Paralegal	2.50 hrs	125 /hr	\$312.50
Collazo, Mike	0.30 hrs	300 /hr	\$90.00
Warren, Sarah S.	0.40 hrs	215 /hr	\$86.00

TOTAL FEES \$5,070.50

TOTAL CHARGES FOR THIS BILL \$5,070.50

Please include the bill number with your payment.



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
7/23/20	2703

Bill To	
Turnbull Creek CDD Attn: Dave deNagy Governmental Management Services	
P.O. No	

RECEIVED
AUG 24 2020

Yuro & Assoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
		ENGINEERING SERVICES - June 2020			
Turnbull Cree...	6/3/20	annual report site inspection	3	125.00	375.00
Turnbull Cree...	6/4/20	intersection signal & drainage issues...coordination with staff & SJC	0.5	125.00	62.50
Turnbull Cree...	6/5/20	intersection signal & drainage issues...coordination with staff & SJC	1	125.00	125.00
Turnbull Cree...	6/8/20	2020 annual report document	2	125.00	250.00
Turnbull Cree...	6/16/20	CDD meeting via zoom	1.5	125.00	187.50
802 (C) 1,310,573.811					
Total					\$1,000.00

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

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

Invoice

RECEIVED

AUG 14 2020

Invoice #: 40
Invoice Date: 8/11/2020
Due Date: 8/11/2020
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Mileage - July 2020 330,572,6310 16350	504	0.475	239.40
Total			\$239.40
Payments/Credits			\$0.00
Balance Due			\$239.40

2014
8.12.20

RMS MILEAGE REIMBURSEMENT

Starting mileage	29,265
Ending mileage	30,530

Jerry Lambert

Aberdeen	AB	Double Branch	DB	Middle Village	MV
Amelia Concourse	AC	Durbin Crossing	DCR	Turnbull Creek	TC
Amelia Walk	AW	Eagle Harbor	EH	Tolomato	TOL
Deer Run	DR	Heritage Park	HP	Wynnfild Lakes	WL
Meadow View	MVTC	Samara Lakes	SL	Pine Ridge	PR

DATE	TRAVEL FROM	DESTINATION	PURPOSE OF TRIP	Billable
7/1/20	Turnbull	Turnbull Creek	Property Management	10
7/2/20	Turnbull	Turnbull Creek	Property Management	10
7/6/20	Turnbull	Turnbull Creek	Property Management	10
7/7/20	Turnbull	Turnbull Creek	Property Management	10
7/8/20	Turnbull	Turnbull Creek	Property Management	10
7/9/20	Turnbull	Turnbull Creek	Property Management	10
7/10/20	Turnbull	Turnbull Creek	Property Management	10
7/10/20	Turnbull	Home Depot	Maintenance Supplies	28
7/13/20	Turnbull	Turnbull Creek	Property Management	10
7/13/20	Turnbull	Home Depot	Maintenance Supplies	28
7/13/20	Turnbull	Grainger	Pool Gages	42
7/14/20	Turnbull	Turnbull Creek	Property Management	10
7/14/20	Turnbull	Grainger	Pool Gages	42
7/15/20	Turnbull	Turnbull Creek	Property Management	10
7/16/20	Turnbull	Turnbull Creek	Property Management	10
7/17/20	Turnbull	Turnbull Creek	Property Management	10
7/17/20	Turnbull	Home Depot	Maintenance Supplies	28
7/20/20	Turnbull	Turnbull Creek	Property Management	10
7/20/20	Turnbull	RMS Shop	Repairs on Pool Pump Motor	42
7/20/20	Turnbull	Home Depot	Pickup Maintenance Product	28
7/21/20	Turnbull	Turnbull Creek	Property Management	10
7/21/20	Turnbull	Auto Zone	2 Trips (maintenance pool repair items)	4
7/21/20	Turnbull	Home Depot	Electrical Supples for pool pump repairs	28
7/22/20	Turnbull	Turnbull Creek	Property Management	10
7/22/20	Turnbull	Pinch-a Penny	Pool Supplies	24
7/23/20	Turnbull	Turnbull Creek	Property Management	10
7/27/20	Turnbull	Turnbull Creek	Property Management	10
7/28/20	Turnbull	Turnbull Creek	Property Management	10
7/29/20	Turnbull	Turnbull Creek	Property Management	10
7/30/20	Turnbull	Turnbull Creek	Property Management	10
7/31/20	Turnbull	Turnbull Creek	Property Management	10
			Total Mileage	504

Signature: [Signature]
Date: 8-11-20

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

Invoice

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AUG 14 2020

Invoice #: 41
Invoice Date: 8/11/2020
Due Date: 8/11/2020
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		228.23	228.23
1,330,572.6310			
July 168 @			

Total \$228.23

Payments/Credits \$0.00

Balance Due \$228.23

RMW
8,13,20

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10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
06/30		Balance Forward						\$372.47
07/14 07/14	103289475-07142020	BUDGETS FY 2020/2021	SA St Augustine Record	1.00 x 10.2500	10.25	1	\$8.98	\$92.05
07/14 07/14	103289475-07142020	BUDGETS FY 2020/2021	SA St Aug Record Online	1.00 x 10.2500	10.25	1	\$8.97	\$91.94
07/24 07/24	103295677-07242020	FY BUDGET 20/21	SA St Augustine Record	1.00 x 10.2500	10.25	1	\$0.00	\$0.00
07/24 07/24	103295677-07242020	FY BUDGET 20/21	SA St Aug Record Online	1.00 x 10.2500	10.25	1	\$0.00	\$0.00
PREVIOUS AMOUNT OWED:				\$372.47				
NEW CHARGES THIS PERIOD:				\$183.99				
CASH THIS PERIOD:				\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.								

183.99

4 (2)

1,810.573, 480

183.99

4 (2)

1,810.513, 480

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$183.99		\$372.47	\$0.00	\$0.00	\$0.00		\$556.46
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	07/01/2020 - 07/31/2020		18409		18409		TURNBULL CREEK CDD/MURA BELLA	

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME	
		07/01/2020 - 07/31/2020		TURNBULL CREEK CDD/MURA BELLA/			
COMPANY	23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT
SA 7		\$556.46		\$0.00		NET 15 DAYS	
21	CURRENT NET AMOUNT		22	30 DAYS		60 DAYS	
		\$183.99		\$372.47		\$0.00	
						\$0.00	
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
		07/31/2020		18409		18409	
						0000074663	

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



7
8 - 2067

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



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

Wed, Jul 15, 2020
8:39:03AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 18409
Phone: 19049405850

E-Mail:

Client: TURNBULL CREEK CDD/MURA BEL

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

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003289475-01

Start: 07/14/2020

Placement: SA Legals

Copy Line: TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOF

Caller: SARAH SWEETING

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 07/14/2020

JUL 20 2020

The St. Augustine Record

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The St. Augustine Record
One News Place
St. Augustine, FL 32086

Lines	121
Depth	10.25
Columns	1
Price	\$183.99

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a public hearing on August 11, 2020 at 6:00 p.m. for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearing and meeting will take place at the Marabellia Amenity Center, 101 Pausanias Avenue, St. Augustine, Florida 32092. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct them by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-130, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. A copy of the agenda and Proposed Budgets, as well as information about how the public hearing and meeting will be held, may be obtained by contacting the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114 St. Augustine, Florida 32092, (904) 810-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://turnbullcreekd.com/>.

While it may be necessary to hold the above-referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so by logging in to Zoom via their computer. Call in information for the meeting and specifics about meeting location and participation can be found at <http://turnbullcreekd.com/> or by calling the District Manager's office at the phone number provided herein. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at clorres@zpsnf.com or by calling 904-940-5850 by August 10, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. If you are unable to participate by 2020, please contact the District Manager's office for further accommodations.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. Even if the public hearing and meeting are held in person, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Wed, Jul 15, 2020
8:39:03AM

Legal Ad Invoice

The St. Augustine Record

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

904-8771 (TTY) / 1-800-966-8770
(Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager

04063289475 July 14, 2020

THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

ACCT: 18409
AD# 0003289475-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **BUDGETS FY 2020/2021** was published in said newspaper on **07/14/2020**.

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

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

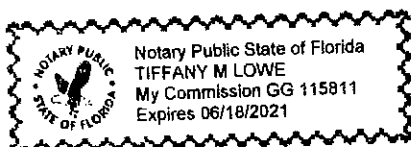
[☒] physical presence or
[☐] online notarization

JUL 17 2020

this _____ day of _____

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

Tiffany M. Lowe
(Signature of Notary Public)



TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT



The Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a public hearing on August 11, 2020 at 6:30 p.m. for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearing and meeting will take place at the Mura Bella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct them by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-139, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. A copy of the agenda and Proposed Budgets, as well as information about how the public hearing and meeting will be held, may be obtained by contacting the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114 St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://turnbullcreekdcd.com/>.

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The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. Even if the public hearing and meeting are held in person, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernestin Torres
District Manager
0003289475 July 14, 2020

Mon, Jul 27, 2020
2:00:41PM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 18409
Phone: 19049405850

E-Mail:

Client: TURNBULL CREEK CDD/MURA BEL

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

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003295677-01

Start: 07/24/2020

Placement: SA Legals

Copy Line: TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOF

Caller: SARAH SWEETING

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 07/24/2020

000 000 2020

The St. Augustine Record

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

Lines	121
Depth	10.25
Columns	1
Price	\$0.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE FOR PUBLIC HEARING AND MEETING

The Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a public hearing on August 11, 2020 at 6:00 p.m. for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearing and meeting will take place at the Marabella Amenity Center, 101 Marabell Avenue, St. Augustine, Florida 32092. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct them by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-139, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.51(5)(b)2, Florida Statutes. A copy of the agenda and Proposed Budgets, as well as information about how the public hearing and meeting will be held, may be obtained by contacting the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114 St. Augustine, Florida 32092, (904) 910-3850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://turnbullcreekd.com/>.

While it may be necessary to hold the above-referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so by logging in to Zoom via their computer. Call in information for the meeting and specifics about meeting location and participation can be found at <http://turnbullcreekd.com/> or by calling the District Manager's office at the phone number provided herein. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at etorres@gmsinf.com or by calling 904-940-3850 by August 10, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. If you are unable to participate by Zoom, please contact the District Manager's office for further accommodations.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. Even if the public hearing and meeting are held in person, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Mon, Jul 27, 2020
2:00:41PM

Legal Ad Invoice

The St. Augustine Record

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

954-8771 (TTY) / 1-800-954-8771
(Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager

0000296677 July 24, 2020

THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

ACCT: 18409
AD# 0003295677-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **FY BUDGET 20/21** was published in said newspaper on **07/24/2020**.

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

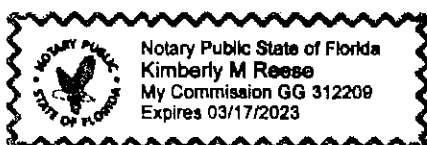
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this day of JUL 27 2020

by *M. Rhinehart* who is personally known to
me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2020/2021
BUDGETS; NOTICE OF POSSIBLE
REMOTE PROCEDURES DURING
PUBLIC HEALTH EMERGENCY
DUE TO COVID-19; AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a public hearing on August 11, 2020 at 6:30 p.m. for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearing and meeting will take place at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct them by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-89 and 20-139, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2, Florida Statutes. A copy of the agenda and Proposed Budgets, as well as information about how the public hearing and meeting will be held, may be obtained by contacting the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114 St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://turnbullcreekdd.com/>.

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003295677 July 24, 2020



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

Service Slip/Invoice

INVOICE: 6833549
 DATE: 8/10/2020
 ORDER: 6833549

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
8/10/2020	08:46 AM			08:46 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/10/2020		09:54 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

AUG 13 2020

38 ©
 1,830,572,466

* 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.



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

Service Slip/Invoice

INVOICE: 6833752
DATE: 8/10/2020
ORDER: 6833752

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
8/10/2020	08:46 AM			08:46 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/10/2020		09:54 AM

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

39 (C)
1,380, 572, 466

AUG 19 2020

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.



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

INVOICE

Date	Invoice No.
08/31/20	7454
Terms	Due Date
Net 40	10/10/20

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

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

RECEIVED

SEP 04 2020

Amount Due	PO Number
\$502.59	

Please detach top portion and return with your payment.

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

#8529 - Install knockout roses around
new light on positano rd

Enhancement/Extra Services

\$502.59

277 ©
1,320,538,467

Total	\$502.59
Payments/Credits	(\$0.00)
Balance Due	\$502.59



Insurance & Risk Advisors

RECEIVED

SEP 03 2020

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

INVOICE

Customer	Turnbull Creek Community Development District
Acct #	297
Date	09/01/2020
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,110.00
Payment Amount	
Payment for:	Invoice#11620
100120555	

Thank You

Please detach and return with payment



Customer: Turnbull Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
11620	10/01/2020	Renew policy	Policy #100120555 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/1/2020 103 © 1,200.155 100	23,110.00
				Total
				\$ 23,110.00
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				

Thank You

Remit Payment To: Egis Insurance Advisors, LLC

(321)233-9939

Date

Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

sclimer@egisadvisors.com

09/01/2020

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

RECEIVED

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

SEP 02 2020

Invoice #: 267
Invoice Date: 9/1/20
Due Date: 9/1/20
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - September 2020 1,810, 573, 840		3,750.00	3,750.00
Website Administration - September 2020 550		100.00	100.00
Information Technology - September 2020 851		133.33	133.33
Dissemination Agent Services - September 2020 813		166.67	166.67
Office Supplies 510		6.46	6.46
Postage 420		8.00	8.00
Copies 425		150.15	150.15
16 ©			
Total			\$4,314.61
Payments/Credits			\$0.00
Balance Due			\$4,314.61

RECEIVED

Hopping Green & Sams

Attorneys and Counselors

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

SEP 04 2020

STATEMENT

March 20, 2020

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

Bill Number 113608
Billed through 02/29/2020

15 ©
1,810, 513, 815

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

02/03/20	JLK	Review/edit Crown Pools agreement and confer with staff regarding timeline for same; confer regarding easement status.	0.40 hrs
02/05/20	JLK	Confer with staff regarding aquasol increases and review meeting minutes; edit contract on same.	0.30 hrs
02/06/20	JLK	Draft/edit agreement with riverstone for pool work.	0.60 hrs
02/06/20	LMC	Revise pool repair agreement with new contractor; research legal entity name of new contractor.	0.80 hrs
02/07/20	LMC	Update agreement with River Stonework.	0.30 hrs
02/11/20	JLK	Confer with DM regarding status of joint HOA/CDD notices; confer regarding meeting minute requirements and public record retention requirements and confirm same; confer with staff regarding questions around fishing enforcement and RMS requirements.	0.70 hrs
02/12/20	JLK	Review agenda and prepare for board meeting; multiple calls with individual board members regarding surplus property and defense resolution/code of conduct options; begin drafting same; draft HOA meeting e-mail to board and confer with district manager on same.	3.80 hrs
02/13/20	JLK	Begin review of defense resolution; begin draft code of conduct related to same; review meeting summary and confer regarding ponds; finalize and disseminate correspondence to the board on HOA participation and guidelines therefore.	1.30 hrs
02/14/20	JLK	Review code of conduct and continue updating defense resolution and draft code; confer with colleagues on options related to same; confer regarding riverstone warranty and contract and confirm with on site staff for same.	0.80 hrs
02/15/20	JLK	Confer with supervisor regarding HOA votes and options related to same; confirm with DM on same.	0.30 hrs
02/17/20	JLK	Conference call with board member regarding HOA notices/agenda items; research same.	0.60 hrs

02/18/20	JLK	Review easement questions with engineer; begin draft of same; review meeting minutes.	0.60 hrs
02/18/20	LMC	Prepare easement agreement with resident for power supply and placement of sump.	0.60 hrs
02/19/20	JLK	Finalize easement for Girabaldi; finalize edits to board meeting documents.	0.90 hrs
02/19/20	LMC	Prepare easement agreement with resident for power supply and placement of sump.	1.30 hrs
02/24/20	JLK	Transmit draft code of conduct and confer with DM on same; confer with engineer regarding legal description for easement and contacts for homeowner for board consideration.	0.70 hrs
02/25/20	JLK	Draft code of conduct and confer with DM on same; conference call regarding fishing enforcement; begin draft officer resolution and defense resolution.	1.40 hrs
02/27/20	JLK	Finalize comments to defense resolution; follow up with DM on same; confer regarding enforcement provisions and respond to RMS questions.	0.40 hrs
02/28/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.00 hrs
02/28/20	MGC	Research and review potential internal control policies; prepare initial draft internal control policy (ICP) document; confer and correspond with various auditors and district managers regarding draft ICP document; revise draft ICP document consistent with auditor and district manager feedback; finalize proposed ICP document and coordinate consideration of same by district board.	0.50 hrs
02/28/20	JLK	Review agenda and provide further edits; review meeting minutes for previous actions; confer regarding Envera and options for unposting; conference call with RMS regarding fishing policies and draft memo summarizing same; continue work on defense resolution and confer with insurance group on same.	1.50 hrs
Total fees for this matter			\$4,533.00

DISBURSEMENTS

Travel	6.45
Total disbursements for this matter	\$6.45

MATTER SUMMARY

Kilinski, Jennifer L.	14.30 hrs	260 /hr	\$3,718.00
Clavenna, Lydia M. - Paralegal	3.00 hrs	125 /hr	\$375.00
Eckert, Michael C.	1.00 hrs	290 /hr	\$290.00
Collazo, Mike	0.50 hrs	300 /hr	\$150.00

TOTAL FEES	\$4,533.00
TOTAL DISBURSEMENTS	\$6.45

TOTAL CHARGES FOR THIS MATTER**\$4,539.45****BILLING SUMMARY**

Kilinski, Jennifer L.	14.30 hrs	260 /hr	\$3,718.00
Clavenna, Lydia M. - Paralegal	3.00 hrs	125 /hr	\$375.00
Eckert, Michael C.	1.00 hrs	290 /hr	\$290.00
Collazo, Mike	0.50 hrs	300 /hr	\$150.00

TOTAL FEES

\$4,533.00

TOTAL DISBURSEMENTS

\$6.45

TOTAL CHARGES FOR THIS BILL**\$4,539.45**

Please in

ent.

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

Invoice



RECEIVED

SEP 09 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
MURA5860	09/01/2020	\$45.00	10/01/2020	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 (C)

1,880,572,490

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

Invoice

RECEIVED

Invoice #: 42 *A*
Invoice Date: 8/31/2020
Due Date: 8/31/2020
Case:
P.O. Number:

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

SEP 03 2020

Description	Hours/Qty	Rate	Amount
Lifeguard Services through August 2020 <i>1,330,572,3460</i> <i>163</i> <i>©</i>	480.73	15.00	7,210.95
Total			\$7,210.95
Payments/Credits			\$0.00
Balance Due			\$7,210.95

2000
9,2.20

TURNBULL CREEK CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
480.73	Lifeguard Services for TURNBULL CREEK	\$ 15.00	\$ 7,210.95
	Covers Period: AUGUST 2020		
	GL # 1.330.572.3460		
	TOTAL DUE:		<u>\$ 7,210.95</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/20	6.63	M.G.	Lifeguarding
8/1/20	6.42	H.B.	Lifeguarding
8/1/20	6.4	A.G.	Lifeguarding
8/2/20	6.45	M.G.	Lifeguarding
8/2/20	6.45	D.R.	Lifeguarding
8/2/20	4.12	A.G.	Lifeguarding
8/2/20	3.98	J.C.	Lifeguarding
8/3/20	6.65	M.G.	Lifeguarding
8/3/20	4.05	A.G.	Lifeguarding
8/3/20	3.92	D.R.	Lifeguarding
8/4/20	6.45	M.G.	Lifeguarding
8/4/20	4.07	A.G.	Lifeguarding
8/4/20	3.93	D.R.	Lifeguarding
8/5/20	6.7	H.B.	Lifeguarding
8/5/20	4	A.G.	Lifeguarding
8/5/20	3.98	M.K.	Lifeguarding
8/6/20	3.67	H.B.	Lifeguarding
8/6/20	6.35	M.K.	Lifeguarding
8/6/20	3.83	D.R.	Lifeguarding
8/7/20	6.5	M.G.	Lifeguarding
8/7/20	6.2	H.B.	Lifeguarding
8/7/20	4.12	M.K.	Lifeguarding
8/7/20	3.82	D.R.	Lifeguarding
8/8/20	6.85	M.G.	Lifeguarding
8/8/20	6.22	A.C.	Lifeguarding
8/8/20	4.05	A.G.	Lifeguarding
8/8/20	4.08	J.C.	Lifeguarding
8/9/20	6.5	M.G.	Lifeguarding
8/9/20	5.82	H.B.	Lifeguarding
8/9/20	4.13	A.G.	Lifeguarding
8/9/20	3.77	J.C.	Lifeguarding
8/10/20	6.67	J.C.	Lifeguarding
8/10/20	6.58	A.C.	Lifeguarding
8/10/20	4.07	A.G.	Lifeguarding
8/11/20	6.7	H.B.	Lifeguarding
8/11/20	4.07	A.G.	Lifeguarding
8/11/20	3.95	J.C.	Lifeguarding
8/12/20	6.67	M.G.	Lifeguarding
8/12/20	4.12	A.C.	Lifeguarding
8/12/20	3.9	J.C.	Lifeguarding
8/13/20	6.55	M.G.	Lifeguarding
8/13/20	4.13	A.G.	Lifeguarding
8/13/20	3.8	D.R.	Lifeguarding
8/14/20	1.62	D.R.	Lifeguarding
8/14/20	4.65	H.B.	Lifeguarding
8/14/20	4.88	M.G.	Lifeguarding
8/14/20	4.13	A.G.	Lifeguarding
8/15/20	3.27	M.G.	Lifeguarding
8/15/20	2.9	H.B.	Lifeguarding
8/15/20	2.98	A.G.	Lifeguarding
8/16/20	6.72	D.R.	Lifeguarding
8/16/20	6.58	M.G.	Lifeguarding
8/16/20	4.08	A.G.	Lifeguarding
8/16/20	3.98	L.D.	Lifeguarding
8/17/20	5.17	M.G.	Lifeguarding
8/17/20	4.08	A.G.	Lifeguarding
8/17/20	3.64	J.C.	Lifeguarding
8/18/20	3.95	M.G.	Lifeguarding
8/18/20	4.03	A.G.	Lifeguarding
8/18/20	1.22	J.C.	Lifeguarding

AUGUST 2020

8/19/20	5.25	M.G.	Lifeguarding
8/19/20	4.62	J.C.	Lifeguarding
8/20/20	6.67	H.B.	Lifeguarding
8/20/20	4.13	J.C.	Lifeguarding
8/20/20	3.93	L.D.	Lifeguarding
8/21/20	6.73	H.B.	Lifeguarding
8/21/20	4.38	M.G.	Lifeguarding
8/21/20	6.58	A.G.	Lifeguarding
8/21/20	3.98	L.D.	Lifeguarding
8/22/20	4.93	M.G.	Lifeguarding
8/22/20	4.68	H.B.	Lifeguarding
8/22/20	4.1	A.G.	Lifeguarding
8/22/20	2.22	J.C.	Lifeguarding
8/23/20	6.92	D.R.	Lifeguarding
8/23/20	6.65	H.B.	Lifeguarding
8/23/20	4.07	A.G.	Lifeguarding
8/23/20	4.17	J.C.	Lifeguarding
8/24/20	4.25	H.B.	Lifeguarding
8/24/20	4.05	A.G.	Lifeguarding
8/24/20	4.03	L.D.	Lifeguarding
8/25/20	6.57	H.B.	Lifeguarding
8/25/20	4.07	A.G.	Lifeguarding
8/26/20	3.93	J.C.	Lifeguarding
8/26/20	6.68	M.G.	Lifeguarding
8/26/20	4.1	L.D.	Lifeguarding
8/26/20	3.93	J.C.	Lifeguarding
8/27/20	6.73	M.G.	Lifeguarding
8/27/20	4.17	J.C.	Lifeguarding
8/27/20	4.07	L.D.	Lifeguarding
8/28/20	5	M.G.	Lifeguarding
8/28/20	4.72	H.B.	Lifeguarding
8/28/20	4.08	A.G.	Lifeguarding
8/28/20	2.22	L.D.	Lifeguarding
8/29/20	4.55	M.G.	Lifeguarding
8/29/20	4.37	H.B.	Lifeguarding
8/29/20	4.37	A.G.	Lifeguarding
8/30/20	6.73	D.R.	Lifeguarding
8/30/20	4.05	H.B.	Lifeguarding
8/30/20	6.67	A.G.	Lifeguarding
8/30/20	4.08	L.D.	Lifeguarding

TOTAL	<u>480.73</u>
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Lifeguarding	480.73
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Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

RECEIVED

Bill To:

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

SEP 03 2020

Invoice #: 42 B
Invoice Date: 9/1/2020
Due Date: 9/1/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
1.330.57200.34800 - Facility Monitor - Turnbull Creek - September 2020		2,016.67	2,016.67
1.330.57200.34800 - Facility Monitor - Turnbull Creek - September 2020 (Credit per 9/1/20 memo)		-27.23	-27.23
1.330.57200.34000 - Facility Management - Turnbull Creek - September 2020		5,083.33	5,083.33
1.330.57200.34300 - Facility Attendants - Turnbull Creek - September 2020		1,350.00	1,350.00
1.330.57200.34300 - Facility Attendants - Turnbull Creek - September 2020 (Charge per 9/1/20 memo)		205.04	205.04
1.330.57200.34100 - Field Operations - Turnbull Creek - September 2020		4,271.58	4,271.58
1.330.57200.34400 - Facility Maintenance - Turnbull Creek - September 2020		4,083.33	4,083.33
1.330.57200.46400 - Pool Maintenance - Turnbull Creek - September 2020		1,158.33	1,158.33
1.330.57200.34200 - Janitorial Services - Turnbull Creek - September 2020		733.33	733.33
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - September 2020		1,525.00	1,525.00
1.330.57200.34700 - Program Director - Turnbull Creek - September 2020		214.58	214.58

163 ©

Total \$20,613.96

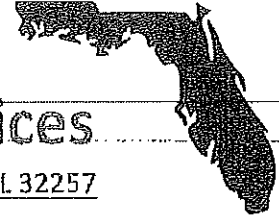
Payments/Credits \$0.00

Balance Due \$20,613.96

2000
9,2,20

Riverside Management Services

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



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: September 1, 2020
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: August Adjustment – Monthly Invoice Adjustment for August 2020 Services

Please adjust September 2020 invoice to reflect the actual hours worked for the month of August 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	124.34	\$16.00	\$1,989.44	\$2,016.67	\$27.23
• Facility Attendant	97.19	\$16.00	\$1,555.04	\$1,350.00	\$ 0



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
9/9/20	2733

RECEIVED

SEP 10 2020

Bill To	
Turnbull Creek CDD Attn: Dave deNagy Governmental Management Services	
P.O. No	

Yuro & Assoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
		August - Engineering Services			
Turnbull Cree...	8/5/20	review draft resolution prepared by attorney	1	125.00	125.00
Turnbull Cree...	8/10/20	Review resolution & engineering report for certification of completion	3	125.00	375.00
Turnbull Cree...	8/11/20	CDD meeting	1.5	125.00	187.50
Turnbull Cree...	8/14/20	Review resolution & engineering report for certification of completion	1.5	125.00	187.50
Turnbull Cree...	8/20/20	coordinate with staff, County & contractor on pipe inspections	0.5	125.00	62.50
<div>302 © 1,810,513.811</div>					
Total					\$937.50

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com



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

INVOICE

DATE	INVOICE NO.
09/01/2020	3178
TURNOVER	DATE DUE
PLANT 40	10/11/20

RECEIVED

SEP 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

\$25,338.88

PO Number

Please detach top portion and return with your payment.

DESCRIPTION

TOTAL

#3178 - Turnbull Creek CDD September 2020

\$25,338.88

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

297 ©
1,320,538.466

Future Horizons, Inc.

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

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

RECEIVED

AUG 31 2020

INVOICE

Invoice Number: 64521
Invoice Date: Aug 31, 2020
Page: 1

Bill To:

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

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		10/15/20

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



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

Invoice

Date

9/1/2020

Invoice #

131295594892

Terms	Net 20
Due Date	9/21/2020
PO #	
Customer #	13MUR100

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,360.48
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<p>4/1 (C) 1,380,572.465</p> <p>AUG 24 2020</p>				

Total Amount Due 1,399.10
\$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295594892

Amount Due \$1,399.10

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295594892



-Since 1963-

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

Invoice

Number	Date
C20647	08/31/20

BILL TO: #29005

MURABELLA COMMUNITY CENTER

**101 W. POSITANO AVENUE
 ST. AUGUSTINE, FL 32092**

RECEIVED

SEP 01 2020

SERVICE PERFORMED AT:

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

Site Number: 29005-001

Return this portion with payment

Amount Paid: _____

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
08/31/20	29005			30	SA001

DESCRIPTION

Service Date: 8/31/20

Performed an inspection on your HVAC equipment as per agreement.

1,380.572.681
 285 ©

TOTAL : \$ 199.50

We are an equal opportunity employer and do not discriminate against applicants due to race, ethnicity, gender, veterans status, or on the basis of disability or any other federal, state or local protected class. THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 60-300.5 (A). THIS REGULATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS, AND REQUIRES AFFIRMATIVE ACTION BY COVERED PRIME CONTRACTORS AND SUBCONTRACTORS TO EMPLOY AND ADVANCE IN EMPLOYMENT QUALIFIED PROTECTED VETERANS

Weather Engineers, Inc.
P.O. BOX 37068
Jacksonville, FL 32236
(904) 356-3963 Fax: (904) 356-4969
CAC041190

Work Order

08/31/20
Page 1

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

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

Call Slip Number

72933

Problem Reported:

PROB: INS-INSPECTION FROM SITE

PREVENTIVE MAINTENANCE INSPECTION WEEK# 1 LAST INSP PERFORMED: 67611
| 03/03/20 | 104

Inspection Notes:

Check electrical componets, operating pressures, amperage draws,
heating operation & defrost controls, supplemental heat, etc. Visual
check for refrigerant leaks. Clean condensate drain lines/pan(s).
Check indoor coil & outdoor coil, clean outdoor coils as required.
Adjust belts, oil & grease motors wher applicable. Safety controls,
pilot; if oil or gas. Calibrate/adjust controls.

Tech Date
104 08/31/2020

Brand Model Serial #
AMER STAN TWE065E13FBZ 53748SJ2V
Location: OFFICE ROOM

performed maintenance service on the units listed above checked
operation, refrigerant PSIG, coil TD, washed CDU coil per agreement,
adjusted and or replaced belt per agreement, tightened electrical
connections, verified operation and cleaned condensate drain.

Temperature difference: 16.8 *F

Brand Model Serial #
AMER STAN 2A6C0060A3000AB 5455PL52F
Location: L SIDE OF GYM.

performed maintenance service on the units listed above checked
operation, refrigerant PSIG, coil TD, washed CDU coil per agreement,
adjusted and or replaced belt per agreement, tightened electrical

Work Order

08/31/20
Page 2

Weather Engineers, Inc.
P.O. BOX 37068
Jacksonville, FL 32236
(904) 356-3963 Fax: (904) 356-4969
CAC041190

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

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

Call Slip Number

72933

connections, verified operation and cleaned condensate drain.

Brand	Model	Serial #
TRANE	4TWA4060A3000AB	20273PNY2F

performed maintenance service on the units listed above checked operation, refrigerant PSIG, coil TD, washed CDU coil per agreement, adjusted and or replaced belt per agreement, tightened electrical connections, verified operation and cleaned condensate drain.

Suction PSIG: 127
Head PSIG: 290
Subcool Reading: 9
Superheat reading: 18
Ambient temp: 85
Comp Amp reading: 9.2
CFM Amp reading: 1
Cleaned Drain line: yes

Brand	Model	Serial #
TRANE	TEM6A06A0C60H51SBA	20182J3B3V

Location: Closet

performed maintenance service on the units listed above checked operation, refrigerant PSIG, coil TD, washed CDU coil per agreement, adjusted and or replaced belt per agreement, tightened electrical connections, verified operation and cleaned condensate drain.

Note: This unit was replace recently and still under warranty.
Diagnostic: (1) Delta-T is 14.5 *F, A/C is maintaining thermostat set point of 68 *F.

- (2) Some moisture on fan coil exterior cabinet joint.
- (3) Air filter door is making a loud air noise if it is not close properly.
- (4) Air filter was very dirty and crush, filter was removed and

Work Order

Weather Engineers, Inc.
P.O. BOX 37068
Jacksonville, FL 32236
(904) 356-3963 Fax: (904) 356-4969
CAC041190

08/31/20
Page 3

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

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

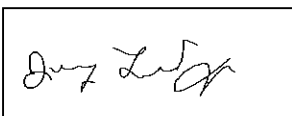
Call Slip Number
72933

customer said that he will replace later today.
Filter size : 20"X23"X1".

Qty Material
(30) ALKABRITE COIL CLEANER (OZ)

Description	Amount
COUPON 100	0.00

All service labor and diagnostics will be warranted thirty (30) days from the date of initial service. Weather Engineers, Inc. warrants all service parts for a period of one (1) year from date of original installation provided time does not exceeds the manufactures warranty period. Weather Engineers, Inc. shall provide new materials under warranty without charge for the part itself. This warranty does not include labor beyond the initial thirty (30) days or other cost incurred for diagnosis, repairing, removing, installing, shipping, servicing or handling of either the defective part or the replacement part or material. Warranty will be performed during normal business hours of 8:00 AM - 4:30 PM Monday thru Friday (only) excluding holidays. Thank You For Your Business!!



Authorized Signature

08/31/2020 11:01AM



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

INVOICE

Date	Invoice No.
08/31/20	7454
Terms	Due Date
Net 40	10/10/20

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

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

RECEIVED

SEP 04 2020

Amount Due	PO Number
\$502.59	

Please detach top portion and return with your payment.

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

#8529 - Install knockout roses around
new light on positano rd

Enhancement/Extra Services

\$502.59

277 ©
1,320,538,467

Total	\$502.59
Payments/Credits	(\$0.00)
Balance Due	\$502.59



Insurance & Risk Advisors

RECEIVED

SEP 03 2020

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

INVOICE

Customer	Turnbull Creek Community Development District
Acct #	297
Date	09/01/2020
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,110.00
Payment Amount	
Payment for:	Invoice#11620
100120555	

Thank You

Please detach and return with payment



Customer: Turnbull Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
11620	10/01/2020	Renew policy	Policy #100120555 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/1/2020 103 © 1,200.155 100	23,110.00
				Total
				\$ 23,110.00
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				

Thank You

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/01/2020

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

RECEIVED

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

SEP 02 2020

Invoice #: 267
Invoice Date: 9/1/20
Due Date: 9/1/20
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - September 2020 1,810, 573, 840		3,750.00	3,750.00
Website Administration - September 2020 550		100.00	100.00
Information Technology - September 2020 851		133.33	133.33
Dissemination Agent Services - September 2020 813		166.67	166.67
Office Supplies 510		6.46	6.46
Postage 420		8.00	8.00
Copies 425		150.15	150.15
16 ©			
Total			\$4,314.61
Payments/Credits			\$0.00
Balance Due			\$4,314.61

RECEIVED

Hopping Green & Sams

Attorneys and Counselors

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

SEP 04 2020

STATEMENT

March 20, 2020

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

Bill Number 113608
Billed through 02/29/2020

15 ©
1,810, 513, 815

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

02/03/20	JLK	Review/edit Crown Pools agreement and confer with staff regarding timeline for same; confer regarding easement status.	0.40 hrs
02/05/20	JLK	Confer with staff regarding aquasol increases and review meeting minutes; edit contract on same.	0.30 hrs
02/06/20	JLK	Draft/edit agreement with riverstone for pool work.	0.60 hrs
02/06/20	LMC	Revise pool repair agreement with new contractor; research legal entity name of new contractor.	0.80 hrs
02/07/20	LMC	Update agreement with River Stonework.	0.30 hrs
02/11/20	JLK	Confer with DM regarding status of joint HOA/CDD notices; confer regarding meeting minute requirements and public record retention requirements and confirm same; confer with staff regarding questions around fishing enforcement and RMS requirements.	0.70 hrs
02/12/20	JLK	Review agenda and prepare for board meeting; multiple calls with individual board members regarding surplus property and defense resolution/code of conduct options; begin drafting same; draft HOA meeting e-mail to board and confer with district manager on same.	3.80 hrs
02/13/20	JLK	Begin review of defense resolution; begin draft code of conduct related to same; review meeting summary and confer regarding ponds; finalize and disseminate correspondence to the board on HOA participation and guidelines therefore.	1.30 hrs
02/14/20	JLK	Review code of conduct and continue updating defense resolution and draft code; confer with colleagues on options related to same; confer regarding riverstone warranty and contract and confirm with on site staff for same.	0.80 hrs
02/15/20	JLK	Confer with supervisor regarding HOA votes and options related to same; confirm with DM on same.	0.30 hrs
02/17/20	JLK	Conference call with board member regarding HOA notices/agenda items; research same.	0.60 hrs

02/18/20	JLK	Review easement questions with engineer; begin draft of same; review meeting minutes.	0.60 hrs
02/18/20	LMC	Prepare easement agreement with resident for power supply and placement of sump.	0.60 hrs
02/19/20	JLK	Finalize easement for Girabaldi; finalize edits to board meeting documents.	0.90 hrs
02/19/20	LMC	Prepare easement agreement with resident for power supply and placement of sump.	1.30 hrs
02/24/20	JLK	Transmit draft code of conduct and confer with DM on same; confer with engineer regarding legal description for easement and contacts for homeowner for board consideration.	0.70 hrs
02/25/20	JLK	Draft code of conduct and confer with DM on same; conference call regarding fishing enforcement; begin draft officer resolution and defense resolution.	1.40 hrs
02/27/20	JLK	Finalize comments to defense resolution; follow up with DM on same; confer regarding enforcement provisions and respond to RMS questions.	0.40 hrs
02/28/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.00 hrs
02/28/20	MGC	Research and review potential internal control policies; prepare initial draft internal control policy (ICP) document; confer and correspond with various auditors and district managers regarding draft ICP document; revise draft ICP document consistent with auditor and district manager feedback; finalize proposed ICP document and coordinate consideration of same by district board.	0.50 hrs
02/28/20	JLK	Review agenda and provide further edits; review meeting minutes for previous actions; confer regarding Envera and options for unposting; conference call with RMS regarding fishing policies and draft memo summarizing same; continue work on defense resolution and confer with insurance group on same.	1.50 hrs
Total fees for this matter			\$4,533.00

DISBURSEMENTS

Travel	6.45
Total disbursements for this matter	\$6.45

MATTER SUMMARY

Kilinski, Jennifer L.	14.30 hrs	260 /hr	\$3,718.00
Clavenna, Lydia M. - Paralegal	3.00 hrs	125 /hr	\$375.00
Eckert, Michael C.	1.00 hrs	290 /hr	\$290.00
Collazo, Mike	0.50 hrs	300 /hr	\$150.00

TOTAL FEES	\$4,533.00
TOTAL DISBURSEMENTS	\$6.45

TOTAL CHARGES FOR THIS MATTER**\$4,539.45****BILLING SUMMARY**

Kilinski, Jennifer L.	14.30 hrs	260 /hr	\$3,718.00
Clavenna, Lydia M. - Paralegal	3.00 hrs	125 /hr	\$375.00
Eckert, Michael C.	1.00 hrs	290 /hr	\$290.00
Collazo, Mike	0.50 hrs	300 /hr	\$150.00

TOTAL FEES

\$4,533.00

TOTAL DISBURSEMENTS

\$6.45

TOTAL CHARGES FOR THIS BILL**\$4,539.45**

Please in

ent.

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

Invoice



RECEIVED

SEP 09 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
MURA5860	09/01/2020	\$45.00	10/01/2020	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 (C)

1,880,572,490

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

Invoice

RECEIVED

Invoice #: 42 *A*
Invoice Date: 8/31/2020
Due Date: 8/31/2020
Case:
P.O. Number:

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

SEP 03 2020

Description	Hours/Qty	Rate	Amount
Lifeguard Services through August 2020 <i>1,330,572,3460</i> <i>163</i> <i>©</i>	480.73	15.00	7,210.95
Total			\$7,210.95
Payments/Credits			\$0.00
Balance Due			\$7,210.95

2000
9,2.20

TURNBULL CREEK CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
480.73	Lifeguard Services for TURNBULL CREEK	\$ 15.00	\$ 7,210.95
	Covers Period: AUGUST 2020		
	GL # 1.330.572.3460		
	TOTAL DUE:		<u>\$ 7,210.95</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/20	6.63	M.G.	Lifeguarding
8/1/20	6.42	H.B.	Lifeguarding
8/1/20	6.4	A.G.	Lifeguarding
8/2/20	6.45	M.G.	Lifeguarding
8/2/20	6.45	D.R.	Lifeguarding
8/2/20	4.12	A.G.	Lifeguarding
8/2/20	3.98	J.C.	Lifeguarding
8/3/20	6.65	M.G.	Lifeguarding
8/3/20	4.05	A.G.	Lifeguarding
8/3/20	3.92	D.R.	Lifeguarding
8/4/20	6.45	M.G.	Lifeguarding
8/4/20	4.07	A.G.	Lifeguarding
8/4/20	3.93	D.R.	Lifeguarding
8/5/20	6.7	H.B.	Lifeguarding
8/5/20	4	A.G.	Lifeguarding
8/5/20	3.98	M.K.	Lifeguarding
8/6/20	3.67	H.B.	Lifeguarding
8/6/20	6.35	M.K.	Lifeguarding
8/6/20	3.83	D.R.	Lifeguarding
8/7/20	6.5	M.G.	Lifeguarding
8/7/20	6.2	H.B.	Lifeguarding
8/7/20	4.12	M.K.	Lifeguarding
8/7/20	3.82	D.R.	Lifeguarding
8/8/20	6.85	M.G.	Lifeguarding
8/8/20	6.22	A.C.	Lifeguarding
8/8/20	4.05	A.G.	Lifeguarding
8/8/20	4.08	J.C.	Lifeguarding
8/9/20	6.5	M.G.	Lifeguarding
8/9/20	5.82	H.B.	Lifeguarding
8/9/20	4.13	A.G.	Lifeguarding
8/9/20	3.77	J.C.	Lifeguarding
8/10/20	6.67	J.C.	Lifeguarding
8/10/20	6.58	A.C.	Lifeguarding
8/10/20	4.07	A.G.	Lifeguarding
8/11/20	6.7	H.B.	Lifeguarding
8/11/20	4.07	A.G.	Lifeguarding
8/11/20	3.95	J.C.	Lifeguarding
8/12/20	6.67	M.G.	Lifeguarding
8/12/20	4.12	A.C.	Lifeguarding
8/12/20	3.9	J.C.	Lifeguarding
8/13/20	6.55	M.G.	Lifeguarding
8/13/20	4.13	A.G.	Lifeguarding
8/13/20	3.8	D.R.	Lifeguarding
8/14/20	1.62	D.R.	Lifeguarding
8/14/20	4.65	H.B.	Lifeguarding
8/14/20	4.88	M.G.	Lifeguarding
8/14/20	4.13	A.G.	Lifeguarding
8/15/20	3.27	M.G.	Lifeguarding
8/15/20	2.9	H.B.	Lifeguarding
8/15/20	2.98	A.G.	Lifeguarding
8/16/20	6.72	D.R.	Lifeguarding
8/16/20	6.58	M.G.	Lifeguarding
8/16/20	4.08	A.G.	Lifeguarding
8/16/20	3.98	L.D.	Lifeguarding
8/17/20	5.17	M.G.	Lifeguarding
8/17/20	4.08	A.G.	Lifeguarding
8/17/20	3.64	J.C.	Lifeguarding
8/18/20	3.95	M.G.	Lifeguarding
8/18/20	4.03	A.G.	Lifeguarding
8/18/20	1.22	J.C.	Lifeguarding

AUGUST 2020

8/19/20	5.25	M.G.	Lifeguarding
8/19/20	4.62	J.C.	Lifeguarding
8/20/20	6.67	H.B.	Lifeguarding
8/20/20	4.13	J.C.	Lifeguarding
8/20/20	3.93	L.D.	Lifeguarding
8/21/20	6.73	H.B.	Lifeguarding
8/21/20	4.38	M.G.	Lifeguarding
8/21/20	6.58	A.G.	Lifeguarding
8/21/20	3.98	L.D.	Lifeguarding
8/22/20	4.93	M.G.	Lifeguarding
8/22/20	4.68	H.B.	Lifeguarding
8/22/20	4.1	A.G.	Lifeguarding
8/22/20	2.22	J.C.	Lifeguarding
8/23/20	6.92	D.R.	Lifeguarding
8/23/20	6.65	H.B.	Lifeguarding
8/23/20	4.07	A.G.	Lifeguarding
8/23/20	4.17	J.C.	Lifeguarding
8/24/20	4.25	H.B.	Lifeguarding
8/24/20	4.05	A.G.	Lifeguarding
8/24/20	4.03	L.D.	Lifeguarding
8/25/20	6.57	H.B.	Lifeguarding
8/25/20	4.07	A.G.	Lifeguarding
8/26/20	3.93	J.C.	Lifeguarding
8/26/20	6.68	M.G.	Lifeguarding
8/26/20	4.1	L.D.	Lifeguarding
8/26/20	3.93	J.C.	Lifeguarding
8/27/20	6.73	M.G.	Lifeguarding
8/27/20	4.17	J.C.	Lifeguarding
8/27/20	4.07	L.D.	Lifeguarding
8/28/20	5	M.G.	Lifeguarding
8/28/20	4.72	H.B.	Lifeguarding
8/28/20	4.08	A.G.	Lifeguarding
8/28/20	2.22	L.D.	Lifeguarding
8/29/20	4.55	M.G.	Lifeguarding
8/29/20	4.37	H.B.	Lifeguarding
8/29/20	4.37	A.G.	Lifeguarding
8/30/20	6.73	D.R.	Lifeguarding
8/30/20	4.05	H.B.	Lifeguarding
8/30/20	6.67	A.G.	Lifeguarding
8/30/20	4.08	L.D.	Lifeguarding

TOTAL	<u>480.73</u>
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Lifeguarding	480.73
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Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

RECEIVED

Bill To:

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

SEP 03 2020

Invoice #: 42 B
Invoice Date: 9/1/2020
Due Date: 9/1/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
1.330.57200.34800 - Facility Monitor - Turnbull Creek - September 2020		2,016.67	2,016.67
1.330.57200.34800 - Facility Monitor - Turnbull Creek - September 2020 (Credit per 9/1/20 memo)		-27.23	-27.23
1.330.57200.34000 - Facility Management - Turnbull Creek - September 2020		5,083.33	5,083.33
1.330.57200.34300 - Facility Attendants - Turnbull Creek - September 2020		1,350.00	1,350.00
1.330.57200.34300 - Facility Attendants - Turnbull Creek - September 2020 (Charge per 9/1/20 memo)		205.04	205.04
1.330.57200.34100 - Field Operations - Turnbull Creek - September 2020		4,271.58	4,271.58
1.330.57200.34400 - Facility Maintenance - Turnbull Creek - September 2020		4,083.33	4,083.33
1.330.57200.46400 - Pool Maintenance - Turnbull Creek - September 2020		1,158.33	1,158.33
1.330.57200.34200 - Janitorial Services - Turnbull Creek - September 2020		733.33	733.33
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - September 2020		1,525.00	1,525.00
1.330.57200.34700 - Program Director - Turnbull Creek - September 2020		214.58	214.58

163 ©

Total \$20,613.96

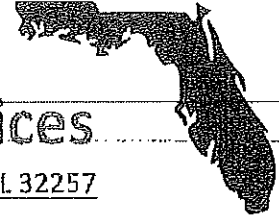
Payments/Credits \$0.00

Balance Due \$20,613.96

2000
9,2,20

Riverside Management Services

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



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: September 1, 2020
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: August Adjustment – Monthly Invoice Adjustment for August 2020 Services

Please adjust September 2020 invoice to reflect the actual hours worked for the month of August 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	124.34	\$16.00	\$1,989.44	\$2,016.67	\$27.23
• Facility Attendant	97.19	\$16.00	\$1,555.04	\$1,350.00	\$ 0



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
9/9/20	2733

RECEIVED

SEP 10 2020

Bill To	
Turnbull Creek CDD Attn: Dave deNagy Governmental Management Services	
P.O. No	

Yuro & Assoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
		August - Engineering Services			
Turnbull Cree...	8/5/20	review draft resolution prepared by attorney	1	125.00	125.00
Turnbull Cree...	8/10/20	Review resolution & engineering report for certification of completion	3	125.00	375.00
Turnbull Cree...	8/11/20	CDD meeting	1.5	125.00	187.50
Turnbull Cree...	8/14/20	Review resolution & engineering report for certification of completion	1.5	125.00	187.50
Turnbull Cree...	8/20/20	coordinate with staff, County & contractor on pipe inspections	0.5	125.00	62.50
<div>302 © 1,810,513.811</div>					
Total					\$937.50

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

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

Invoice

Invoice Number
694283

Date
09/01/2020

Customer Number
400208

Due Date
10/01/2020

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Murabella	400208		694283	10/01/2020

Quantity	Description	Rate	Amount
	Murabella, 3970 Pacetti Rd, Saint Augustine, FL		
3.00	Cctv Video Monitoring	493.00	1,479.00
	10/01/2020 - 12/31/2020		
	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

2690
1,800.155.000

572 11 000

Date	Invoice #	Description	Amount	Balance Due
09/01/2020	694283	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
694283

Date
09/01/2020

Customer Number
400208

Due Date
10/01/2020

Net Due: \$1,479.00

Amount Enclosed: _____

*****MIXED AADC 440 13063 1 MB 0.439
013011
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



Riverside Management Services, Inc

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

Invoice

Date	Invoice #
9/11/2020	43

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
59.75	Lifeguard Services - Through 9/10/2020 330,572,3460 163C	15.00	896.25
Total			\$896.25

R.M.W.
9/14/20

TURNBULL CREEK CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
59.75	Lifeguard Services for TURNBULL CREEK	\$ 15.00	\$ 896.25
	Covers Pay Period Ending September 10, 2020		
	GL #1.330.572.3460		
	TOTAL DUE:		<u>\$ 896.25</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/5/20	6.37	M.G.	Lifeguarding
9/5/20	5.78	H.B.	Lifeguarding
9/5/20	4.12	A.G.	Lifeguarding
9/5/20	4	J.C.	Lifeguarding
9/6/20	6.62	D.R.	Lifeguarding
9/6/20	5.78	M.G.	Lifeguarding
9/6/20	4.15	A.G.	Lifeguarding
9/6/20	3.92	J.C.	Lifeguarding
9/7/20	6.8	D.R.	Lifeguarding
9/7/20	5.63	M.G.	Lifeguarding
9/7/20	6.58	A.G.	Lifeguarding

TOTAL	<u><u>59.75</u></u>
--------------	---------------------

Lifeguarding 59.75

10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
07/31		Balance Forward						\$556.46
08/03	P143900	Payment - Lockbox 1175						\$-372.47
08/27	P146465	Payment - Lockbox 1195						\$-183.99
08/20 08/20	103301102-08202020	FY 2021 Mtg Schedule	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15
08/20 08/20	103301102-08202020	FY 2021 Mtg Schedule	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09
08/21 08/21	103301890-08212020	REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES	SA St Augustine Record	1.00 x 10.7500	10.75	1	\$8.98	\$96.54
08/21 08/21	103301890-08212020	REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES	SA St Aug Record Online	1.00 x 10.7500	10.75	1	\$8.97	\$96.43
08/31 08/31	103303934-08312020	BOS REG MTG 9/8/20	SA St Augustine Record	1.00 x 10.2500	10.25	1	\$8.98	\$92.05
08/31 08/31	103303934-08312020	BOS REG MTG 9/8/20	SA St Aug Record Online	1.00 x 10.2500	10.25	1	\$8.97	\$91.94
PREVIOUS AMOUNT OWED:				\$556.46				
NEW CHARGES THIS PERIOD:				\$471.20				
CASH THIS PERIOD:				(\$556.46)				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								
4 ©								
1,810, 513, 480								
SEP 11 2020								

4 (C)
1,810, 513, 480

SEP 11 2020

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

SBI™

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$471.20		\$0.00	\$0.00	\$0.00	\$0.00		\$471.20
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	08/01/2020 - 08/31/2020		18409		18409		TURNBULL CREEK CDD/MURA BELLA/	

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME	
		08/01/2020 - 08/31/2020				TURNBULL CREEK CDD/MURA BELLA/	
COMPANY	23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		TERMS OF PAYMENT	
	SA 7	\$471.20		\$0.00		NET 15 DAYS	
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS		
	\$471.20		\$0.00	\$0.00	\$0.00		
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
			08/31/2020		18409		18409
						24 STATEMENT NUMBER	
						0000076258	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



7
8 - 2067

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



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

Fri, Aug 21, 2020
8:56:09AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 18409
Phone: 19049405850

E-Mail:

Client: TURNBULL CREEK CDD/MURA BEL

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

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003301102-01

Start: 08/20/2020

Placement: SA Legals

Copy Line: NOTICE OF MEETINGS TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the T

Caller: SARAH SWEETING

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 08/20/2020

Lines	62
Depth	5.25
Columns	1
Price	\$94.24

NOTICE OF MEETINGS TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Turnbull Creek Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2021 at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092 at 6:30 p.m. on the second Tuesday of each month as follows:

November 10, 2020
January 12, 2021
March 9, 2021
May 11, 2021
(budget approval)
June 8, 2021
August 10, 2021
(budget adoption)
September 14, 2021

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
Manager

8/20 2 5 2020

THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

ACCT: 18409
AD# 0003301102-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **FY 2021 Mtg Schedule** was published in said newspaper on **08/20/2020**.

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

NOTICE OF MEETINGS
TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the Turnbull Creek Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2021 at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092 at 6:30 p.m. on the second Tuesday of each month as follows:

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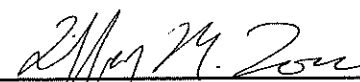
Ernesto Torres
Manager

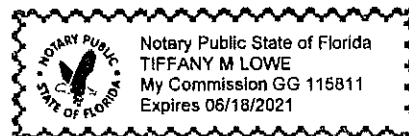
Sworn to (or affirmed) and subscribed before me by means of

[☒] physical presence or
[☐] online notarization

this _____ day of _____ **AUG 21 2020**

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


(Signature of Notary Public)



Fri, Aug 21, 2020
8:57:34AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 18409
Phone: 19049405850

E-Mail:

Client: TURNBULL CREEK CDD/MURA BEL

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

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003301890-01

Start: 08/21/2020

Placement: SA Legals

Copy Line: REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR TURNBULL CREEK COMMUNITY DEVELOPMI

Caller: Sarah Sweeting

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 08/21/2020

AUG 25 2020

The St. Augustine Record

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

Lines	129
Depth	10.75
Columns	1
Price	\$192.97

**REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES
FOR TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

RFQ for Engineering Services

NOTICE IS HEREBY GIVEN that the Turnbull Creek Community Development District ("District"), is soliciting Professional Service Proposals from Engineering Firms for their service in the role as the Engineer for the District. Any qualified Engineering Firm interested in providing services must submit a proposal pursuant to the terms and conditions set forth herein and in the hereinafter referenced Proposal Packet. It is the District's intent to select one District Engineer pursuant to the provisions of Section 287.055, Florida Statutes, (the "Consultant's Competitive Negotiations Act").

The services to be provided by the District Engineer may include but are not limited to: Engineering Services on behalf of the District's Board of Supervisors pursuant to applicable provisions of Chapter 189 and 190, Florida Statutes; attendance at one or more monthly District Board of Supervisor public meetings and various Staff meetings in order to coordinate, consult and provide professional engineering advice on an "as needed" basis; preparation and provision of engineering studies, permitting, required annual reports, facility maintenance programs, Public Facility Reports, Plans of Improvement and related Reports of Engineer; design, bidding and construction phase services for such construction activity as is needed in order to implement a Plan of Improvement or Report of Engineer and the provision of assistance, review and recommendation services regarding construction payments, change orders and certifications of completions of construction activities; provision of and consultation on technical engineering standards and specifications; technical representations before and with other governmental agencies and entities and the provision of such other engineering services as may be authorized by the District's Board of Supervisors.

Engineering Firms interested in submitting a proposal shall contact the District's Manager, Ernesto Torres, Government Management Services, LLC, at its offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, telephone number 904-940-5850, e-mail: etorres@gmsn.com between the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday to obtain a Proposal Packet. Any questions regarding this matter must be made by email to the District's Manager, Ernesto Torres, at etorres@gmsn.com.

Proposals are required to be delivered to the office of the District Manager, Government Management Services, LLC, at its offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 no later than 12:00 p.m., Eastern Time, on Friday, September 1, 2020. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Bid on a Contract to provide any goods or services to a public entity, may not submit a Bid on a Contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a Contractor, Supplier, Subcontractor, or Consultant under a Contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

Any protest regarding the terms of this Notice, or the evaluation criteria contained in the Request for Qualifications on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The fa-

Fri, Aug 21, 2020
8:57:34AM

Legal Ad Invoice

The St. Augustine Record

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

Final protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

The District reserves the right to reject any or all submittals, to waive informalities and to re-advertise. There will be no fees paid to any firm for responding to this RFQ.

**BOARD OF SUPERVISORS
TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**
00033018/00 August 21, 2020

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

ACCT: 18409
AD# 0003301890-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Req Qualification in the matter of REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES was published in said newspaper on 08/21/2020.

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

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

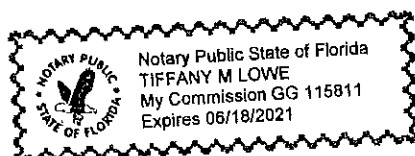
[☒] physical presence or
[☐] online notarization

AUG 21 2020

this _____ day of _____

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

Tiffany M. Lowe
(Signature of Notary Public)



REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES
FOR TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT

RFQ for Engineering Services

NOTICE IS HEREBY GIVEN that the Turnbull Creek Community Development District ("District"), is soliciting Professional Service Proposals from Engineering Firms for their service in the role as the Engineer for the District. Any qualified Engineering Firm interested in providing services must submit a proposal pursuant to the terms and conditions set forth herein and in the hereinafter referenced Proposal Packet. It is the District's intent to select one District Engineer pursuant to the provisions of Section 287.055, Florida Statutes, (the "Consultant's Competitive Negotiations Act").

The services to be provided by the District Engineer may include but are not limited to: Engineering Services on behalf of the District's Board of Supervisors pursuant to applicable provisions of Chapter 389 and 390, Florida Statutes; attendance at one or more monthly District Board of Supervisor public meetings and various Staff meetings in order to coordinate, consult and provide professional engineering advice on an "as needed" basis; preparation and provision of engineering studies, permitting, required annual reports, facility maintenance programs, Public Facility Reports, Plans of Improvement and related Reports of Engineer; design, bidding and construction phase services for such construction activity as is needed in order to implement a Plan of Improvement or Report of Engineer and the provision of assistance, review and recommendation services regarding construction payments, change orders and certifications of completions of construction activities; provision of and consultation on technical engineering standards and specifications; technical representations before and with other governmental agencies and entities and the provision of such other engineering services as may be authorized by the District's Board of Supervisors.

Engineering Firms interested in submitting a proposal shall contact the District's Manager, Ernesto Torres, Government Management Services, LLC, at its offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, telephone number 904-944-8850, or email erres@gnsm.com between the hours of 9:00 a.m. to 4:00 p.m. Monday through Friday to obtain a Proposal Packet. Any questions regarding this matter must be made by email to the District's Manager, Ernesto Torres, at erres@gnsm.com.

Proposals are required to be delivered to the office of the District Manager, Government Management Services, LLC, at its offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 on later than 12:00 p.m., Eastern Time, on Friday, September 4, 2020. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Bid on a Contract to provide any goods or services to a public entity, may not submit a Bid on a Contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a Contractor, Supplier, Subcontractor, or Consultant under a Contract with any public entity, and may not transact business with any public entity in excess of the dollar amount provided in Section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

Any protest regarding the terms of this Notice, or the evaluation criteria contained in the Request for Qualifications on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

The District reserves the right to reject any or all submittals, to waive informalities and to re-advertise. There will be no fees paid to any firm for responding to this RFQ.

BOARD OF SUPERVISORS
TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
DD023B01890 August 21, 2020

Mon, Aug 31, 2020
9:00:53AM

Legal Ad Invoice

The St. Augustine Record

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

Acct:	18409	Name:	TURNBULL CREEK CDD/MURA BELLA/		
Phone:	19049405850	Address:	475 W TOWN PLACE		
E-Mail:			ROOM 114		
Client:	TURNBULL CREEK CDD/MURA BEL	City:	SAINT AUGUSTINE	State:	FL
				Zip:	32092
Ad Number:	0003303934-01	Caller:	SARAH SWEETING	Paytype:	BILL
Start:	08/31/2020	Issues:	1	Stop:	08/31/2020
Placement:	SA Legals				
Copy Line:	TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SU				

SEP 14 2020

The St. Augustine Record

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

Lines	121
Depth	10.25
Columns	1
Price	\$183.99

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

Notice is hereby given that the Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, September 8, 2020 at 6:30 p.m., where the Board may consider any business that may properly come before it ("Meetings").

It is anticipated that the Meeting will take place at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. In the event that the COVID-19 public health emergency prevents the Meeting from occurring in-person, the District may conduct the Meeting by telephone or video conferencing communication media technology pursuant to governmental orders, including but not limited to Executive Orders 20-53, 20-69 and 20-123, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(6)(b)2, Florida Statutes. Information about how the meeting will occur, assistance connecting to the meeting or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by accessing the District's website at <http://turnbullcreek.com> or by contacting the office of the District Manager c/o Governmental Management Services LLC - North Florida, at (904) 949-5850 or etorres@gmsnfl.com ("District Manager's Office").

If it is necessary to hold the above referenced Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the Meeting can do so by logging into ZOOM via their computer. Full information for the meeting and specifics about meeting location and participation can be found at <http://turnbullcreek.com> or by calling the District Manager's office at the phone number provided herein. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at etorres@gmsnfl.com or by calling 904-949-5850 by September 7, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. If you are unable to participate by ZOOM, please contact the District Manager's office for further accommodations.

The Board will also hold a workshop meeting ("Workshop") in conjunction with the regular meeting of the Murabella Homeowner's Association, Inc. ("HOA") on Monday, September 21, 2020 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. No agenda has been planned for this Workshop by the District and it is not expected that any matters related to the District will be discussed; however, one or more members of the Board are expected to be in attendance.

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

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

Mon, Aug 31, 2020
9:00:53AM

Legal Ad Invoice

The St. Augustine Record

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

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

Ernesto Torres
District Manager
0003303324 August 31, 2020

THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

ACCT: 18409
AD# 0003303934-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS


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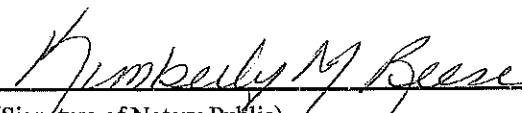
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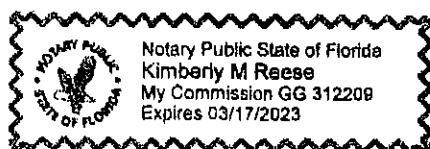
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **AUG 31 2020**

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


(Signature of Notary Public)



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

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Ernesto Torres
District Manager
0003303934 August 31, 2020



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

INVOICE

Date	Invoice No.
09/21/20	7502
Terms	Due Date
Net 40	10/31/20

BILL TO

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

PROPERTY

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

Amount Due	PO Number
\$1,158.26	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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#9106 - Removal of Roses at bridge and
level area

Enhancement/Extra Services

\$358.88

#9107 - Install / Replace 2 nellie stevens
at amenity center

Enhancement/Extra Services

\$799.38

RECEIVED

SEP 21 2020

Total	\$1,158.26
Payments/Credits	(\$0.00)
Balance Due	\$1,158.26

277 ©
1,320,538.467



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

INVOICE

Date	Invoice No.
09/24/20	7530
Terms	Due Date
Net 40	11/03/20

BILL TO

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

PROPERTY

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

Amount Due	PO Number
\$1,256.95	

Please detach top portion and return with your payment.

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

#9104 - Plant install in fountain at
amenity center

Enhancement/Extra Services

\$1,256.95

RECEIVED

SEP 24 2020

Total	\$1,256.95
Payments/Credits	(\$0.00)
Balance Due	\$1,256.95

277 ©
1,320,538.467

4596 State Road 16
Saint Augustine, FL 32092
(904) 517-2371
TNZMobileWelding@yahoo.com

RECEIVED

SEP 24 2020

TO Turnbull Creek CDD
 475 West Town Place, Suite 114
 St. Augustine, FL 32092
 Attn: Jerry Lambert
 248-807-2763

Repair Location			
Murabella - SR-16 Gate			

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Labor:		
	As per proposal # 20200921, we are billing for the first half of the		1,538.04
	total amount.		
	Consumables:		
	Welding Rods, Fuel, Cutting, Grinding and Buffing Wheels		
	Gases (Oxygen/Acetylene)		
	Material:		
	Material Pick-Up Fee:		
	Payment is due upon completion		
	<i>We thank you for your business</i>		

Pick Up

SUBTOTAL	
SALES TAX	
TOTAL	1538.04

Make all checks payable to TNZ Mobile Welding, LLC
THANK YOU FOR YOUR BUSINESS!

Rate repair
360
1,380, 572.64

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/07/20	00045	7/15/20 5358-1	202007 600-53800-61000		*	2,989.00	
		MOTOR REPLACEMENT					
				KG POWER SYSTEMS			2,989.00 000101
9/11/20	00047	5/20/20 6209	202005 600-53800-61000		*	21,351.11	
		REPALCED OAK TREES					
				DUVAL LANDSCAPE MAINTENANCE LLC			21,351.11 000102
TOTAL FOR BANK B						24,340.11	
TOTAL FOR REGISTER						24,340.11	

TURN TURNBULL CREEK BPEREGRINO



REMIT TO: www.kgpowersystems.com
150 Laser Ct.
Hauppauge, NY 11788
p. 631-342-1171
f. 631-342-1172

Invoice	
Invoice Date	Number
7/15/2020	Invoice 5358-1
Customer Number	Due Date
Turnbull Creek Community	8/14/2020

SOLD TO:

Turnbull Creek Community Development District
475 W Town Pl Ste 114
St. Augustine, FL 32092

SHIP TO:

OakLeaf Plantation
370 Oakleaf Village Pkwy
Attn: Jay
Orange Park, FL 32065

NONTAXABLE

PO Number	Order Date	Salesperson	Job Number
	7/15/2020	Doris Gabrielsen	OLS1248819
Terms			
Net 30 Days			

Non - Specified Equipment

Description	Quantity	Unit Price	Subtotal	Tax	Total
UJ15P1DFM U.S. Motor (15 HP, 3600 RPM, 208-230/460 Voltage, Three Phase, 60 Hz, 215JM Frame)	1.00	\$1,161.00	\$1,161.00	\$0.00	\$1,161.00
CFW110045T2ON1Z WEG Vari Drive (Single / Three	1.00	\$1,630.00	\$1,630.00	\$0.00	\$1,630.00
Freight	1.00	\$198.00	\$198.00	\$0.00	\$198.00
Totals			\$2,989.00	\$0.00	\$2,989.00
Total Due			\$2,989.00		

JUL 10 2020

33-600-538-61
45

07 27-087 7581



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

INVOICE

Date	Invoice No.
05/20/20	6209
Terms	Due Date
Net 40	06/29/20

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

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

Amount Due	PO Number
\$21,351.11	

Please detach top portion and return with your payment.

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

#2602 - MURABELLA OAK TREE
REPLACEMENT ALONG ROADWAY

Enhancement/Extra Services

RECEIVED

\$2,057.13

#5184 - Round - a - bout

AUG 31 2020

Remove all declining juniper in outer
areas of round-a-bout and sod

Enhancement/Extra Services

\$12,515.50

#5187 - Clubhouse Entrance install

Enhancement/Extra Services

\$2,669.98

#5189 - HWY 16 Entrance install

Enhancement/Extra Services

\$4,108.50

Total	\$21,351.11
Payments/Credits	(\$0.00)
Balance Due	\$21,351.11

Cap. Res. 038-600,538,610
Repairs & Maint
47 (B)