#### TURNBULL CREEK

Community Development District

*March 8, 2022* 



#### Turnbull Creek Community Development District

475 West Town Place Suite 114 St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

March 2, 2022

Board of Supervisors Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for Tuesday, March 8, 2022 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (regarding agenda items listed below)
- III. Consideration of Resolution 2022-04, Election of Officers
- IV. Staff Reports
  - A. Landscape Manager (Presenter: Trimac)
    - 1. Inspection Checklist
  - B. Engineer (Presenter: JMT)
- V. Consideration of Resolution 2022-05, Instructing St. Johns County Supervisor of Elections to Conduct the General Election
- VI. Consideration of Amendment to Vesta Agreement for the Use of District Basketball & Soccer Facilities Regarding Insurance Coverage
- VII. Discussion of RFQ for District Management Services
- VIII. Staff Reports (Part 2)
  - A. Attorney (Presenter: Jennifer Kilinski)

- B. Manager (Presenter: James Oliver)
- C. Operation Manager (Presenter: James Schieszer)
  - 1. Memorandum
- D. Amenity Center Update (Presenter: Erick Hutchinson)
  - 1. Memorandum
  - 2. Fireplace Proposal
  - 3. Karate Program
  - 4. Amenity Athletics Winter Flag Football, Spring Soccer, Spring Basketball, Summer Flag Football, Fall Soccer, Fall Basketball, Winter Flag Football (2023)
  - 5. AlphaDog Proposal
  - 6. Gift of Dance Proposal, Line Dancing
- IX. Supervisor's Requests and Public Comments
- X. Approval of Consent Agenda (Presenter: James Oliver)
  - A. Approval of Minutes of the January 11, 2022 Meeting
  - B. Balance Sheet as of January 31, 2022 and Statement of Revenues & Expenditures for the Period Ending January 31, 2022; Month-to-Month Income Statement; Assessment Receipt Schedule
  - C. Approval of Check Register
  - D. Ratification of Third Addendum to License Agreement with Gift of Dance Class, LLC Regarding the Use of Certain District Facilities
  - E. Ratification of Swim Team Agreement
- XI. Adjournment (Next Scheduled Meeting May 10, 2022 @ 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,

James Oliver

District Manager



#### **RESOLUTION 2022-04**

# A RESOLUTION DESIGNATING OFFICERS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

**WHEREAS**, the Board of Supervisors of the Turnbull Creek Community Development District at a regular business meeting held on March 8, 2022 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected t	to the offices shown, to wit:
	Chairman
	Vice-Chairman
Ernesto Torres	Secretary
Ernesto Torres	Treasurer
James Oliver	Assistant Treasurer
Marilee Giles	
Daniel Laughlin	
James Oliver	Assistant Secretary(s)
Marilee Giles	
Daniel Laughlin	
	<u></u>
	<u></u>
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PASSED AND ADOPTED THIS $8^{\mathrm{TH}}$	DAY OF MARCH, 2022.
	Chairperson / Vice Chairperson
	Secretary / Assistant Secretary



#### **RESOLUTION 2022-05**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of Turnbull Creek Community Development District (hereinafter the "Board") seeks to implement Section 190.006(3)(a)2.c., Florida Statutes and to instruct the Supervisor of Elections for St. Johns County, Florida (the "Supervisor"), to conduct the District's General Election.

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

<u>Section 1</u>. The Board is currently made up of the following individuals:

Brian J. Wing, 3904 South Trapani Drive, St. Augustine, FL 32092 Jeremy Vencil, 125 Terracina Drive, St. Augustine, FL 32092 Chris DelBene, 3412 South Ravello Drive, St. Augustine, FL 32092 Diana Jordan-Burks, 4110 Messina Drive, St. Augustine, FL 32092 Chuck Labanowski, 1748 North Cappero Drive, St. Augustine, FL 32092

Section 2. The term of office for each member of the Board is as follows:

Seat Number	<u>Supervisor</u>	Term Expiration Date
1	Brian Wing	2022
2	Jeremy Vencil	2024
3	Chris DelBene	2022
4	Diana Jordan-Burks	2024
5	Chuck Labanowski	2022

Section 3. Seat 1, currently held by Brian Wing, Seat 3, currently held by Chris DelBene, and Seat 5, currently held by Chuck Labanowski, are scheduled for the General Election in November 2022.

Section 4. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State's Division of Elections. A

resident of the State of Florida and of the District, and who is registered to vote in St. Johns County, Florida. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
Section 5. Members of the Board may elect to receive \$200 per meeting for their attendance, up to a maximum of \$4,800 per year.
Section 6. The term of office for the individuals to be elected to the Board in the November 2022 General Election is years.
Section 7. The new Board members shall assume office on the second Tuesday following their election.
Section 8. The District hereby instructs the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.
PASSED AND ADOPTED THIS 8th day of March 2022.
TURNBULL CREEK COMMUNITY

DEVELOPMENT DISTRICT

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY



## AMENDMENT TO THE AGREEMENTS BETWEEN THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC. REGARDING THE USE OF DISTRICT BASKETBALL & SOCCER FACILITIES

This Amendment to the Agreement Between the Turnbull Creek Community Development District and Vesta Property Services, Inc. Regarding the Use of the District's Basketball Facilities and to the License Agreement by and between Turnbull Creek Community Development District and Vesta Property Services, Inc. Regarding the Use of the District's Soccer Facilities (together, the "Amendment") is made effective and entered into this \_\_\_\_ day of March, 2022, by and between:

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

**Vesta Property Services, Inc.,** a Florida corporation, with a mailing address of 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 ("**Licensee**," and collectively with the District, the "**Parties**").

#### **RECITALS**

WHEREAS, the District and the Contractor previously entered into that certain *Agreement Between the Turnbull Creek Community Development District and Vesta Property Services, Inc. Regarding the Use of the District's Basketball Facilities*, dated January 21, 2021, as amended from time to time (the "Basketball Agreement"); and

WHEREAS, the District and the Contractor previously entered into that certain *License Agreement by and between Turnbull Creek Community Development District and Vesta Property Services, Inc. Regarding the Use of the District's Soccer Facilities*, executed in September 2019, as has been amended from time to time (together, the "Soccer Agreement," and collectively with the Basketball Agreement the "Agreements"); and

**WHEREAS**, based on the needs and operations of the District, the Contractor has requested the District consider amending the abuse and molestation insurance required under the Agreements; and

**WHEREAS**, the District is agreeable to the requested insurance requirement amendment; and

WHEREAS, the Parties now desire to amend the Agreements to provide for the aforementioned amendment to the Agreements.

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

- 1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.
- 2. **INSURANCE.** The Abuse/Molestation coverage required under Section 7 of the Agreements is reduced from \$5,000,000 to \$2,000,000 per occurrence and \$3,000,000 aggregate.
- 3. **AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Amendment, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this Amendment.
- 4. **CONFLICTS.** The Agreements remains in full force and effect, except to the extent expressly amended pursuant to this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment the day and year first above written.

VESTA PROPERTY SERVICES



*C*.

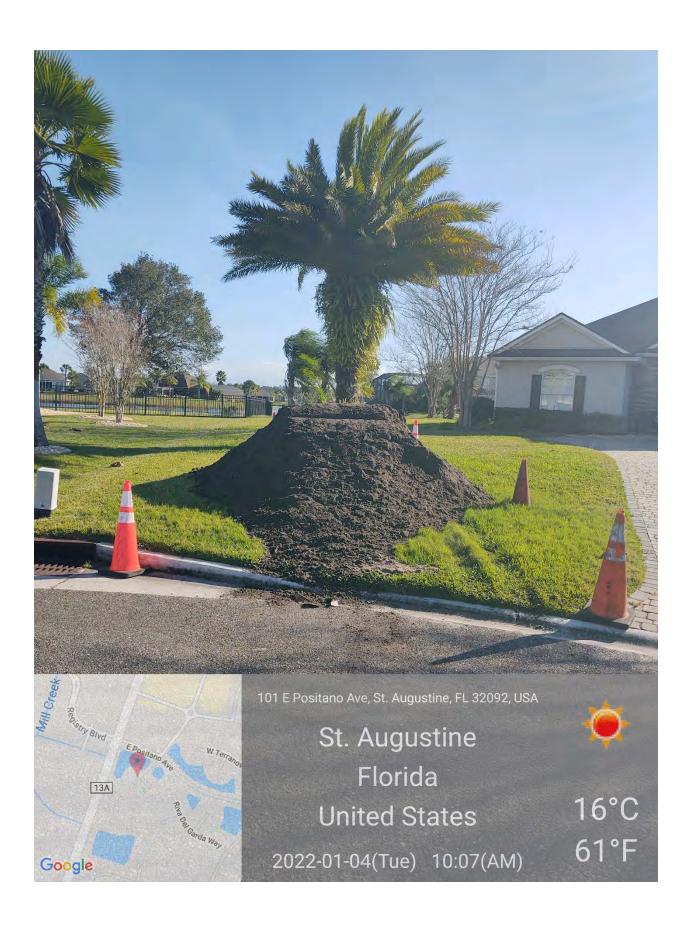


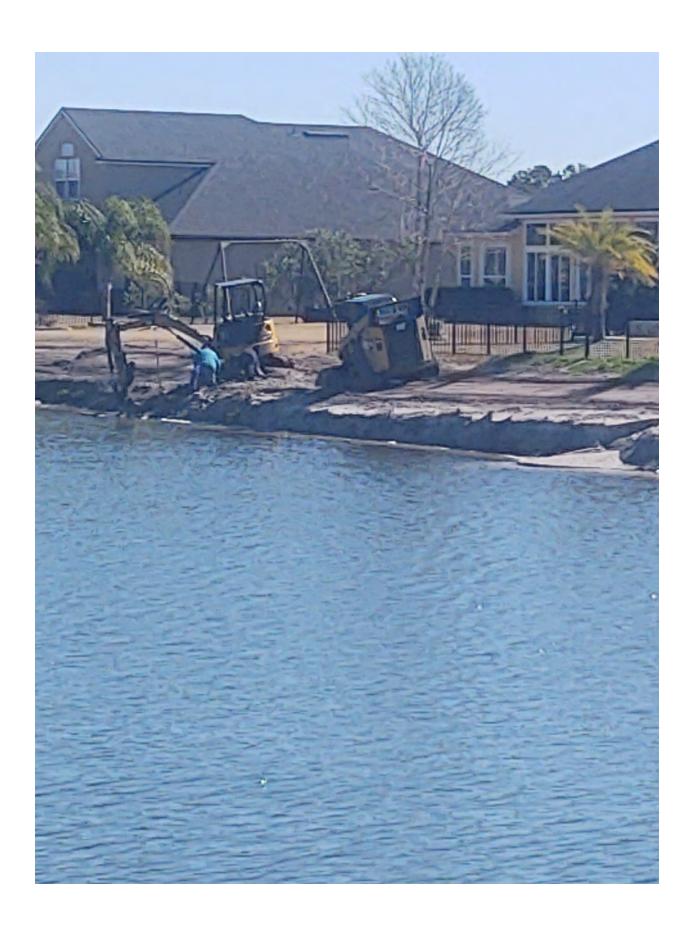


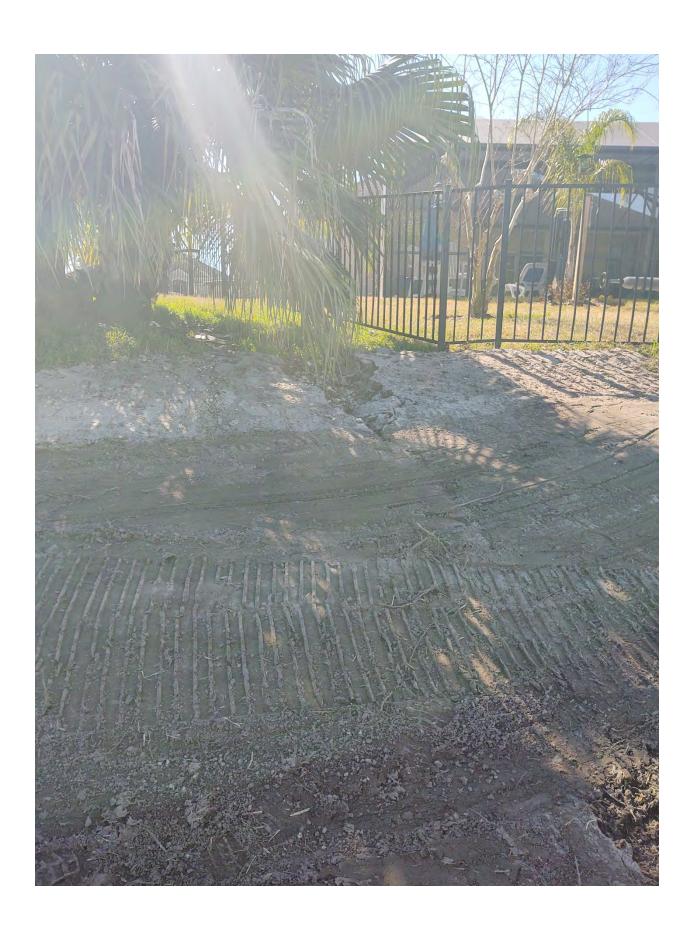
#### **Murabella**

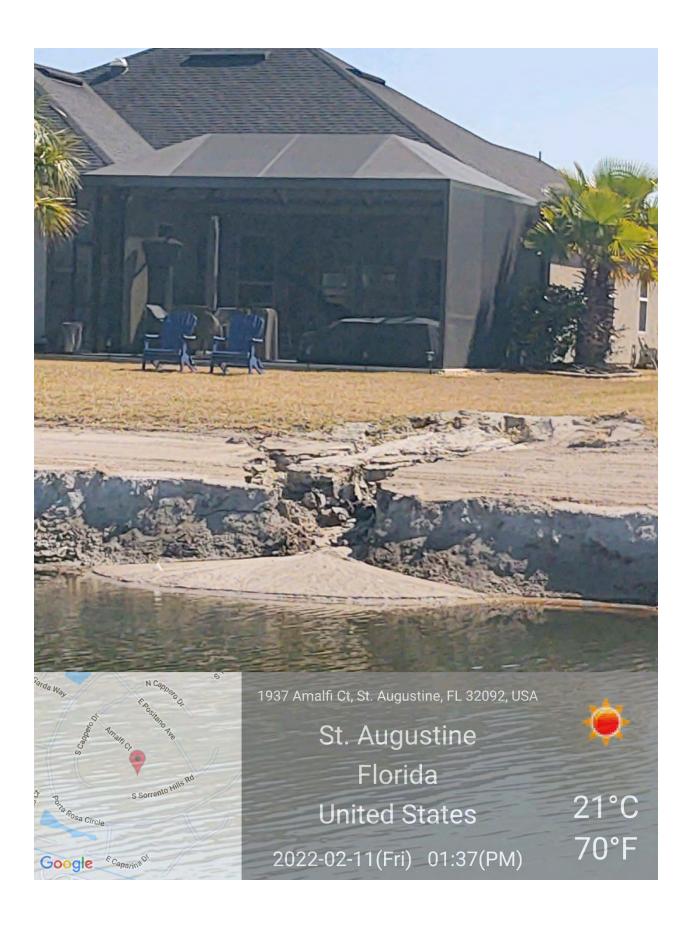
**Field Operations Manager Report** 

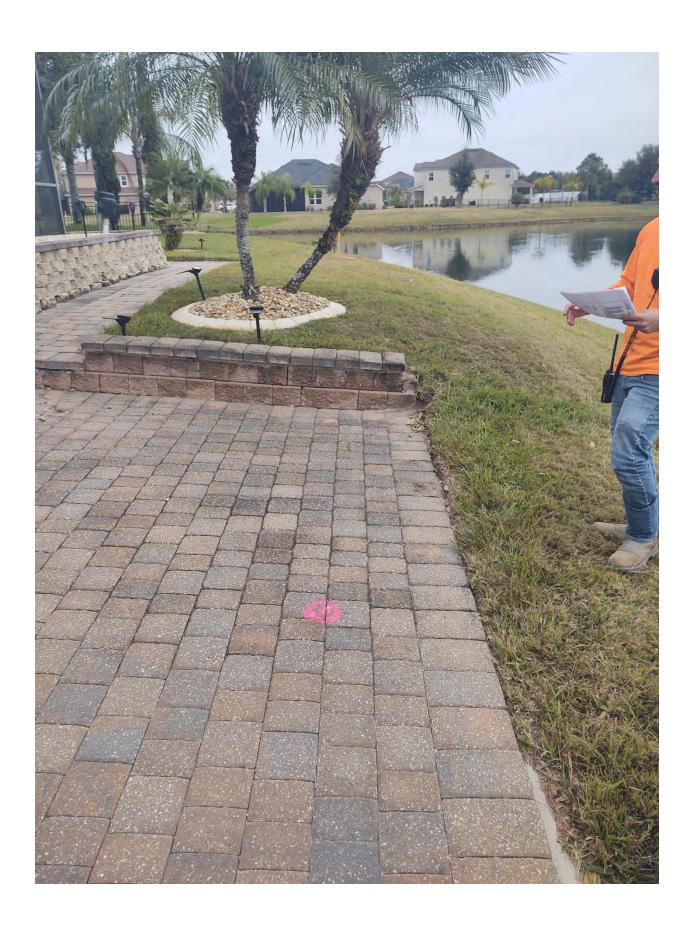
Date: 3/8 2022 Submitted by Jim Schieszer

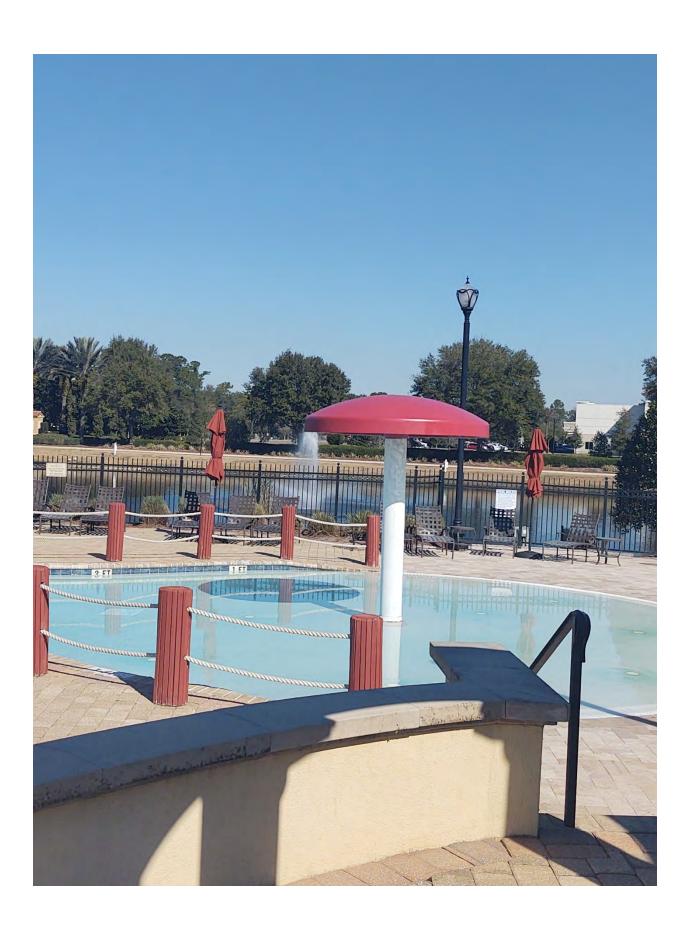


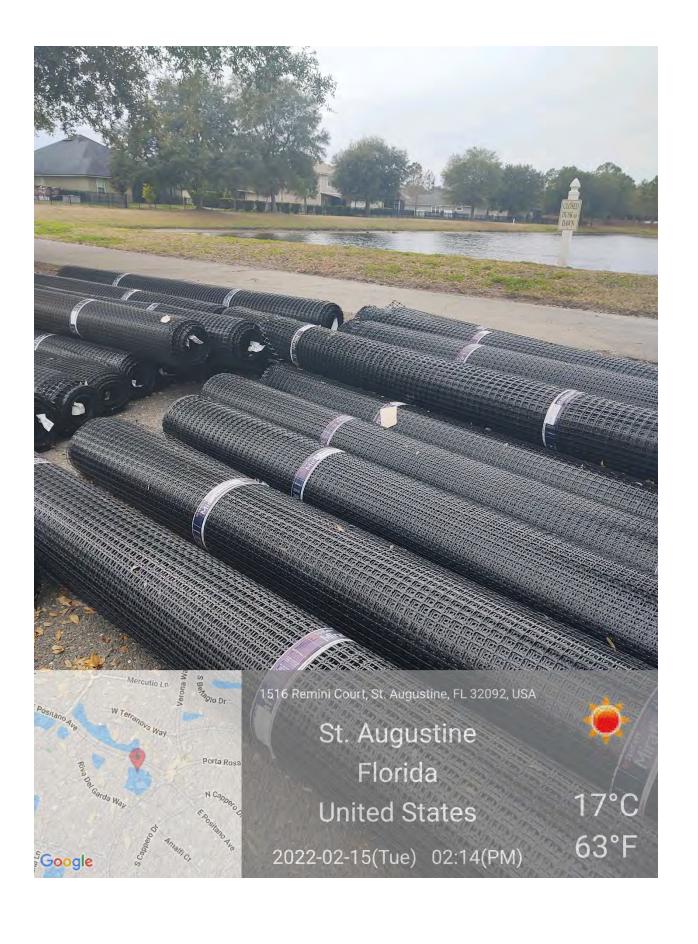


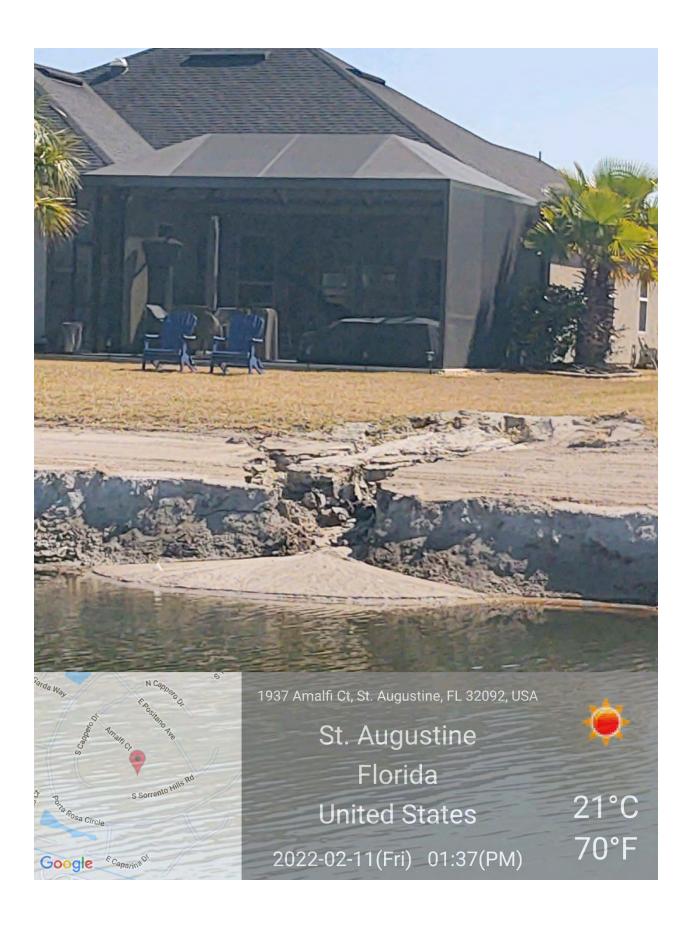












### MuraBella - March Enhancement Calendar

Sunday	Monday	Tuesday	March 2022			
		1	Wednesday	Thursday	Friday	Saturday
		Pecetti Entrance (Prep / Demo	Pecetti Entrance (Prep / Demo	3 Pecetti Entrance (Prep / Demo	Pecetti Entrance (Prep / Demo	5
			Fertilize Soccar Fields			
	Pecetti Entrance: Install Plants	8 Pecetti Entrance: InstalL Plants	9 Pecetti Entrance: Install Plants	10 Pecetti Entrance: Install Plants	11	12
3	14 Mulch Installation	15 Mulch Installation	16 Mulch Installation	17 Mulch Installation	18	19
0	21 Pine starw - Installation	<b>22</b> Pine starw - Installation	23 Pine starw - Installation	<b>24</b> Pine starw - Installation	25 Pine starw - Installation	26
7	28 Pine starw - Installation Irrigation - Inspection & repairs	29 Pine starw - Installation Irrigation - Inspection & repairs	30  Irrigation - Inspection & repairs	31 Irrigation - Inspection & repairs	Notes:	

More Calendars:

Apr 2022

1.0 Maintenance	1		Week Starting: Feb. 21st Fe
Non-Growing Season Only (November 1 - March 31st)	5		Page 1 of 2
1.1 Mowing (by Friday of each week) 3 days / week	-	Comments	
All Turf & Pond Areas		Note below all areas or ponds not mow	ed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1-5		Clean up and detailing the Amenity ce	nter
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16		Detailing the San Giacomo entrance,	clean the berms
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		Clean up the berms on Playground area	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		Cean up the berms on Regusa field	
Friday - Outer berms off od SR16 & Pacetti Rd			
1.2 String Trimming	-	C	
Trimming around all obstacles at every mowing cycle to include	-	Comments	
fences on pond side, light poles, tress & shrubs.		×	
L.3 Edging	+	- T. W. L. W. L.	
All hardscape and paved trails at each mowing cycle	-	Comments	
L.4 Blowing	-		
All hardscape areas blown clean, including tennis & basketball	-	Comments	
courts, streets and parking lots	3	6	
.5 Weed Control		Comments	
Veeding of plant beds, all natural areas and berms	100		
re & Post emergents applied at appropriate times	X		
.6 Pruning		Comments	
hrubs, vines and orimental trees in common areas and berms to be runed to maintain their natural shape and naintain appropriate distances between pedestrian and vehicle reas.	×		
rees (crape Myrtles) shall be pruned when dormant (winter)	200		
alms trimming shalll be done one time per year (June-July)			
.7 Berms		Comments	
erms to be cleaned, weeded and manicured, grasses trimmed once year at the same time pine straw is put down (Yearly)	×	Clean up all the Berms and treated bed wee	eds
/eeds to be removed / treated year round as needed			
2.0 Pesticide Application  1 Turf Pest Control	X	Comments	
orf inspected weekly and spot treated (As Needed)	X	We alredy treated turfweeds by the Soccer fi	heli
nt, mole & cricket control can be requested once a year ocumention shall be given to owner for proof & chemical		y are social in	
op Choice grannular insecticide blanket appplication for (fire ant introl) annually at 3 entrances, amenity center, roadways, bermuda asses			
re ant spot treatments as needed to control mound outbreaks with ther" products (Not Top Choice) as needed	F		

2.2 Shrub & Tree Pest Control		Comments Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly	×	
3.0 Fertilization	1	
3.1 Turf Areas	1	
All lawn areas (entrys, amenity center & mail klosks are fertilized with grannular slow release fertilizers	d	Comments  by March we will Fertilizer all Lawn areas
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	
Bi-Weekly Inspections (26 per year)		Comments
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	x	We did inspection and repairs on irrigation system
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, Sattery replacements, Any damage to the landscape due to irrigation elated issues like under & over watering	1 8	
hese are to to completed within 24 hours of notification.		
Note: Things that fall outside the contract he water source and pump system or respective controls, Mainline epairs 4" pipe, Timer repairs, vandalism.		
.0 Mulching		Comments
Il amenity areas, roadways and roundabout mulched twice yearly March & late summer) 2" depth		
ine straw to be applied to all berms areas twice a year (March & eptember) 3" depth		
.0 Seasonal Color		Comments
nnuals shall be changed out 4 cycles per year (March, June, August- eptember, December)		
Areas of seasonal color are:		
R16 / San Giacomo entrance (420 plants per installion)		
acetti Rd / Terrancina Dr ( 85 plants per installation)		
lain entrance at Pacetti Rd ( 215 plants per installation)		
menity center beds and roundabout ( 612 plants per installation)	N	
nristmas color display of poinsetta's at amenity center entrance at se holidays		
gnature (Trimac Outdoor) Ezekiel		ignature (Operations Manager) :

Landscape Maintenance Checklist (Trimac)			Week Startings
1.0 Maintenance Non-Growing Season Only (November 1 - March 31st)			Week Starting: Feb. 14th - Feb. 18
1.1 Mowing (by Friday of each week) 3 days / week	1		
	+	Comments	
All Turf & Pond Areas		Note below all areas or ponds not mov	red per schedule wish
Monday - Soccer Field & Berm Along Pacettl Rd / Clubhouse area: Amenity Ponds # 1-5		Spot mowed Amenity center areas and L	
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16		X Spot mowed Soccer field , Second entrar	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	3	Spot mowed Lakes on section 3	DE 01/5R 16
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	3	Spot mowed lakes on section 4&5	
Friday - Outer berms off od SR16 & Pacetti Rd		The second of th	
1.2 String Trimming	-	Table 1 along	
Trimming around all obstacles at every mowing cycle to include	100	Comments	
refices on pond side, light poles, tress & shrubs.	-	Κ.	
1.3 Edging	-		
All hardscape and paved tralls at each mowing cycle	X	Comments	
1.4 Blowing	^		
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	×	Comments	
1.5 Weed Control			
Needing of plant beds, all natural areas and berms	-	Comments	
re & Post emergents applied at appropriate times	X		
.6 Pruning			
hrubs, vines and orimental trees in common areas and berms to be runed to maintain their natural shape and naintain appropriate distances between pedestrian and vehicle reas.	×	Comments	
rees (crape Myrtles) shall be pruned when dormant (winter)			
alms trimming shalll be done one time per year (June-July)			
7 Berms		Comments	
erms to be cleaned, weeded and manicured, grasses trimmed once year at the same time pine straw is put down (Yearly)	×	Somments	
eeds to be removed / treated year round as needed	×		
2.0 Pesticide Application  1 Turf Pest Control	X	XXXXXXX	
rf inspected weekly and spot treated (As Needed)	X	Comments We treated the Turf weeds on all the areas as	
t, mole & cricket control can be requested once a year cumention shall be given to owner for proof & chemical		Total Weeds off all the areas as	need it
p Choice grannular insecticide blanket appplication for (fire ant ntrol) annually at 3 entrances, amenity center, roadways, bermuda sses			
e ant spot treatments as needed to control mound outbreaks with her" products (Not Top Choice) as needed	3		

2.2 Shrub & Tree Pest Control		Comments Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly	6	0.332
3.0 Fertilization	V	
3.1 Turf Areas	1	
All lawn areas ( entrys, amenity center & mail klosks are fertilized with grannular slow release fertilizers		Comments
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	
BI-Weekly Inspections (26 per year)		Comments
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	×	The irrigation inspection is complete we will send the reports to you on few days
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		The broken line by Verona entrance is fixed
These are to to completed within 24 hours of notification.		
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching		Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color		Comments
Annuals shall be changed out 4 cycles per year (March, June, August- September, December)		Comments
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installion)		
Pacetti Rd / Terrancina Dr ( 85 plants per installation)	17	
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 (Trimac Outdoor ) Ezekiel		Signature (Operations Manager) :

Landscape Maintenance Checklist (Trimac)	-		Week Starting: 2/7/2022 - 2/11/20
1.0 Maintenance  Non-Growing Season Only (November 1 - March 31st)	X		Page 1 of 2
1.1 Mowing (by Friday of each week) 3 days / week	Z	XXXXXX	
	+	Comments	
All Turf & Pond Areas		Note below all areas or ponds not mow	ed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1-5		Detail/Triming the Amenity center, Pool area	
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16		Rain out	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		Finish trimming the Pool area and sta	rt Detailing at Park SR 16 entranc
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		Detailing Second Pacetti entrance & T	Free Trimming by Amenity center
Friday - Outer berms off od SR16 & Pacetti Rd		Fertilizer Flower beds and clean up Ou	it berms
1.2 String Trimming		Comments	
Trimming around all obstacles at every mowing cycle to include		Continents	
fences on pond side, light poles, tress & shrubs.			
1.3 Edging		Comments	
All hardscape and paved trails at each mowing cycle		Comments	
1.4 Blowing	-		
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	×	Comments	
1.5 Weed Control		Comments	
Weeding of plant beds, all natural areas and berms		Comments	
Pre & Post emergents applied at appropriate times	X		
6 Pruning		Comments	
shrubs, vines and orimental trees in common areas and berms to be bruned to maintain their natural shape and naintain appropriate distances between pedestrian and vehicle treas.	×	Clean up Berms on each section biweekly	,
rees (crape Myrtles) shall be pruned when dormant (winter)		1 100	
alms trimming shall be done one time per year (June-July)		,	
.7 Berms		Comments	
erms to be cleaned, weeded and manicured, grasses trimmed once year at the same time pine straw is put down (Yearly)	×		
Veeds to be removed / treated year round as needed			
2.0 Pesticide Application 1 Turf Pest Control	X	Comments	
urf inspected weekly and spot treated (As Needed)	3	Sommenes	
nt, mole & cricket control can be requested once a year ocumention shall be given to owner for proof & chemical	P		
op Choice grannular insecticide blanket appplication for (fire ant ontrol) annually at 3 entrances, amenity center, roadways, bermuda rasses			
re ant spot treatments as needed to control mound outbreaks with other" products (Not Top Cholce) as needed			

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
3.0 Fertilization	V		
3.1 Turf Areas	1	Commonts	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers		Comments	
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	×	Comments	
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 to completed within 24 hours of notification.			
Note: Things that fall outside the contract  The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly March & late summer) 2" depth		39111161163	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
.0 Seasonal Color	11.	Comments	
nnuals shall be changed out 4 cycles per year (March, June, August- eptember, December)	×	Fertilizer flowers beds	
Areas of seasonal color are:			
R16 / San Giacomo entrance (420 plants per installion)	X		
acetti Rd / Terrancina Dr ( 85 plants per installation)	х		
Main entrance at Pacetti Rd (215 plants per installation)	×		
menity center beds and roundabout ( 612 plants per installation)	×		
hristmas color display of poinsetta's at amenity center entrance at leadings			
gnature Trimac Outdoor Ezekiel Perez		Signature (Operations Manager) :	

Landscape Maintenance Checklist (Trimac)	Week Starting: 1-31		
1.0 Maintenance Non-Growing Season Only (November 1 - March 31st)	Page 1 of 2		
1.1 Mowing (by Friday of each week) 3 days / week	Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason		
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Pick up and remove sticks on the berms along the Pacetti		
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Trimming Oak tree along Verona Way		
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pick up and remove sticks on the berms around Pescara Field		
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Pick up and remove sticks on Terranova E&W berms		
Friday - Outer berms off od SR16 & Pacetti Rd			
1.2 String Trimming			
Trimming around all obstacles at every mowing cycle to include	Comments		
fences on pond side, light poles, tress & shrubs.	X		
1.3 Edging			
All hardscape and paved trails at each mowing cycle	Comments		
1.4 Blowing			
All hardscape areas blown clean, including tennis & basketball	Comments		
courts, streets and parking lots	×		
1.5 Weed Control	Comments		
Weeding of plant beds, all natural areas and berms	X		
Pre & Post emergents applied at appropriate times			
1.6 Pruning	Comments		
Shrubs, vines and orimental trees in common areas and berms to be oruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle sreas.	×		
rees (crape Myrtles) shall be pruned when dormant (winter)			
alms trimming shall be done one time per year (June-July)			
.7 Berms	Comments		
derms to be cleaned, weeded and manicured, grasses trimmed once year at the same time pine straw is put down (Yearly)	X		
Veeds to be removed / treated year round as needed			
2.0 Pesticide Application  1 Turf Pest Control			
urf inspected weekly and spot treated (As Needed)	Comments		
nt, mole & cricket control can be requested once a year ocumention shall be given to owner for proof & chemical			
op Choice grannular insecticide blanket appplication for (fire ant ontrol) annually at 3 entrances, amenity center, roadways, bermuda			
e ant spot treatments as needed to control mound outbreaks with ther" products (Not Top Choice) as needed			

2.2 Shrub & Tree Pest Control		Comments Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly		1 556 2 01 2
3.0 Fertilization	5	
3.1 Turf Areas	F	Comments
All lawn areas (entrys, amenity center & mail klosks are fertilized with grannular slow release fertilizers		comments
To be completed in 4 rounds (March, May, September & Novembe	r)	
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	
Bi-Weekly Inspections (26 per year)		Comments
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	×	Fix two spray heads on the Park area by San Marino entrance
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 to completed within 24 hours of notification.		The irrigation is running the flowers everyday by 10 minutes
Note: Things that fall outside the contract he water source and pump system or respective controls, Mainline epairs 4" pipe, Timer repairs, vandalism.		
.0 Mulching		Comments
Il amenity areas, roadways and roundabout mulched twice yearly March & late summer) 2" depth		
ine straw to be applied to all berms areas twice a year (March & eptember) 3" depth		
.0 Seasonal Color		Comments
nnuals shall be changed out 4 cycles per year (March, June, August- eptember, December)		We install new flowers by Amenity center. Pecetti entrance
Areas of seasonal color are:		SR 16 entrance, San Marion Sign & Second entrance on Pacetti
R16 / San Giacomo entrance (420 plants per installion)		
acetti Rd / Terrancina Dr ( 85 plants per Installation)		
lain entrance at Pacetti Rd ( 215 plants per installation)		
menity center beds and roundabout ( 612 plants per installation)		
nristmas color display of poinsetta's at amenity center entrance at e holidays		
	-	

Prepared by Jerry Lambert 12/1/2021

A SAN TOWNS AND ADDRESS OF THE PARTY OF THE			Week Starting: 1-24			
1.0 Maintenance Non-Growing Season Only (November 1 - March 31st)	X		Page 1 of 2			
1.1 Mowing (by Friday of each week) 3 days / week	X					
Monning (by Friday of each week) 3 days / week	-	Comments				
All Turf & Pond Areas		Note below all areas or ponds not mow	red per schedule with reason			
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1-5		Blowing the amenity center, clean up the berms along the Registry Blv				
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16		Clean up the berms around the Soccer	filed & berms on E. Positano			
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		Clean up the Berms Pescara Fields, and				
Fhursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		Pull out all the flowers beds and fertilize				
Friday - Outer berms off od SR16 & Pacetti Rd						
.2 String Trimming		Comments				
rimming around all obstacles at every mowing cycle to include		Comments				
ences on pond side, light poles, tress & shrubs.	*					
.3 Edging						
all hardscape and paved trails at each mowing cycle		Comments				
-4 Blowing						
Il hardscape areas blown clean, including tennis & basketball		Comments				
ourts, streets and parking lots	×					
.5 Weed Control		Comments				
veeding of plant beds, all natural areas and berms	x	- Comments				
re & Post emergents applied at appropriate times	000					
.6 Pruning		Comments				
hrubs, vines and orimental trees in common areas and berms to be runed to maintain their natural shape and naintain appropriate distances between pedestrian and vehicle reas.		Comments				
rees (crape Myrtles) shall be pruned when dormant (winter)						
alms trimming shalll be done one time per year (June-July)	1					
7 Berms		Comments				
erms to be cleaned, weeded and manicured, grasses trimmed once year at the same time pine straw is put down (Yearly)	×	and the same of th				
eeds to be removed / treated year round as needed						
2.0 Pesticide Application  1 Turf Pest Control	X	XXXXXXX				
orf inspected weekly and spot treated (As Needed)		Comments				
nt, mole & cricket control can be requested once a year ocumention shall be given to owner for proof & chemical						
p Choice grannular insecticide blanket appplication for (fire ant ntrol) annually at 3 entrances, amenity center, roadways, bermuda asses						

Frepared by Jerry Lembert 17/1/2021

	Comments Page 2 nf 2
Shrubs & Trees Pest Control Inspected bi-weekly	
3.0 Fertilization 3.1 Turf Areas	XXXXXXXXX
All lawn areas (entrys, amenity center & mail klosks are fertilized with grannular slow release fertilizers	Comments
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	Commante
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Comments
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	XXXXXXXX
Bi-Weekly Inspections (26 per year)	Comments
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	Now the irrigation is shut off , We comeback by end of this week to furning on
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Redocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering. These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
5.0 Mulching	Commank
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Blowning
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	Commante
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	Production
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):	

1.0 Maintenance	K	Week Starting: 01/	10 - 01/14
Non-Growing Season Only (November 1 - March 31st)	X	Page 1	of 2
1.1 Mowing (by Friday of each week) 3 days / week		Comments	
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with	reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5		Picked up all trash and debris from berms on Pa Spray landscape beds on amenity center	
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16		Clean up the berms on by the lake 15&16	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		Trimming& Detail by the Amenity center , Pesca Playground area	ara fields &
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		Trimming/Detail on second Pacetti entrance & Sa	an Giamaco
Friday - Outer berms off od SR16 & Pacetti Rd	×		
1.2 String Trimming		Comments	
Trimming around all obstacles at every mowing cycle to include		Somments	
rences on pond side, light poles, tress & shrubs.	X		
1.3 Edging		Comments	
All hardscape and paved trails at each mowing cycle	100	Comments	
L.4 Blowing			
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	X	Comments	
.5 Weed Control			
Veeding of plant beds, all natural areas and berms		Comments	
re & Post emergents applied at appropriate times	X		
.6 Pruning		A transport	
hrubs, vines and orimental trees in common areas and berms to be runed to maintain their natural shape and naintain appropriate distances between pedestrian and vehicle reas.	×	Comments	
rees (crape Myrtles) shall be pruned when dormant (winter)	×		
alms trimming shalll be done one time per year (June-July)			
7 Berms			
erms to be cleaned, weeded and manicured, grasses trimmed once year at the same time pine straw is put down (Yearly)	X	Comments	
eeds to be removed / treated year round as needed			
2.0 Pesticide Application  1 Turf Pest Control	X		
rf inspected weekly and spot treated (As Needed)		Comments	
it, mole & cricket control can be requested once a year cumention shall be given to owner for proof & chemical			
p Choice grannular insecticide blanket appplication for (fire ant ntrol) annually at 3 entrances, amenity center, roadways, bermuda isses			
e ant spot treatments as needed to control mound outbreaks with her" products (Not Top Choice) as needed			

Prepared by Jerry Lembert 12/1/2021

2.2 Shrub & Tree Pest Control		Comments Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly		1 1 1 1 2 1 2
3.0 Fertilization	K	
3.1 Turf Areas	P	
All lawn areas ( entrys, amenity center & mall kiosks are fertilized	-	Comments
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)		Comments
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	V	
Bi-Weekly Inspections (26 per year)		
		Comments
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	X	
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,		We continue checking the irrigation , broken head replacement
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to to completed within 24 hours of notification.		
Note: Things that fall outside the contract 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	1	Comments
Pine straw to be applied to all berms areas twice a year (March & september) 3" depth		
5.0 Seasonal Color		Comments
Annuals shall be changed out 4 cycles per year (March, June, August- ieptember, December)		Comments
Areas of seasonal color are:		
R16 / San Giacomo entrance (420 plants per installion)		
acetti Rd / Terrancina Dr ( 85 plants per installation)		
Main entrance at Pacetti Rd ( 215 plants per installation)		
menity center beds and roundabout ( 612 plants per installation)		
hristmas color display of poinsetta's at amenity center entrance at ne holidays		
gnature (Duval):		

Landscape Maintenance Checklist (Trimac)			Week Starting: 1 - 17
1.0 Maintenance  Non-Growing Season Only (November 1 - March 31st)  1.1 Mowing (by Friday of each week) 3 days / week	X		Page 1 of 2
		Comments	
All Turf & Pond Areas		Note below all areas or ponds not mov	ved per schedule with rosses
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	×		Par Pariculate With 1 Eason
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	×		
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	×		
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	×		
Friday - Outer berms off od SR16 & Pacetti Rd	×		
1.2 String Trimming		All of the last	
Trimming around all obstacles at every mowing cycle to include		Comments	
rences on pond side, light poles, tress & shrubs	X		
1.3 Edging			
All hardscape and paved trails at each mowing cycle		Comments	
1.4 Blowing	X		
All hardscape areas blown clean, including tennis & basketball		Comments	
courts, streets and parking lots  1.5 Weed Control	X		
		Comments	
Weeding of plant beds, all natural areas and berms	x		
Pre & Post emergents applied at appropriate times			
		Comments	
hrubs, vines and orimental trees in common areas and berms to be bruned to maintain their natural shape and naintain appropriate distances between pedestrian and vehicle reas.			
rees (crape Myrtles) shall be pruned when dormant (winter)			
alms trimming shall be done one time per year (June-July)			
./ Berms			
erms to be cleaned, weeded and manicured, grasses trimmed once year at the same time pine straw is put down (Yearly)		Comments	
eeds to be removed / treated year round as needed			3
2.0 Pesticide Application  1 Turf Pest Control			
orf inspected weekly and spot treated (As Needed)		Comments	
nt, mole & cricket control can be requested once a year ocumention shall be given to owner for proof & chemical			
p Choice grannular insecticide blanket appplication for (fire ant ntrol) annually at 3 entrances, amenity center, roadways, bermuda			
e ant spot treatments as needed to control mound outbreaks with ther" products (Not Top Choice) as needed			

Prepared by Jerry Lambart 37/1/2004

2.2 Shrub & Tree Pest Control		Comments Page 2	of 2
Shrubs & Trees Pest Control Inspected bi-weekly	X	We continue treated the fire ants in all the areas	-
3.0 Fertilization 3.1 Turf Areas	×		
All lawn areas ( entrys, amenity center & mall klosks are fertilized with grannular slow release fertilizers		Comments	-
To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		¥ 0.000 F	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)		Comments	_
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		-
Bi-Weekly Inspections (26 per year)			Н
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	X	Comments	
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenold 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 to completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline Repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching	7	A	
All amenity areas, roadways and roundabout mulched twice yearly  March & late summer) 2" depth		Comments	-
line straw to be applied to all berms areas twice a year (March & eptember) 3" depth			
.0 Seasonal Color	-		
nnuals shall be changed out 4 cycles per year (March, June, August- eptember, December)		Comments	
Areas of seasonal color are:			
R16 / San Giacomo entrance (420 plants per installion)			
cetti Rd / Terrancina Dr ( 85 plants per installation)			
ain entrance at Pacetti Rd ( 215 plants per installation)	7		
menity center beds and roundabout ( 612 plants per installation)	Q.		
ristmas color display of poinsetta's at amenity center entrance at e holidays			
gnature Trimac	Sie	nature (Operations Manager) :	

# Turnbull Creek Treat Sheet

Date: 1-5-22

Weather: Partly Cloudy

Winds: 0-10 MPH

### MuraBella

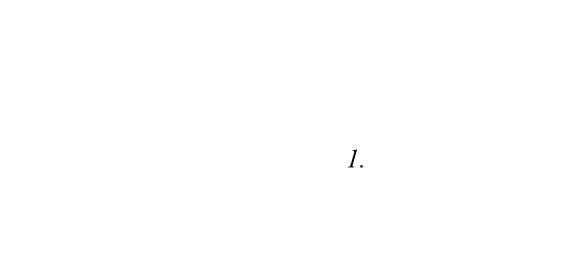
Lake	Plants Treated	Trash Pickup	Chemical Used
1	Alligator Weed	Yes	2-4D, Roundup Custom
2	None	Yes	None
3	Torpedo Grass	Yes	2-4D, Roundup Custom
4	None	Yes	None
5	None	Yes	None
6	None	Yes	None
7	None	No	None
8	None	Yes	None
9	None	Yes	None
10	Torpedo Grass, Alligator Weed, Pennywori	Yes	2-4D, Roundup Custom
11	None	Yes	None
12	None	Yes	None
13	None	Yes	None
14	Torpedo Grass, Alligator Weed, Pennywort	Yes	2-4D, Roundup Custom
Lake	Plants Treated	Trash Pickup	Chemical Used
1	Torpedo Grass, Alligator Weed, Pennywort	Yes	2-4D, Roundup Custom Aquashade
2	Torpedo Grass, Alligator Weed, Pennywort	Yes	2-4D, Roundup Custom, Aquashade

### Pescara

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

Comments: Water levels low in Pescara





# Turnbull Creek Community Development District

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

### Memorandum

**Date:** March 8, 2022

To: Turnbull Board of Supervisors

**Ernesto Torres, Richard Whetsel** 

From: Jim Schieszer, 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: Jim Schieszer

- 1. Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
- 2. Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
- 3. Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
- 4. Meeting with Timac Outdoors (Todd Murphy) in regard to landscaping issues and updates.
- 5. Communications with technician with irrigation leaks as they occurred for repairs.
- 6. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
- 7. Auditing / Documentation of Trimac Outdoors.
- 8. Pressure washing of amenity area
- 9. Paint Pool Mushroom
- 10. Caulked, cleaned and waxed Pool slide
- 11. Monitoring the pond bank repair project

**Amenity Manager: Erick Hutchison** 

- Fireplace proposal (located near the gazebo/bandstand within the amenity field)
- Kids Tri July 31st
- Summer Camp 6 week program Monday thru Thursday 8am-3pm
- Karate program Starting April 7th. Mondays, Tuesdays and Wednesdays at 5pm
- Fighting Turtles June 7th thru July 15th 7am-10am
- Amenity Soccer (Spring) March 7th thru May 21st (Fall) Sept 5th thru Nov 12th
- Amenity Basketball (Spring) March 21st thru May 18th (Fall) Sept 19th thru Nov 16th
- Amenity Flag Football (Summer) June 1st thru July 23rd
- AphaDog Approval for additional cameras and switch cameras from Envera to AlphaDog

### **Other Ongoing Projects: Site**

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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.

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### **River Stonework**

8638 Philips Hwy suite #5 Jacksonville, FL 32256 (904) 9047337077 phill@riverstonework.com www.riverstonework.com



# **Estimate**

### **ADDRESS**

Eric Murabella 101 W Positano Ave Saint Augustine, Florida 32092 **ESTIMATE #** 5430 **DATE** 01/26/2022 **EXPIRATION DATE** 02/23/2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
	FIREPLACE (Tuscan style)			
	Luxury Fireplace 6FT TALL FIRE PLACE CUSTOMERS STYLE	1	13,999.00	13,999.00
	SEATING WALLS AND XTRAS			
	Pavers:Roma Style Seating Wall 14' long x 12" wide x 22" high Sitting Wall (material and labor installation included)	1	1,275.00	1,275.00
	**IF YOU WOULD LIKE TO ADD A SITTING WALL (NO BACK) IT WILL BE AN ADDITONAL \$1275**			
	Pavers:Roma Columns 2 Roma Columns 22" X 22" Base and 24"x24" Top Cap. Aprox. 33" High.	1	980.00	980.00
	**IF YOU WOULD LIKE ADD COLUMNS, IT WILL BE AN ADDITONAL \$980**			
	Lights:Plug and Play Light for Hardscape Includes the number of 4 lights plug and paly	1	700.00	700.00
	*IF YOU WOULD LIKE TO ADD LIGHTS, IT WILL BE AN ADDITONAL \$700 FOR A SET OF 4 LIGHTS AND A TRANSFORMER, EACH ADDITONAL LIGHT IS \$90.**			
	FEES			
	Services:Delivery	1	275.00	275.00
	Services:Job Site Cleaning Debris and pallets removal and disposal. Overall	1	165.00	165.00

-Terms of Payment: 50% down and 50% is Due Upon Completion. Cards accepted with 3% fee.

<sup>-</sup>Damage to SOD may occur as part of normal construction processes. Customer understands and agrees that River StoneWork (RSW) may replace with new SOD for a unit price of \$350 per pallet. This cost is not included in the proposal price.

DATE ACTIVITY QTY RATE AMOUNT

cleaning.

-Pool renovations, will require professional cleaning.

- -RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.
- -Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.
- -If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost. A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc.

**TOTAL** 

USD 17,394.00

Accepted By

Accepted Date

### River Stonework

8638 Philips Hwy suite #5 Jacksonville, FL 32256 (904) 9047337077 phill@riverstonework.com www.riverstonework.com



## **Estimate**

### **ADDRESS**

Eric Murabella 101 W Positano Ave Saint Augustine, Florida 32092 ESTIMATE # 5431

DATE 01/26/2022

EXPIRATION DATE 02/23/2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
	REMOVING CON AND ADDING PAVERS			
	Demolition:Concrete Removal Concrete Removal - sqft	591	1.20	709.20
	Pavers:2-3/8 Mega Old Towne 2-3/8" Pavers Mega Old Towne - sqft	591	8.00	4,728.00
	Pavers:Special Finish Glued Borders Special Finish with Glued Borders (concrete underneath) - linear feat	80	4.00	320.00
	FEES			
	Delivery/Clean up Delivery and clean up fees will only be charged separately if jobs are done separately	1	0.00	0.00
	DISCOUNTS			
	REFERRAL DISCOUNT THANK YOU FOR YOUR FRIENDS/FAMILY REFERRAL !!!	1	-285.00	-285.00

-Pool renovations, will require professional cleaning.

-RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.

- -Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.
- -If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost. A 7% fee applies if the customer decides to cancel the project after

TOTAL USD 5,472.20

-Terms of Payment: 50% down and 50% is Due Upon Completion. Cards accepted with 3% fee.

signing their initial contract for any reason (except emergency
situations in which RSW will review to waive the fee or not) for cost of
3D drawing, HOA documents provided, etc.

Accepted By	Accepted Date
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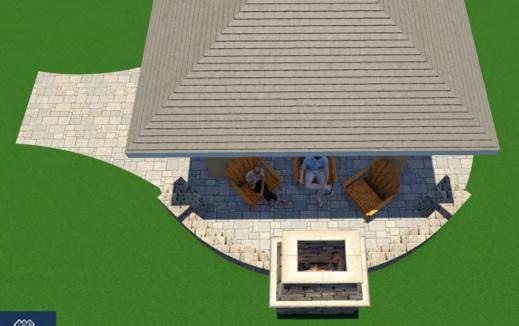


















# Nicholas W. Chomic

February 2, 2022

Born on September 25, 1981 in Robins, Georgia. Married to MeriAn G. Chomic on April 06, 2007, father to AnaBelle & William Chomic, son to Scott Chomic & Rosemarie Pepenella, and brother to Ramzy & Sebastian Chomic. After Graduating from Orange Park High School, Orange Park, FL in June 2000, he joined the United States Air Force. While serving in the Air Force he was located at several airbases across the globe and he also deployed several times to Southeast Asia in support Global War on Terrorism Campaign. He came back home to Orange Park Florida in June of 2015 to start a new life after his term of service. He is currently a Continuous Process Improvement Specialist for Department on Defense. When he was a small boy he had a passion for Martial Arts and always wanted to train and live as a Martial Artist. On May 2018 he made that dream a reality for him and his children. His children and him have studied the art of Tang Soo Do ever since then and have not missed the opportunity to test when the occasion has arrived. He is also very proud of his children who have stayed with the art and has risen to their current ranks of Cho Dan Bo – AnaBelle and E Gup – William. He is also so grateful for how much his wife has given support, time and energy during their training. Her devoting and support has been elemental to all of their success. His martial arts goal is to reach the level of Master and to teach as many people that God will allow him.





4.



### THE LEAGUE THAT YOU CAN WALK TO

### Winter Flag Football Season 2022:

Games played Saturdays between Bartram Springs and Heritage Landing

- Registration Begins: October 15, 2021
- Registration Ends: December 19, 2021
- Practice could begin as early as January 3, 2022
- Season Games: January 22 March 5, 2022
- Picture Day: Bartram Springs, February 12, 2022

### **FREE Flag Football Workshop:**

Bartram Springs: Saturday, December 18, 1:30-3:30pm

### **Spring Soccer Season 2022:**

Games played Saturdays at both Bartram Springs and Heritage Landing

- Registration Begins: January 1, 2022
- Registration Ends: February 15, 2022
- Practice could begin as early as March 7
- Season Games: March 26 May 21, 2022
- No games Easter Weekend
- Picture Day: Bartram Springs- April 9. Heritage Landing- April 11-14,
   MuraBella- April 12 and 14

### **FREE Soccer Workshop:**

Bartram Springs: Saturday, March 19, 2022, 10:am-12:00pm Heritage Landing: Sunday, March 20, 2022, 1:00-3:00pm

### **Spring Basketball Season 2022:**

Games played Wednesday nights at Bartram Springs, Julington Creek or Heritage Landing

- Registration Begins: January 1, 2022
- Registration Ends: March 1, 2022
- Practice could begin as early as March 21, 2022
- Season Games: April 13 May 18, 2022
- Picture Day: April 27, 2022

### **Summer Flag Football Season 2022:**

Games played Saturdays at Bartram Springs ONLY

- Registration Begins: April 1, 2022
- Registration Ends: May 15, 2022
- Practice could begin as early as June 1, 2022
- Season Games: June 4- July 23, 2022
- No games July 4 weekend
- Picture Day: June 18, 2022

### Heritage Landing Summer Soccer Workshop June 2022:

• June 13- June 17, Monday – Friday, 9:00am – 12:00pm.

### Flag Football Game Schedule:

### **Bartram Springs Games:**

- o January 22, 29
- o February 12
- o March 5

### **Heritage Landing Games:**

o February 5, 19, 26



### THE LEAGUE THAT YOU CAN WALK TO

### Fall Soccer Season 2022:

Games played Saturdays at both Bartram Springs and Heritage Landing

- Registration Begins: July 1, 2022
- Registration Ends: August 15, 2022
- Practice could begin as early as September 5, 2022
- Season Games: September 24 November 12, 2022
- Picture Day: Bartram Spring 10/8, Heritage Landing October 10-13, MuraBella October 11, 13, 2022

### **FREE** Soccer Workshop:

Bartram Springs: Saturday, September 3, 10:am-12:00pm Heritage Landing: Sunday, September 4, 1:00-3:00pm

### Fall Basketball Season 2022:

Games played Wednesday nights at Bartram Springs, Julington Creek Plantation or Heritage Landing

- Registration Begins: July 1, 2022
- Registration Ends: August 30, 2022
- Practice could begin as early as September 19, 2022
- Season Games: October 12 November 16, 2022
- Picture Day: October 26, 2022

### Winter Flag Football Season 2023:

Games played Saturdays between Bartram Springs and Heritage

- Registration Begins: October 15, 2022
- Registration Ends: December 15, 2022
- Practice could begin as early as January 9, 2023
- Season Games: January 21 March 4, 2023
- Picture Day: Bartram Springs, February 11, 2023

### Flag Football Game Schedule:

### **Bartram Springs Games:**

- o January 21, 30
- o February 11
- o March 4

### **Heritage Landing Games:**

o February 4, 18, 25

### **FREE Flag Football Workshop:**

Bartram Springs: Saturday, December 10, 2022, 10:am-12:00pm

<sup>\*</sup>Dates subject to change due to weather.



# **Amenity Athletics Age Division Play by Leagues**

### **Soccer Co-ed Division Play:**

- > U5 (Under 5) 3 4 years old
- > U6 (Under 6) 4 5 years old
- > U8 (Under 8) 6 7 years old
- > U10 (Under 10) 8 9 years old
- > U12 (Under 12) 10 11 years old
- > U15 (Under 15) 12 14 years old

### Flag Football Co-ed Division Play:

- ➤ 6U (6 and under) 5 6 years old
- > 8U (8 and under) 7 8 years old
- > 10U (10 and under) 9 10 years old
- > 12U (12 and under) 11- 12 years old
- > 14U (14 and under) 13- 14 years old

### **Basketball Co-ed Division Play:**

- > 8-10 years old
- > 11-13 years old

# LICENSE AGREEMENT BY AND BETWEEN THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC. REGARDING THE USE OF THE DISTRICT'S SOCCER FACILITIES FOR FLAG FOOTBALL

THIS LICENSE AGREEMENT ("Agreement") is made and entered into this \_\_\_\_ day of March, 2022, by and between:

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

**Vesta Property Services, Inc.,** a Florida corporation, with a mailing address of 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 ("Licensee").

### RECITALS

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

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

WHEREAS, Licensee is an amenity service provider that intends to operate flag football programs in accordance with the terms set forth herein ("Flag Football Programs") and requested permission from the District to use the Facilities for the Flag Football Programs; and

WHEREAS, the District Board of Supervisors ("Board") finds that the Licensee's provision of the Flag Football Programs is a benefit to the community and is in the District's best interests, under the terms and conditions set forth in this Agreement and the exhibits hereto, and as directed by the District and its designee; and

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

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

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

- 2. GRANT OF LICENSE. The District hereby grants to Licensee a nonexclusive license to use the Facilities for operation of practices for the Flag Football Programs, in accordance with the terms and conditions contained herein and in the exhibits hereto ("License"). In consideration of said use of the Facilities, Licensee agrees to the following conditions:
- A. Licensee's access is limited to the Facilities, as set forth in **Exhibit A**, and the parking lots serving such facilities only, during the Schedule (as hereinafter defined) times only. The Licensee's access does not include access to or use of any other District facilities, including but not limited to the amenity center, gymnasium, pool, restroom facilities or other improvements. Use of the Facilities is limited to the dates, times and uses specified herein and no other this License is for operation of the Flag Football Programs. The District reserves all rights and privileges in and to the District's property, including the Facilities. This License for the Facilities is granted to Licensee in its "as is" condition and without any warranty or representation, express or implied. No other use of, or access to, the District's recreational facilities is permitted without prior written consent of the District through its designee.
- **B.** Licensee's access to the Facilities is limited to the days and times set forth in **Exhibit B** ("Schedule"). This Agreement does not grant access to the Facilities at any other days or times except as set forth herein and as coordinated and approved by the District's designee. The District's designees for purposes of this Agreement shall be its District Manager and its Facility Manager. Licensee acknowledges that further outbreaks of the COVID-19 virus and governmental orders and other guidance related to the same may affect the use of the Facilities at any given time. The District's designees for purposes of this Agreement shall be its District Manager and its General Manager.
- C. The parties acknowledge that weather conditions may affect the use of the Facilities at any given time. The District shall have the right to temporarily close the Facilities on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. Licensee shall abide by the decision of the District as to the closure of the Facilities. Any make up days or times shall be in the District's sole discretion.
- **D.** Only Licensee's rosters of participants, coaches and staff are permitted to use the Facilities pursuant to this License. Licensee shall provide a list of a full roster of Flag Football Program members to the Facility Manager, as such list may change from time to time and evidence that each have executed a waiver (as hereinafter defined) upon request of the District. Such request shall not waive Licensee's responsibility to procure a validly executed waiver from each individual as required under this License.
- **E.** Licensee's use of the Facilities shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.
- **F.** Licensee's use of the Facilities shall be subject to the policies and regulations of the District and Licensee acknowledges receipt of all such policies and rules including the child safety policies, attached hereto as **Exhibit C**, and agrees it will be responsible for transmitting

such information to all users under this Agreement and ensure compliance with such rules and policies including the child safety policy by all users under this Agreement. Licensee, and all employees and volunteers must successfully complete a background check. All background checks are to be completed at the cost of Licensee. Licensee will be responsible for reporting all incidents and injuries to the District Manager or Amenity Manager as they occur.

- **G**. Licensee shall obtain an executed release and waiver and COVID-19 addendum, substantially in the form provided herein, signed by each of Licensee's members, coaches, staff and any regularly associated volunteers and specifically naming the Turnbull CDD and its supervisors, staff and officers. Flag football practice entrants, users, guests, staff and other associated persons using the Facilities pursuant to this Agreement shall additionally be required to sign a release and waiver and COVID-19 addendum. A sample release and waiver is attached hereto as **Exhibit D** and a sample COVID-19 addendum is attached hereto as **Exhibit E**.
- **H.** The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but, not limited to, flag football best practices and guidelines, health department requirements, fire code and other laws ("Laws"). It is Licensee's responsibility to know, understand and follow such Laws.
- I. Licensee is permitted to hold flag football practices pursuant to this License at the Facilities ("Event(s)"), as set forth in the Schedule that also identifies which facility is permitted to be used on specific days and times, which forms a material part of this License. Such schedule of Events shall be presented to the Facility Manager and approved in writing prior to conducting such Events, which must be coordinated with other sports programs at the Facilities. Licensee shall meet with the Facility Manager prior to the scheduled Events to coordinate parking plans, details, times, and housekeeping responsibilities. It is the responsibility of Licensee to ensure all of the facilities utilized by Licensee and its invitees are left in a neat and orderly fashion, in the same or better condition than prior to commencement of the Event, and trash is properly disposed of in trash bags and taken to the dumpster, and sod repaired to the same or better condition. Licensee may display signage during Events only. Signs may be displayed on the day of the Event and must be taken down within 24 hours of conclusion of such Event. Any other permanent signage, other then advertising in accordance with the District's policies and coordinated through the Facility Manager, must be pre-approved by the District in writing and is not included in this Agreement. Any advertisements naming the District, its facilities, including any derivation of such facilities, shall include verbiage in legible font that states: "this is not a Turnbull Creek CDD sponsored or endorsed event." Any proceeds generated from the events, sales and sponsorships shall remain with Licensee.
- **J.** Licensee shall be required to provide parking monitors for Events. Parking that obstructs vehicular traffic, emergency vehicle movement or otherwise impacts District or landowner property in the District shall be prohibited and may result in immediate termination of this License. Licensee shall be held responsible for coordination of all parking efforts related to the activities provided for herein.

- **K.** Licensee shall be permitted to set up no more than two porta potties in the area identified on **Exhibit A**. All costs, maintenance, clean up, and risk for such facilities shall be the responsibility of the Licensee. Licensee will require such facilities to be cleaned at least weekly, or more often as may be necessary, and will undertake its best efforts to ensure the facilities are secure in the event of vandalism or inclement weather.
- L. Licensee shall be permitted to hold camps, workshops and clinics in accordance with the Schedule, which may be updated from time to time, so long as such offerings are at no cost to the participants and such activities are coordinated through the District's designee.
- **M**. Licensee's members, coaches, staff, and volunteers are prohibited from using footwear with "cleats" at the Facilities at any time.

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

- N. The District agrees to maintain its recreational facilities in substantially the same form and manner as they are being maintained at the time of execution of this Agreement. The Licensee is responsible for Facilities markings and practice set up and the District agrees to pay for and contract to mow the Facilities, to the extent weather and timing allow. Licensee shall report any damage to the Facilities caused by District employees or Licensees to the Amenity Manager. Upon notification of such damage, the Amenity Manager shall promptly investigate the cause and extent of the damage. The Amenity Manager shall have the sole discretion to determine if the damage exceeds Licensee's responsibility to maintain and repair the Facilities as provided herein.
- O. The District shall not be responsible for the personal safety of Licensee's invitees, participants or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, loss or damage to personal property, vehicles, equipment, or any other losses incurred by Licensee or its invitees whatsoever.
- P. The District agrees to provide information concerning Licensee's team offerings, schedule and camps/clinics/workshops so long as Licensee provides the relevant information to the District's designee in a timely manner and such information shall include a disclaimer that such activities are not a Turnbull Creek CDD sponsored or endorsed event.
- 3. TERM. The Initial Term of the License shall commence on June 1, 2022 and expire on July 23, 2022, and then recommence on January 9, 2023, and expire again on March 4, 2023, unless terminated or extended in writing as provided for herein. This License may be extended for an additional term, in the sole and absolute discretion of the District, upon an addendum in writing and executed by the Parties. The District is under no obligation whatsoever to grant this or any further License to the Licensee.
- **4. SUSPENSION, REVOCATION AND TERMINATION.** The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended,

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

- 5. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to operate Flag Football Programs and to provide certified, trained and qualified coaches when utilizing the Facilities. Licensee shall maintain all required licenses and certifications in effect and shall at all times exercise sound professional judgment, including taking precautions for the safety of its participants. All minors participating in Flag Football Program events of any kind shall only do so with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any participant while using the Facilities. This is meant to be comprehensive such that any participant, attendee, invitee or other individual on District property for any and all events held by Licensee shall only do so after signing a District waiver and obtaining consent of his or her parent or guardian. Licensee shall remain an active Florida entity in good standing during the term of this License.
- 6. REVENUE. Licensee shall remit ten percent (10%) of total gross revenue from the Flag Football Programs to the District. Licensee shall provide a detailed accounting of all revenues in the form of a season report that details pricing for the various categories of services provided, the number of individuals serviced, and the revenues for each category of service at a minimum. The District reserves the right to request additional detail or back up for such financials upon its request.
- 7. INSURANCE AND INDEMNITY. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence and \$3,000,000 general aggregate, as well as \$1,000,000 automobile liability coverage, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of \$1,000,000 abuse/molestation coverage and a minimum of \$25,000 medical/dental accident coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether

at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its employees, agents, participants, guests or invitees, and specifically including but not limited to claims arising out of or connected to alleged or actual exposure to the COVID-19 virus. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

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

**A. If to the District:** Turnbull Creek Community

**Development District** 

c/o Governmental Management Services, LLC

475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to: KE Law Group, PLLC

2016 Delta Boulevard, Suite 101 Tallahassee, Florida 32303 Attn: District Counsel

**B.** If to Licensee: Vesta Property Services, Inc.

245 Riverside Avenue, Suite 250 Jacksonville, Florida 32202

Attn: Ross Ruben

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

9. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage and recognizes that the District's facilities, including the Facilities, are being simultaneously run as a public improvement and the public will have continuous use of the facilities simultaneously with Licensee's use. Licensee shall assume

responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's use of the Facilities under this Agreement, including, but not limited to, by its guests and invitees. Licensee shall commence repair of any damage resulting from its operations under this Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District.

- 10. ENFORCEMENT OF AGREEMENT. In the event that either the District or Licensee is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.
- 11. CONTROLLING LAW; VENUE; REMEDIES. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.
- 12. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 13. Non-Transfer. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.
- 14. ENTIRE AGREEMENT. This is the entire agreement of the parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both parties. This Agreement supersedes any prior agreement between the District and Licensee regarding the use of the Facilities. This Agreement shall not be recorded in the public records.
- 15. PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Licensee acknowledges that the designated public records custodian for the District is Jim Oliver, District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public

records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

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

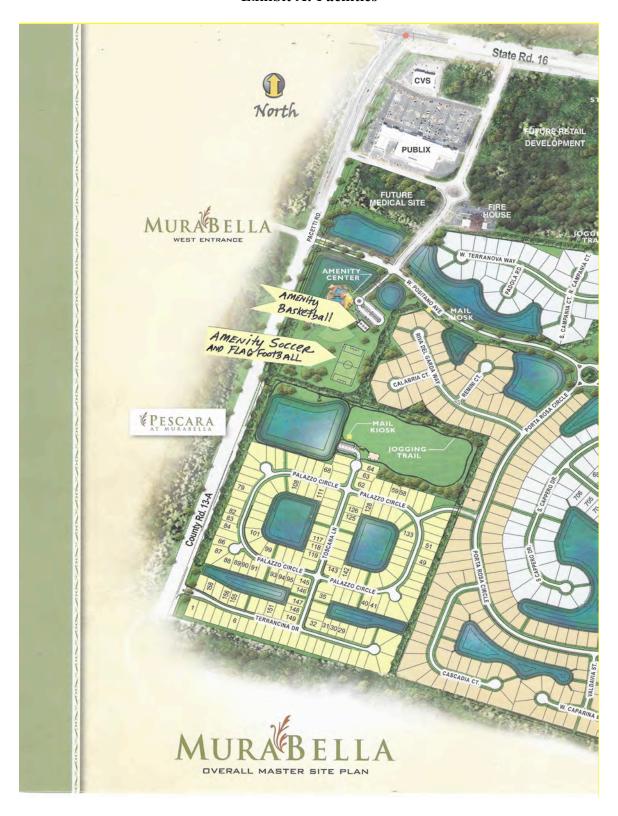
Chair/Vice Chair, Board of Superviso	S
VESTA PROPERTY SERVICES, I	NC
VESTA PROPERTY SERVICES, I	NC

TURNRULL CREEK COMMUNITY

Exhibit A: Facilities Exhibit B: Schedule

Exhibit C: Child Safety Guidelines
Exhibit D: Waiver and Release
Exhibit E: COVID-19 Addendum

**Exhibit A: Facilities** 



### **Exhibit B: Schedule**

### **Summer Flag Football Season 2022:**

Games played Saturdays at Bartram Springs ONLY

• Registration Begins: April 1, 2022

• Registration Ends: May 15, 2022

• Practice could begin as early as June 1, 2022

• Season Games: June 4- July 23, 2022

• No games July 4 weekend

• Picture Day: June 18, 2022

### Winter Flag Football Season 2023:

Games played Saturdays between Bartram Springs and Heritage

• Registration Begins: October 15, 2022

• Registration Ends: December 15, 2022

• Practice could begin as early as January 9, 2023

• Season Games: January 21 – March 4, 2023

• Picture Day: Bartram Springs, February 11, 2023

### **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 the 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 flag football-based activities to be held at the District's soccer
facilities and related recreational amenities ("Sports 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 Sports 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 Sports Activities and understand the risk of flag football participation 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 flag football 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 another Member of the Flag Football Program(s), and/or my own actions
or inactions, the actions or inactions of others participating in Sports Activities, the condition in which the Sports
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)
(T.M.)

### Exhibit E COVID-19 Addendum to the Release

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

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

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

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

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

IN WITNESS WHEREOF, I have signed this Addendum on this	day of	, 2022.
SIGNATURE:		
NAME:		
NAMES OF MINOR CHILD(REN):		

# ADDENDUM TO THE LICENSE AGREEMENT BY AND BETWEEN TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC. REGARDING THE USE OF THE DISTRICT'S BASKETBALL FACILITIES

This Addendum is made and entered into this of March 2022, by and between:

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

**Vesta Property Services, Inc.,** a Florida corporation, with a mailing address of 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 ("**Licensee**," and collectively with the District, the "**Parties**").

#### RECITALS

WHEREAS, the Parties previously entered into that License Agreement by and between Turnbull Creek Community Development District and Vesta Property Services, Inc. Regarding the Use of the District's Basketball Facilities, dated January 21, 2021 (the "License"); and

WHEREAS, the initial term of the License was from January 21, 2021 to May 13, 2021; and

WHEREAS, Section 2 of the License provides that, "[t]his License may be extended for an additional term, in the sole and absolute discretion of the District, upon an addendum in writing and executed by the Parties"; and

WHEREAS, the Parties now desire to extend the License for an additional term.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties desire to extend the License according to the following terms:

- 1. **Incorporation of Recitals**. The Recitals stated above are true and correct and are incorporated herein as a material part of this Addendum.
- 2. **Additional Term**. The License shall be extended for an additional term commencing upon the execution of this Addendum and ending November 16, 2022 ("**Additional Term**"), unless terminated or extended in writing as provided for in the License.
- 3. License in Effect. This Addendum alters the License only to the extent provided herein, and otherwise the License remains in full force and effect and all of the terms of the License apply to this Addendum, including but in no way limited to, COVID protocols, waiver requirements. Licensee's access to the Basketball Facilities is limited

to the days and times set forth in **Exhibit A** ("Schedule"). The Licensee, their guests, instructors and all person entering the District's facilities pursuant to this License shall comply with the District's policies in effect at the time of their events, including the COVID policies contained in the License. To the extent this Addendum and License conflict, the Addendum shall control.

**IN WITNESS WHEREOF,** the Parties execute this Addendum to be effective the day and year first written above.

DEVELOPMENT DISTRICT	
Chair/Vice Chair, Board of Supervisors	
VESTA PROPERTY SERVICES, INC.	
By:	
Its:	

**Exhibit A: Schedule** 



Registration: January 1st - March 1st

Co-ed Leagues: 8-10 Years Old 11-13 years old 3 VS 3 Half Court \$95.00 per child: includes jersey and award

Games on WEDNESDAYS starting after school. 2 games at each location: Bartram Springs, Heritage Landing and Julington Creek Plantation

Register at www.AmenityAthletics.com

### Spring Basketball Season 2022:

Games played Wednesday nights at Bartram Springs, Julington Creek or Heritage Landing

- Registration Begins: January 1, 2022
- Registration Ends: March 1, 2022
- Practice could begin as early as March 21, 2022
- Season Games: April 13 May 18, 2022
- Picture Day: April 27, 2022

### Fall Basketball Season 2022:

Games played Wednesday nights at Bartram Springs, Julington Creek Plantation or Heritage Landing

- Registration Begins: July 1, 2022
- Registration Ends: August 30, 2022
- Practice could begin as early as September 19, 2022
- Season Games: October 12 November 16, 2022
- Picture Day: October 26, 2022

# ADDENDUM TO THE LICENSE AGREEMENT BY AND BETWEEN TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC. REGARDING THE USE OF THE DISTRICT'S SOCCER FACILITIES

This Addendum is made and entered into this \_\_\_\_\_ of February 2022, by and between:

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

**Vesta Property Services, Inc.,** a Florida corporation, with a mailing address of 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 ("**Licensee**," and collectively with the District, the "**Parties**").

#### RECITALS

WHEREAS, the Parties previously entered into that License Agreement by and between Turnbull Creek Community Development District and Vesta Property Services, Inc. Regarding the Use of the District's Soccer Facilities, executed in September 2019 (the "License"); and

WHEREAS, the initial term of the License was from September 2019 to September 20, 2020; and

WHEREAS, Section 2 of the License provides that, "[t]his License may be extended for additional terms, in the sole and absolute discretion of the District, upon an addendum in writing and executed by the Parties"; and

WHEREAS, the Parties now desire to extend the License for an additional term.

**Now, Therefore,** based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties desire to extend the License according to the following terms:

- 1. **Incorporation of Recitals**. The Recitals stated above are true and correct and are incorporated herein as a material part of this Addendum.
- 2. **Additional Term**. The License shall be extended for an additional term commencing upon the execution of this Addendum and ending May 21, 2022 ("**Additional Term**"), unless terminated or extended in writing as provided for in the License.
- 3. **License in Effect**. This Addendum alters the License only to the extent provided herein, and otherwise the License remains in full force and effect and all of the terms of the License apply to this Addendum. Licensee's access to the Soccer Facilities is

limited to the days and times set forth in **Exhibit A** ("Schedule"). The Licensee, their guests, instructors and all person entering the District's facilities pursuant to this License shall comply with the District's policies in effect at the time of their events, including the COVID policies as stated below. To the extent this Addendum and License conflict, the Addendum shall control.

4. Release and Waiver and Addendum. All individuals associated with the Licensee must submit a Release and Waiver in substantially the form attached hereto as Exhibit B and the COVID-19 Addendum to the Release in substantially the form attached hereto as Exhibit C before accessing the District's Soccer Facilities. Allowing use without an executed Release and Addendum is grounds for termination of this License Agreement and revocation of the License.

**IN WITNESS WHEREOF,** the Parties execute this Addendum to be effective the day and year first written above.

DEVELOPMENT DISTRICT	
Chair/Vice Chair, Board of Supervisors	
VESTA PROPERTY SERVICES, INC.	
By:	
Its:	

THEOREM I COFFE COMMUNITY



### **Spring Soccer Season 2022:**

Games played Saturdays at both Bartram Springs and Heritage Landing

- Registration Begins: January 1, 2022
- Registration Ends: February 15, 2022
- Practice could begin as early as March 7
- Season Games: March 26 May 21, 2022
- No games Easter Weekend
- Picture Day: Bartram Springs- April 9. Heritage Landing- April 11-14,
   MuraBella- April 12 and 14

### **FREE** Soccer Workshop:

Bartram Springs: Saturday, March 19, 2022, 10:am-12:00pm Heritage Landing: Sunday, March 20, 2022, 1:00-3:00pm

### **Exhibit B: 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)

### Exhibit C: COVID-19 Addendum to the Release

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

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

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

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

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

IN WITNESS WHEREOF, I have signed this Addendum on this	day of	, 2022.
SIGNATURE:		
NAME:		
NAMES OF MINOR CHILD(REN):		

# ADDENDUM TO THE LICENSE AGREEMENT BY AND BETWEEN TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC. REGARDING THE USE OF THE DISTRICT'S SOCCER FACILITIES

This Addendum is made and entered into this of March 2022, by and between:

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

**Vesta Property Services, Inc.,** a Florida corporation, with a mailing address of 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 ("**Licensee**," and collectively with the District, the "**Parties**").

### RECITALS

WHEREAS, the Parties previously entered into that License Agreement by and between Turnbull Creek Community Development District and Vesta Property Services, Inc. Regarding the Use of the District's Soccer Facilities, executed in September 2019 (the "License"); and

WHEREAS, the initial term of the License was from September 2019 to September 20, 2020; and

WHEREAS, Section 2 of the License provides that, "[t]his License may be extended for additional terms, in the sole and absolute discretion of the District, upon an addendum in writing and executed by the Parties"; and

WHEREAS, the Parties now desire to extend the License for an additional term.

**Now, Therefore,** based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties desire to extend the License according to the following terms:

- 1. **Incorporation of Recitals**. The Recitals stated above are true and correct and are incorporated herein as a material part of this Addendum.
- 2. Additional Term. The License shall be extended for an additional term commencing upon the execution of this Addendum and ending May 21, 2022, then resuming on September 5, 2022 and ending November 12, 2022 ("Additional Term"), unless terminated or extended in writing as provided for in the License.
- 3. License in Effect. This Addendum alters the License only to the extent provided herein, and otherwise the License remains in full force and effect and all of the terms

of the License apply to this Addendum. Licensee's access to the Soccer Facilities is limited to the days and times set forth in **Exhibit A** ("Schedule"). The Licensee, their guests, instructors and all person entering the District's facilities pursuant to this License shall comply with the District's policies in effect at the time of their events, including the COVID policies as stated below. To the extent this Addendum and License conflict, the Addendum shall control.

4. Release and Waiver and Addendum. All individuals associated with the Licensee must submit a Release and Waiver in substantially the form attached hereto as Exhibit B and the COVID-19 Addendum to the Release in substantially the form attached hereto as Exhibit C before accessing the District's Soccer Facilities. Allowing use without an executed Release and Addendum is grounds for termination of this License Agreement and revocation of the License.

**IN WITNESS WHEREOF,** the Parties execute this Addendum to be effective the day and year first written above.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
Chair/Vice Chair, Board of Supervisors
VESTA PROPERTY SERVICES, INC.
Dvo
By:



### **Spring Soccer Season 2022:**

Games played Saturdays at both Bartram Springs and Heritage Landing

- Registration Begins: January 1, 2022
- Registration Ends: February 15, 2022
- Practice could begin as early as March 7
- Season Games: March 26 May 21, 2022
- No games Easter Weekend
- Picture Day: Bartram Springs- April 9. Heritage Landing- April 11-14,
   MuraBella- April 12 and 14

### Fall Soccer Season 2022:

Games played Saturdays at both Bartram Springs and Heritage Landing

- Registration Begins: July 1, 2022
- Registration Ends: August 15, 2022
- Practice could begin as early as September 5, 2022
- Season Games: September 24 November 12, 2022
- Picture Day: Bartram Spring 10/8, Heritage Landing October 10-13, MuraBella October 11, 13, 2022

### **Exhibit B: 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.
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(Print)
(Date)
Individual/Parent/Legal Guardian Name (if under 18, parents/legal guardians sign)
(Print)
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### Exhibit C: COVID-19 Addendum to the Release

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

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

IN WITNESS WHEREOF, I have signed this Addendum on this	day of	, 2022
SIGNATURE:		
NAME:		
NAMES OF MINOR CHILD(REN):		

6.



### Get to Stepping -Line Dancing Exercise Class



Tuesday: 9am-10am \$10 per class Starting Tuesday, April 5th

No experience necessary; Open to all ages. This class will get you moving at your own pace while having fun and meeting new friends!



A.

### TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Turnbull Creek Community Development District met Tuesday, January 11, 2022 at 5:30 p.m. (closed session) 6:30 p.m. regular business meeting at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

### Present and constituting a quorum were:

Chris DelBene Chairman

Diana Jordan-Burks Vice Chairperson

Brian J. Wing Supervisor
Chuck Labanowski Supervisor
Jeremy Vencil Supervisor

### Also Present were:

**Ernesto Torres** District Manager Jennifer Kilinski District Counsel Steve Collins District Engineer Jim Schieszer Riverside Management Erick Hutchinson Amenity Manager Trimac Outdoor Todd Murphy Ezekiel Perez Trimac Outdoor Brian Jones Alpha Dog J.R Finnigan Alpha Dog

The following is a summary of the actions taken at the January 11, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

### FIRST ORDER OF BUSINESS Roll Call

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

### SECOND ORDER OF BUSINESS Public Comments

There being none, the next item followed.

### THIRD ORDER OF BUSINESS Staff Reports

A. Landscape Manager (Presenter: Trimac)

### 1. Inspection Check List

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

### **B.** Engineer (Presenter: JMT)

Mr. Collins stated the contractor for the pond reconstruction has started, we gave them approval to stockpile soil in the cul-de-sac on Amalfi and they use a super truck daily to clean up after themselves. They plan to work on South Sorrento Hills first then Amalfi and then South Cappero. We are getting a survey in one area because there is a patio and pool that is encroaching into the easement. Tuesday, January 25<sup>th</sup> they are going to have a survey conducted at 1888 South Cappero and 1893 South Cappero to determine how far they are encroaching into the easement. We have talked about how we can work with the resident at 1888 South Cappero because they have a patio on the backside of their pool and I asked the contractor how much it would cost to remove that patio and restore the pond bank to the original grade and it would be \$1,700.

Mr. Wing asked that wouldn't be a CDD responsibility since they built into the easement?

Ms. Kilinski stated that is what we are trying to discover with the survey, exactly where that impairment may be so we can make an informed decision.

Mr. DelBene asked how much is the survey?

Mr. Torres stated \$1,500.

Mr. Collins stated I recommend extending the pond work three lots to the east on South Sorrento Hills because a gully seems to be forming there. The rough estimate they gave me is about \$8,400 to extend it three lots to the east. The rest of the pond is starting to show signs of erosion and our recommendation is to wait and monitor those locations, the estimate to do those is \$82,800 and the contractor said that price would only increase.

Since we talked about the properties that seem to have encroachments into the easement, we looked at the plats at Ernesto's request to see if there may be other properties throughout Turnbull that also encroach into the maintenance easements, and we found eight properties that appear to be encroaching.

Ms. Kilinski stated let us gather the information on the encroachments and we will provide a short memo to you on what we found, the options, cost and you can discuss that at the next meeting.

On MOTION by Mr. Vencil seconded by Mr. DelBene with all in favor a proposal from Boudreaux in an amount not to exceed \$10,000 to extend the pond bank work area was approved.

### FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03 Adopting Amended Prompt Payment Policies** 

Ms. Kilinski stated you may recall that we gave a brief legislative summary of the 2021 legislative session changes, some included construction services changes. Particularly, the interest rate associated with a late payment went from 1% to 2% along with other ministerial changes. This resolution incorporates those changes and ongoing every legislative session where we have construction changes we can bring back these prompt payment policies on a yearly basis that incorporates those changes. We have in the resolution and within the prompt payment policies that this is forever more going to incorporate any legislative changes because they are policies they can change month to month, year to year as you see fit. We can make those changes and you can ratify them once a year.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor Resolution 2022-03 was approved.

### FIFTH ORDER OF BUSINESS

### **Staff Reports (Part 2)**

### A. Attorney - (Presenter: Jennifer Kilinski)

Ms. Kilinski stated you should have gotten the legislative memo that we put out in a newsletter format and we will probably do that every couple weeks as things change. The session started yesterday, committees are just starting to meet and I anticipate that next Monday we will have some movement.

### B. Manager - (Presenter: Ernesto Torres)

There being none, the next item followed.

### C. Operation Manager – (Presenter: James Schieszer)

### 1. Memorandum

Mr. Schieszer gave an overview of the operations memorandum that was included in the agenda package.

### 2. Proposal from Roberts Tree Service for Removal of Dead Pine Trees

On MOTION by Ms. Burks seconded by Mr. Wing with all in favor the proposal from Trimac to remove the dead pine trees in the amount of \$2,590 was approved.

### 3. Proposal from Court Surfaces for Pickleball Lines

Mr. Schieszer stated the pickleball court was done today by the contractor that gave us the original proposal.

### 4. Proposal from Trimac Outdoor for Mulch

Mr. Schieszer stated each year we put mulch in the budget and you have the prices for the mulch and the pine straw.

Ms. Kilinski stated this is something you heavily discussed during the RFP process. The mulch is not a standard part of your contract, it is an option. My recollection is that it was a little more than Duval but the ongoing services were significantly less or the same. We anticipated it in the budget because we talked about increasing that line item when we got the proposals.

On MOTION by Mr. DelBene seconded by Mr. Labanowski with all in favor the proposal for mulch in the amount of \$41,110 was approved.

### 5. Proposal from Trimac Outdoor for Sod Replacement

This item tabled.

### 6. Lake Maintenance Report

A copy of the lake maintenance report was included in the agenda package.

### D. Amenity Center Update (Presenter: Erick Hutchinson)

### 1. Gift of Dance

This item tabled.

### 2. Amenity Athletics

This item tabled.

### 3. Amenity Basketball

This item tabled.

### SIXTH ORDER OF BUSINESS

### **Supervisor's Requests and Public Comments**

A resident stated in reference to the lake restorations I have only been here a year and a half and have spent \$3,500 to try to improve the drainage on my property. Water has to go somewhere and if what they do starts pushing water back onto my property and creates additional problems what happens? We probably have some of the worst backyards on Amalfi Court from erosion.

Mr. Collins stated in some cases the lawns have sagged over time and even though our original recommendation was that the banks should be restored up to a level 3, we have since agreed that they will simply be restoring the bank up to the existing grade of the backyard so it will not be impounding any water into anyone's backyards. They are laying a geogrid down and putting soil and sod on top of that so the geogrid should keep it from eroding again. The CDD easement is not causing that problem and if the board wants us to we can look at simple general solutions that we could provide to the homeowner.

Mr. Hall asked are there plans to pressure wash the entrances before we start the site improvements?

Mr. Schieszer stated I talked to Todd today about it and I suggested we do it before he does the work and he suggested we do it after he did the work. We are going to do the monument, the bridge and the curbs around here and the mail kiosks. Those will all be done this spring.

Mr. Jeffries stated my pool is the one in question. If the HOA approved it, the CDD approved it and the city approved it why am I responsible for any funding. I didn't build it, the builder built it wrong, the city approved it. Why am I possibly going to get stuck with a bill?

5

Mr. DelBene stated we are going to hold off commenting until we get a survey to see if it encroaches or not. Jennifer's office or Ernesto's office will reach out and it will also be an agenda item.

Mr. Martin stated I am a neighbor of Steve. The grading is going to be helpful and will address the portion next to the water, but the water starts at the property not the lake and we are all going to have to address it. I thought the engineer was going to be here so we could have a dialog to help understand a little bit. If the lake is getting fixed then inside the fence we are going to have to do something as well and I don't know if there is a way to do it as a group from a pricing standpoint rather than getting individual bids.

Mr. Collins stated that is a discussion we can have later because of the way that the development was designed it was supposed to sheet flow from the middle of your house back to the pond slopes. There are not supposed to be swales or trenches and the residents shouldn't be providing any sort of drainage infrastructure that would extend into the CDD easement. If there is a problem and the CDD wants to help the residents I think we can look into it and see if we can develop a solution.

Mr. Martin stated I'm not suggesting that the CDD pay for it. The problem starts on individual properties.

Mr. Wing stated I suggest that you bring that up to the HOA because that is more of their responsibility and they may help you facilitate getting a group bid or something along those lines. The CDD has nothing to do with private property.

Mr. DelBene asked are you wanting an engineer to go out and identify the problem?

Mr. Martin stated that was my original thought. You can't separate outside the fence from inside the fence. I understand you can't address private property, but it has to be addressed from an engineering standpoint of how we stop it.

Ms. Kilinski stated we can take that discussion offline maybe in conjunction with the memo we are talking about with the survey. My preference would be once we get the survey let's put together a holistic look at the issues and be able to present that to you rather than talk about what ifs or hypotheticals tonight.

A resident stated I'm new and would like to know if you offer soccer?

Mr. Hutchinson stated we offer two different programs, amenity soccer run by Vesta and Ancient City Soccer which is more or an independent league. They are the ones we are currently

working within the community. If you want information in regard to either one then I will be happy to send you that information.

Mr. Wing stated in the past and it may be this year also, there is a neighborhood swim group.

Mr. Vencil shared some feedback from the community on proposed events that he will share with Mr. Hutchinson to follow-up on.

Ms. Burks stated I have gotten a letter from the HOA about weeds from the field that are impacting my property and we aren't handling that now, but it needs to be addressed.

### SEVENTH ORDER OF BUSINESS Approval of Consent Agenda (Presenter: Ernesto Torres)

- A. Approval of Minutes of the November 9, 2021 Meeting
- B. Balance Sheet as of November 30, 2021 and Statement of Revenues & Expenditures for the Period Ending November 30, 2021; Month-to-Month Income Statement; Assessment Receipt Schedule
- C. Approval of Check Register

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

### EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – March 8, 2022 at 6:30 p.m.

Mr. Torres stated the next meeting is scheduled for March 8, 2022 at 6:30 p.m.

On MOTION by Mr. DelBene seconded by Mr. Wing with all in favor the meeting adjourned at 7:33 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



## Community Development District

Unaudited Financial Reporting January 31, 2022

## Turnbull Creek <u>Community Development Distri</u>ct Combined Balance Sheet

January 31, 2022

	Governmental Fund Types						
		Debt	Capital	Capital	Totals		
	General	Service	Projects	Reserve	(Memorandum Only)		
Assets:				0204.552	0204.552		
Cash - Wells Fargo				\$304,552	\$304,552		
Cash - Hancock Bank	\$129,730				\$129,730		
Investments:							
Investment - SBA	\$42				\$42		
Investment-General Account	\$1,331,813				\$1,331,813		
Series 2015 A1-A2							
Revenue		\$948,504			\$948,504		
Reserve A1		\$388,500			\$388,500		
Reserve A2		\$106,792			\$106,792		
Prepayment A1		\$20,959			\$20,959		
Prepayment A2		\$5,230			\$5,230		
Construction			\$1		\$1		
COI			\$2,743		\$2,743		
Series 2015 B1-B2							
Revenue B		\$79,682			\$79,682		
Reserve B1		\$31,827			\$31,827		
Reserve B2		\$9,554			\$9,554		
Prepayment B1		\$4,238			\$4,238		
Prepayment B2		\$2,101			\$2,101		
Redemption		\$105			\$105		
Series 2016		\$105			\$103		
Sinking		\$0			\$0		
Reserve		\$115,781			\$115,781		
Revenue		\$40,441			\$40,441		
Prepayment		\$0,441			\$0		
Interest		\$0 \$0			\$0 \$0		
					\$237,841		
Due From General Fund		\$237,841					
Prepaid Expenses	\$986				\$986		
Due From Other	\$294				\$294		
Assessment Receivable					\$0		
Total Assets	\$1,462,865	\$1,991,557	\$2,744	\$304,552	\$3,761,718		
Liabilities:							
Accounts Payable	\$9,507				\$9,507		
Accrued Expenses	\$3,50 <i>7</i>				\$0		
FICA Payable					\$0		
Due to Capital Reserve					\$0		
Due to General Fund					\$0 \$0		
Due to Other					\$0 \$0		
Due to Other  Due to Debt Service 2016	\$237,841				\$237,841		
Fund Balances:							
Assigned General Fund	\$99,413				\$99,413		
Restricted for Debt Service		\$1,991,557	 \$2.744		\$1,991,557		
Restricted for Capital Projects			\$2,744		\$2,744		
Nonspendable	\$986			0204.772	\$986		
Unassigned	\$1,115,118	<del></del>	<del></del>	\$304,552	\$1,419,670		
Total Liabilities and Fund Equity	\$1,462,865	\$1,991,557	\$2,744	\$304,552	\$3,761,718		

#### Turnbull Creek Community Development District General Fund

**General Fund**Statement of Revenues & Expenditures
For the Period ending January 31, 2022

	Adopted Budget	Prorated Thru 01/31/22	Actual Thru 01/31/22	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,207,047	\$1,132,968	\$1,132,968	\$0
Interest/Miscellaneous	\$2,000	\$667	\$2,787	\$2,120
Amenítíes Revenue	\$3,000	\$1,000	\$1,620	\$620
Total Revenues	\$1,212,047	\$1,134,635	\$1,137,375	\$2,740
Expenditures:				
<u>Administrative</u>				
Supervisor Fees	\$6,400	\$2,133	\$1,600	\$533
FICA Expense	\$490	\$163	\$122	\$41
Engineering (Yuro & Associates, LLC)	\$16,000	\$5,333	\$0	\$5,333
Arbítrage (Grau)	\$2,400	\$0	\$0	\$0
Dissemination (GMS & Disclosure Services)	\$2,850	\$950	\$667	\$283
Trustee (US Bank)	\$14,620	\$3,631	\$3,631	\$0
Attorney (KE Law)	\$47,000	\$15,667	\$9,472	\$6,194
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Berger Toomb)	\$3,745	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$15,000	\$15,000	\$0
Information Technology (GMS)	\$1,800	\$600	\$600	\$0
Telephone	\$1,000	\$333	\$212	\$121
Postage	\$800	\$267	\$393	(\$127)
Printing & Binding	\$1,800	\$600	\$105	\$495
Insurance (FIA)	\$9,488	\$9,488	\$8,927	\$561
Legal Advertising	\$2,000	\$667	\$0	\$667
Other Current Charges	\$1,000	\$333	\$256	\$77
Office Supplies	\$170	\$57	\$8	\$48
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance (GMS)	\$1,200	\$400	\$400	\$0
Administrative Expenses	\$162,938	\$60,797	\$46,570	\$14,228
Amenity Center				
Insurance (FIA)	\$25,421	\$25,421	\$14,994	\$10,427
Pest Control (Turner Pest Control)	\$3,123	\$1,041	\$787	\$254
Repairs & Replacements	\$36,000	\$12,000	\$20,084	(\$8,084)
Recreational Passes	\$800	\$0	\$0	\$0
Office Supplies	\$1,800	\$600	\$265	\$335
Other Current Charges	\$540	\$180	\$180	\$0
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$761	\$761	\$0
<u>Utilities</u>				
Water & Sewer (SJCUD)	\$12,000	\$4,000	\$2,729	\$1,271
Electric (FPL)	\$36,000	\$12,000	\$10,686	\$1,314
Telephone/Internet (Comcast)	\$3,800	\$1,267	\$1,372	(\$106)

# Turnbull Creek Community Development District General Fund Statement of Revenues & Expenditures

Statement of Revenues & Expenditures For the Period ending January 31, 2022

	Adopted Budget	Prorated Thru 01/31/22	Actual Thru 01/31/22	Variance
Ameníty Center Cont'd.	Duaget	11110 01101122	11110 01/01/22	Variance
<u>Management Contracts</u>				
Lífeguards/Pool Monítors (RMS)	\$33,312	\$0	\$0	\$0
Facilty Monitor (RMS)	\$25,581	\$8,527	\$8,168	\$359
Facílíty Management (RMS)	\$64,481	\$21,494	\$21,494	(\$0)
Facílity Attendants (RMS)	\$17,124	\$5,708	\$3,601	\$2,108
Field Operations (RMS)	\$54,184	\$18,061	\$18,061	\$0
Facility Maintenance (RMS)	\$51,796	\$17,265	\$17,265	\$0
Pool Maintenance (RMS)	\$14,317	\$4,772	\$4,633	\$139
Pool Chemicals (POOLSURE)	\$13,524	\$4,508	\$3,567	\$941
Janitorial Services (RMS)	\$9,064	\$3,021	\$2,933	\$88
Common Area Waste Collection (RMS)	\$19,344	\$6,448	\$6,448	\$0
Program Director (RMS)	\$2,722	\$907	\$907	(\$0)
Refuse Service (Waste Management)	\$11,424	\$3,808	\$3,680	\$128
Security - (ALPHA DOG)	\$6,409	\$2,136	\$5,168	(\$3,032)
Special Events	\$9,000	\$9,000	\$14,848	(\$5,848)
Holiday Decorations	\$6,772	\$2,580	\$2,580	\$0
Pressure Washing	\$2,700	\$900	\$950	(\$50)
Amenity Center Expenses	\$463,239	\$166,407	\$166,161	\$246
Grounds Maintenance				
Streetlighting (FPL)	\$40,500	\$13,500	\$12,907	\$593
Lake Maintenance (Future Horizons)	\$14,100	\$4,700	\$4,897	(\$197)
Landscape Maintenance (Duval Landscape)	\$350,698	\$116,899	\$93,816	\$23,083
Landscape Contingency	\$28,000	\$14,572	\$14,572	\$0
Irrigation Repairs	\$6,000	\$2,000	\$1,055	\$945
Capital Reserves	\$245,986	\$0	\$0	\$0
Grounds Maintenance Expenses	\$685,284	\$151,671	\$127,247	\$24,424
Total Expenses	\$1,311,461	\$378,875	\$339,977	\$38,898
Excess Revenues (Expendítures)	(\$99,413)		\$797,397	
	(4,2,113)		4.2.,027	
Fund Balance - Beginning	\$99,413		\$418,120	
Fund Balance - Ending	\$0		\$1,215,518	

#### Turnbull Creek Community Development District General Fund

Month By Month Income Statement FY 2022

					J 9 2	.022							
	October	November	December	January	February	March	Apríl	Мау	June	July	August	September	Total
<u>Revenues:</u>				<u> </u>	<u> </u>		<u> </u>	<u> </u>		<u> </u>	0	<u> </u>	
Maintenance Assessments	\$0	\$130,967	\$337,576	\$664,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,132,968
Interest/Miscellaneous	\$91	\$52	\$1	\$2,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,787
Amenities Revenue	\$447	\$823	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,620
Total Revenues	\$538	\$131,842	\$337,577	\$667,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,137,375
Expenditures:													
<u>Administratív</u> e													
Supervisor Fees	\$0	\$600	\$200	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA Expense	\$0	\$46	\$15	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbítrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$667
Trustee	\$3,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,631
Attorney	\$454	\$2,671	\$2,339	\$4,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,472
Tax Roll Assessments	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Computer Tíme	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Telephone	\$24	\$97	\$0	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212
Postage	\$68	\$42	\$264	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$393
Printing & Binding	\$47	\$9	\$47	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105
Insurance	\$8,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,927
Legal Advertísing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$84	\$39	\$57	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256
Office Supplies	\$1	\$7	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Dues, Licenses & Subscriptions	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Administrative Expenses	\$22,402	\$7,851	\$7,089	\$9,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,570
Amenity Center													
Insurance	\$14,994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,994
Pest Control	\$194	\$194	\$194	\$204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$787
Repairs & Replacements	\$3,358	\$7,728	\$6,326	\$2,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,084
Recreational Passes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$55	\$0	\$140	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265
Other Current Charges	\$45	\$45	\$45	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180
Permít Fees	\$0	\$0	\$370	\$391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$761
<u>Utílitie</u> s													
Water & Sewer	\$869	\$680	\$628	\$553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,729
Electric	\$2,753	\$2,716	\$2,427	\$2,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,686
Telephone/Cable/Internet	\$315	\$314	\$314	\$430	\$0 Page	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,372
Dues, Licenses & Subscriptions Website Compliance  Administrative Expenses  Amenity Center Insurance Pest Control Repairs & Replacements Recreational Passes Office Supplies Other Current Charges Permit Fees Utilities Water & Sewer Electric	\$100 \$22,402 \$14,994 \$194 \$3,358 \$0 \$55 \$45 \$0 \$869 \$2,753	\$175 \$100 \$7,851 \$0 \$194 \$7,728 \$0 \$45 \$0 \$45 \$0	\$100 \$7,089 \$0 \$194 \$6,326 \$0 \$140 \$45 \$370 \$628 \$2,427	\$9,228 \$0 \$204 \$2,672 \$0 \$70 \$45 \$391 \$553 \$2,790	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$							

#### Turnbull Creek Community Development District General Fund

Month By Month Income Statement FY 2022

													, ,
l i i i i i i i i i i i i i i i i i i i	October	November	December	January	February	March	Apríl	Мау	June	July	August	September	Total
Ameníty Center Cont'd.													
Management Contracts													
Pool Monitors/Lifeguards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilty Monitor	\$1,893	\$2,132	\$2,132	\$2,011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,168
Facility Management (5,373.42)	\$5,373	\$5,373	\$5,373	\$5,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,494
Facility Attendants	\$786	\$1,085	\$1,065	\$664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,601
Field Operations (4,515.33)	\$4,515	\$4,515	\$4,515	\$4,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,061
Facility Maintenance (4,316.33)	\$4,316	\$4,316	\$4,316	\$4,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,265
Pool Maintenance (1,158.33)	\$1,158	\$1,158	\$1,158	\$1,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,633
Pool Chemicals (854.91 and 1399.10)	\$855	\$855	\$928	\$928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,567
Janitorial Services (733.33)	\$733	\$733	\$733	\$733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,933
Common Area Waste Collection	\$1,612	\$1,612	\$1,612	\$1,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,448
Program Dírector (226.83)	\$227	\$227	\$227	\$227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$907
Refuse Service	\$952	\$952	\$952	\$824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,680
Security - Envera (493)	\$1,479	\$3,166	\$30	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,168
Special Events	\$2,979	\$4,743	\$2,456	\$4,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,848
Holiday Decorations	\$0	\$0	\$2,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,580
Presure Washing	\$0	\$0	\$0	\$950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$950
Amenity Center Expenses	\$49,462	\$42,546	\$38,523	\$34,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,161
Grounds Maintenance													
Street lighting	\$3,225	\$3,225	\$3,225	\$3,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,907
Lake Maintenance (\$1,224.33)	\$1,224	\$1,224	\$1,224	\$1,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,897
Landscape Maintenance (\$23,454.00)	\$23,454	\$23,454	\$23,454	\$23,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,816
Landscape Contingency	\$2,800	\$3,070	\$3,360	\$5,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,572
Irrigation Repairs	\$390	\$490	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,055
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance Expenses	\$31,094	\$31,464	\$31,264	\$33,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,247
Total Expenses	\$102,958	\$81,860	\$76,875	\$77,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,977
Excess Revenues (Expenditures)	(\$102,420)	\$49,982	\$260,701	\$590,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$797,397

# Turnbull Creek Community Development District Debt Service Fund - Series 2015A1-A2

Statement of Revenues & Expenditures

For the Períod ending January 31, 2022

		Prorated	Actual	
	Adopted	Thru	Thru	
	Budget	01/31/22	01/31/22	Variance
Revenues:				
Interest Income	\$250	\$250	\$49	(\$201)
Assessments	\$985,875	\$925,391	\$925,391	\$0
Prepayments A1	\$0	\$0	\$19,922	\$19,922
Prepayments A2	\$0	\$0	\$5,096	\$5,096
Total Revenues	\$986,125	\$925,641	\$950,459	\$24,818
<u>Expenditure</u> s				
<u>Seríes 2015A-</u> 1				
Interest 11/1	\$165,978	\$165,978	\$165,978	\$0
Interest 5/1	\$165,978	\$0	\$0	\$0
Principal 5/1	\$445,000	\$0	\$0	\$0
<u>Seríes 2015A-2</u>				
Interest 11/1	\$48,450	\$48,450	\$48,450	\$0
Interest 5/1	\$48,450	\$0	\$0	\$0
Principal 5/1	\$105,000	\$0	\$0	\$0
Total Expenditures	\$978,855	\$214,428	\$214,428	\$0
Excess Revenues (Expenditures)	\$7,270	\$711,214	\$736,031	\$24,818
Other Sources (Uses)				
Operating Transfer In (Out)	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0		\$0	
Net Change in Fund Balance	\$7,270		\$736,031	
Fund Balance - Beginning	\$229,349		\$733,954	
Fund Balance - Ending	\$236,619		\$1,469,985	
<b>3</b>	\$ <b>-</b> 20,019		Ţ-, . O. <b>,</b> . O.	

# Turnbull Creek Community Development District

### Debt Service Fund - Series 2015B1-B2

Statement of Revenues & Expenditures For the Period ending January 31, 2022

	Adopted Budget	Prorated Thru 01/31/22	Actual Thru 01/31/22	Variance
Revenues:				
Interest Income	\$0	\$0	\$5	\$5
Assessments	\$78,986	\$74,141	\$74,141	\$0
Prepayments B1 Prepayments B2	\$0 \$0	\$0 \$0	\$1,787 \$455	\$1,787 \$455
Total Revenues	\$78,986	\$74,141	\$76,388	\$2,247
<u>Expenditure</u> s				
Seríes 2015B-1	Ф10.525	¢10.525	¢10.250	<b>#205</b>
Interest 11/1 Interest 5/1	\$19,535 \$19,535	\$19,535 \$0	\$19,250 \$0	\$285 \$0
Principal 5/1	\$20,000	\$0	\$0	\$0
<u>Seríes 2015B-2</u>				
Interest 11/1 Interest 5/1	\$5,075	\$5,075 \$0	\$5,194 \$0	(\$119) \$0
Principal 5/1	\$5,075 \$5,000	\$0 \$0	\$0 \$0	\$0 \$0
Total Expenditures	\$74,220	\$24,610	\$24,444	\$166
Excess Revenues (Expenditures)	\$4,766	\$49,531	\$51,944	
Other Sources (Uses)				
Operating Transfer In (Out)	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0		\$0	
Net Change in Fund Balance	\$4,766		\$51,944	
Fund Balance - Beginning	\$33,435		\$75,563	
Fund Balance - Ending	\$38,201		\$127,507	

## Community Development District

#### Debt Service Fund - Series 2016

Statement of Revenues & Expenditures For the Períod ending January 31, 2022

	Adopted Budget	Prorated Thru 01/31/22	Actual Thru 01/31/22	Variance
Revenues:				
Interest Income	\$0	\$0	\$13	\$13
Assessments	\$286,513	\$268,928	\$268,928	\$0
Total Revenues	\$286,513	\$268,928	\$268,941	\$13
<u>Expenditure</u> s				
<u>Seríes 2016</u>				
Interest 11/1	\$63,603	\$63,603	\$63,603	\$0
Interest 5/1	\$63,603	\$0	\$0	\$0
Principal 5/1	\$160,000	\$0	\$0	\$0
Total Expenditures	\$287,206	\$63,603	\$63,603	\$0
Excess Revenues (Expenditures)	(\$693)	\$205,325	\$205,338	
Fund Balance - Beginning	\$70,251		\$188,726	
Fund Balance - Ending	\$69,558		\$394,064	

## Community Development District Capital Projects Fund

Statement of Revenues & Expenditures For the Period ending January 31, 2022

	Seríes
	2015A-1 & A-2
<u>Revenues:</u>	
Interest Income	\$0
Total Revenues	\$0
<u>Expenditure</u> s	
Capital Outlay (1) - Series 2016	\$0
Capital Outlay - Series 2015A-1-A2	\$0
Capital Outlay - Series 2015 B-1-B2	\$0
Cost of Issuance	\$0
Total Expenditures	\$0
Excess Revenues (Expenditures)	\$0
Other Sources (Uses)	
Operating Transfer In	\$0
Total Other Sources(Uses)	\$0
Net Change in Fund Balance	\$0
Fund Balance - Beginning	\$2,744
Fund Balance - Ending	\$2,744

## Community Development District

### Capital Reserve Funds

Statement of Revenues & Expenditures For the Period ending January 31, 2022

	Adopted Budget	Prorated Thru 01/31/22	Acutal Thru 01/31/22	Variance
<u>Revenues:</u>	-			
Capital Reserve Funding - Transfer In	\$245,986	\$0	\$0	\$0
Total Revenues	\$245,986	\$0	\$0	\$0
<u>Expenditure</u> s				
Repair and Replacement	\$50,000	\$16,667	\$0	\$16,667
Capital Outlay Other Current Charges	\$50,000 \$300	\$50,000 \$100	\$66,862 \$19	(\$16,862) \$81
Total Expenditures	\$100,300	\$66,767	\$66,881	(\$114)
Excess Revenues (Expenditures)	\$145,686		(\$66,881)	
Fund Balance - Beginning	\$331,853		\$371,433	
Fund Balance - Ending	\$477,539		\$304,552	

#### Community Development District Long Term Debt Report

Interest Rate:	4.190%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debi
Reserve Fund Requirement:	\$488,241
Reserve Fund Balance:	\$495,292
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
Less: May 1, 2021 (Principal-A1)	(\$435,000
Less: May 1, 2021 (Principal-A2)	(\$100,000
Less: May 1, 2021 (Prepayment -A2)	(\$15,000
Current Bonds Outstanding	\$10,180,000

Series 2015B1-B2 Pond Bank Reconstruction Special Assessment Bonds				
Interest Rate:	4.450%			
	5/1/2045			
Maturity Date:				
Reserve Fund Definition:	50% Max Annual Debt			
Reserve Fund Requirement:	\$40,366			
Reserve Fund Balance:	\$41,381			
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)			
Less: May 1, 2021 (Principal-B1)	(\$20,000)			
Less: May 1, 2021 (Principal-B2)	(\$5,000)			
Less: May 1, 2021 (Prepayment Call B2)	(\$5,000)			
Current Bonds Outstanding	\$1,110,000			

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:	\$114,079			
Reserve Fund Balance:	\$115,781			
Bonds outstanding - 5/31/2016	\$4,196,000			
Less: May 1, 2017 Principal	(\$150,000)			
Less: May 1, 2018 Principal	(\$139,000)			
Less: May 1, 2019 Principal	(\$144,000)			
Less: May 1, 2020 Principal	(\$150,000)			
Less: May 1, 2020 Prepayment	(\$10,000)			
Less: November 1, 2020 Prepayment	(\$10,000)			
Less: May 1, 2021 Principal	(\$155,000)			
Current Bonds Outstanding	\$3,438,000			

## TURNBULL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022 ASSESSMENT RECEIPTS SUMMARY

					SERIES	
			<b>SERIES 2015A1-</b>	SERIES 2016	2015B1-2	
	# UNITS	TOTAL	2 DEBT	DEBT	DEBT	FY22 O&M
TAX ROLL	ASSESSED	ASSESSED	ASSESSED	ASSESSED	ASSESSED	ASSESSED
CERTIFIED TAX ROLL	959	2,558,384.77	985,874.50	286,504.77	78,986.62	1,207,018.88

	TAX ROLL RECEIPTS						
					SERIES		
			<b>SERIES 2015A1-</b>	SERIES 2016	2015B1-2		
	ST JOHNS CO.	TOTAL	2 DEBT	DEBT	DEBT	O&M	
DATE RECEIVED	DIST.	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED	
11/4/2021	1	21,580.64	8,316.11	2,416.74	666.27	10,181.52	
11/17/2021	2	69,547.83	26,800.28	7,788.42	2,147.19	32,811.94	
11/22/2021	3	186,468.78	71,855.81	20,882.00	5,756.97	87,974.00	
12/8/2021	4	229,645.01	88,493.79	25,717.16	7,089.97	108,344.09	
12/20/2021	5	485,876.56	187,232.71	54,411.66	15,000.77	229,231.42	
1/14/2022	6	1,408,276.51	542,679.86	157,708.08	43,478.61	664,409.96	
1/21/2022	INTEREST	32.44	12.50	3.63	1.00	15.31	
2/16/2022	7	55,073.21	21,222.48	6,167.46	1,700.31	25,982.96	
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			-	-	-	-	
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			-	-	-	-	
			-	-	-	-	
TOTAL TAX ROLL RECE	IPTS	2,456,500.98	946,613.54	275,095.15	75,841.09	1,158,951.20	
PERCENT COLLECTED		96.02%	96.02%	96.02%	96.02%	96.02%	

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# Turnbull Creek Community Development District

### Check Run Summary

12/1/2021 - 1/31/2022

Fund	Date	Check No.s		Amount	
General Fund					
Accounts Payable	12/1/21 - 12/31/21	1469-1496	\$	119,591.60	
J	1/1/22 - 1/30/22	1497-1516	\$	98,828.60	
			Sul	ototal	\$ 218,420.20
<u> Capítal Reserve Fun</u>	<u>n</u> d				
Accounts Payable	12/22./21	109	\$	62,982.10	
2	1/20/22	110	\$	3,880.00	
			Subt	otal	\$ 66,862.10
Total					\$ 285,282.30

<sup>\*</sup>Fedex invoices available upon request.

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/28/22 PAGE 1
\*\*\* CHECK DATES 12/01/2021 - 01/31/2022 \*\*\* TURNBULL CREEK CDD

CHECK DATES	BA	NN C TURNBULL HANCOCK			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
12/10/21 00384	11/15/21 19793 202111 330-57200-3	4500	*	3,166.00	
	INSTALL ACCESS SYSTEM NOV 12/01/21 20044 202112 330-57200-3 ALARM.COM ACCESS DEC21	4500	*	30.00	
	ALARM.COM ACCESS DECZI	ALPHADOG AUDIO VIDEO SECURITY LLC			3,196.00 001469
12/10/21 00277	9/01/21 12939 202109 320-53800-4 RENEWAL SEP21	6600	*	24,369.00	
	RENEWAL SEPZI	DUVAL LANDSCAPE MAINTENANCE LLC			24,369.00 001470
12/10/21 00385	11/22/21 41049 202111 330-57200-6 PET WASTE BAGS NOV21	52000	*	84.00	
	11/22/21 41049 202111 330-57200-6	33100		129.00	
		FIRST COAST SCOOPERS			213.00 001471
, .,	GENERAL COUNSEL OCT21				
		KE LAW GROUP PLLC			454.00 001472
12/10/21 00346	11/01/21 MURA5874 202111 330-57200-4 PREMIUM WEBSITE NOV21	9000	*	45.00	
		NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001473
12/10/21 00343	11/10/21 22260 202111 330-57200-6 HOG TRAPPING NOV21	33100	*	506.00	
	11/17/21 22355 202111 330-57200-6	33100	*	900.00	
	HOG REMOVAL NOVZI	QUICK CATCH INC			1,406.00 001474
12/10/21 00163	12/01/21 70 202112 330-57200-3 JANITORIAL DEC21	34200	*	733.33	
	12/01/21 70 202112 330-57200-4 POOL MAINT DEC21	6400	*	1,158.33	
	12/01/21 70 202112 330-57200-3 FACILITY MONITOR DEC21	34800	*	2,131.75	
	12/01/21 70 202112 330-57200-3 FACILITY MANAGEMENT DEC21	34000	*	5,373.42	
	12/01/21 70 202112 330-57200-3 FACILITY ATTENDANTS DEC21	34300	*	1,427.00	
	12/01/21 70 202112 330-57200-3 FACILITY ATTENDANTS-CRED	34300	*	361.77-	
	12/01/21 70 202112 330-57200-3 FIELD OPERATIONS DEC21	34100	*	4,515.33	
	12/01/21 70 202112 330-57200-3 FACILITY MAINT DEC21	34400	*	4,316.33	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/28/22 PAGE 2
\*\*\* CHECK DATES 12/01/2021 - 01/31/2022 \*\*\* TURNBULL CREEK CDD

	BANK C	C TURNBULL HANCOCK			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	12/01/21 70 202112 330-57200-34900	0	*	1,612.00	
	COMMON AREA WASTE DEC21 12/01/21 70 202112 330-57200-34700	0	*	226.83	
	PROGRAM DIRECTOR DEC21	VERSIDE MANAGEMENT SERVICES, INC			21,132.55 001475
12/10/21 00377	11/16/21 458300 202111 320-53800-46700 TREE REMOVAL NOV21			2,200.00	
		BERT'S TREE SERVICE, INC.			2,200.00 001476
12/10/21 00119	10/28/21 S9947 202110 330-57200-63100 POOL GATE REPAIR OCT21	0		410.00	
	SEC	CURITY 101			410.00 001477
12/10/21 00175	11/10/21 10132 202111 330-57200-63100 REPLACE SHADE TOP NOV21	0		1,989.00	
	REPLACE SHADE TOP NOV21	UTHERN RECREATION			1,989.00 001478
12/10/21 00004	8/31/21 00000971 202108 310-51300-48000	0	*	89.75	
	BOS MEETING SCHED. AUG21 8/31/21 00000971 202108 300-13100-10200		*	2.30	
	FINANCE CHARGE 10/31/21 00001008 202110 300-13100-10200 FINANCE CHARGE	0	*	3.47	
		E ST. AUGUSTINE RECORD			95.52 001479
12/10/21 00039	11/15/21 8009311 202111 330-57200-46600			115.50	
	PEST CONTROL NOV21 11/15/21 8009929 202111 330-57200-46600	0	*	78.75	
	PEST CONTROL NOV21 TUR	RNER PEST CONTROL			194.25 001480
12/16/21 00362	11/09/21 110921 202111 330-57200-63100	0	*	228.65	
	REPL AMPS & REC POOL AREA 11/29/21 112921 202111 330-57200-63100		*	190.00	
	REPL RECEP/COVER POSITANO 12/03/21 120321 202112 330-57200-63100	0	*	390.00	
	INSTALL AMP, REC SAN GLAC ALF	FRED W GROVER			808.65 001481
12/16/21 00386	11/30/21 11302021 202110 300-36900-10300		*	50.00	
	RENTAL REFUND-CANCELLED ANG	GELA SWARTZ-STANLEY			50.00 001482
12/16/21 00016	12/01/21 284 202112 310-51300-34000 DEC MANAGEMENT FEES	0	*	3,750.00	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/28/22 PAGE 3
\*\*\* CHECK DATES 12/01/2021 - 01/31/2022 \*\*\* TURNBULL CREEK CDD

CHECK DATES 12/01/2021 - 01/31/2022	BANK C TURNBULL HANCOCK			
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT AC	TO VENDOR NAME CCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/01/21 284 202112 310-51 DEC WEBSITE ADMIN		*	100.00	
12/01/21 284 202112 310-51 DEC INFO TECH	1300-35100	*	150.00	
12/01/21 284 202112 310-5: DEC DISSEMINATION AG		*	166.67	
12/01/21 284 202112 310-53		*	.33	
OFFICE SUPPLIES 12/01/21 284 202112 310-53	1300-42000	*	5.83	
POSTAGE 12/01/21 284 202112 310-51	1300-42500	*	46.65	
COPIES	GOVERNMENTAL MANAGEMENT SERVIC	ES		4,219.48 001483
12/16/21 00375 12/05/21 876 202111 310-53		*	1,023.87	
NOV GENERAL COUNSEL 12/05/21 877 202111 310-5 NOV MONTHLY MEETING	1300-31500	*	1,646.70	
NOV MONIHLY MEETING	KE LAW GROUP PLLC			2,670.57 001484
12/16/21 00346 12/01/21 MURA5875 202112 330-5	7200-49000	*	45.00	
DEC MERSITE	NEIGHBORHOOD PUBLICATIONS, INC	•		45.00 001485
12/16/21 00041 12/01/21 13129560 202112 330-5	7200-46500	*	928.37	
DEC POUL CREMICALS	POOLSURE			928.37 001486
12/16/21 00361 12/06/21 194581 202112 330-5° INST/REMOVE CHR. LIGH	7200-49600	*	2,580.00	
INST/REMOVE CAR. LIGH	POSEY FAMILY OUTDOOR SERVICE			2,580.00 001487
12/16/21 00383 11/24/21 11597 202111 320-53 REMOVE OAK TREE	3800-46700	*	370.00	
11/24/21 11598 202111 320-53 INSTALL MULCH NOV	3800-46700	*	400.00	
12/01/21 11770 202112 320-5: DEC LANDSCAPE MAINTER	3800-46600	*	23,454.00	
12/08/21 11797 202112 320-53 REPLACE PALM TREE	3800-46700	*	3,360.00	
REPLACE FALM TREE	TRIMAC OUTDOOR			27,584.00 001488
12/22/21 00362 12/16/21 121621 202112 330-5 TROUBLE SHOOT CLOCK I	7200-63100	*	228.00	<b>-</b>
	ALFRED W GROVER			228.00 001489

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/28/22 PAGE 4
\*\*\* CHECK DATES 12/01/2021 - 01/31/2022 \*\*\* TURNBULL CREEK CDD

CHIECK BITTLE	B	ANK C TURNBULL HANCOCK			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
12/22/21 00269	12/01/21 709524 202112 300-15500-	10000	*	1,479.00	
	01/01-03/31 MONITORING	HIDDEN EYES LLC DBA			1,479.00 001490
12/22/21 00382	10/22/21 2676 202110 330-57200-	63100	*	260.00	
	DOOR PAINT REPAIR	JOSEPH MCDOWELL DBA			260.00 001491
	11/01/21 13129560 202111 330-57200-		*		
	MON DOOL CHEMICALC				954 91 001492
	NOV POOL CHEMICALS				
12/22/21 00163	11/01/21 69 202111 330-57200- NOV JANITORIAL	34200	*	733.33	
	11/01/21 69 202111 330-57200-	46400	*	1,158.33	
	NOV POOL MAINTENANCE 11/01/21 69 202111 330-57200-	34800	*	2,131.75	
	NOV FACILITY MONITOR 11/01/21 69 202111 330-57200-	34800	*	.56	
	NOV FAC MONITOR CREDIT 11/01/21 69 202111 330-57200-	34000	*	5,373.42	
	NOV FACILITY MANAGEMENT				
	11/01/21 69 202111 330-57200- NOV FACILITY ATTENDANTS		^	1,427.00	
	11/01/21 69 202111 330-57200- NOV FAC ATTEND CREDIT	34300	*	341.79-	
	11/01/21 69 202111 330-57200- NOV FACILITY OPERATIONS	34100	*	4,515.33	
	11/01/21 69 202111 330-57200-	34400	*	4,316.33	
	NOV FACILITY MAINTENANCE 11/01/21 69 202111 330-57200-	34900	*	1,612.00	
	NOV COMM AREA WASTE 11/01/21 69 202111 330-57200-	34700	*	226.83	
	NOV PROGRAM DIRECTOR 12/13/21 71 202111 330-57200-		*	183.68	
	NOV FACTITTY MATNTENANCE				
		RIVERSIDE MANAGEMENT SERVICES, INC			21,336.77 001493
12/22/21 00096	12/21/21 12212021 202112 310-51300- 2021 REAL ESTATE POSTAGE	42000		258.28	
	ZUZI REAL ESTATE POSTAGE	ST. JOHNS COUNTY TAX COLLECTOR			258.28 001494
12/22/21 00383	11/08/21 11542 202110 320-57200-	43400	*	390.00	
	REPLACE SPRAY HEADS/NOZ				390.00 001495

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/28/22 PAGE 5
\*\*\* CHECK DATES 12/01/2021 - 01/31/2022 \*\*\* TURNBULL CREEK CDD

*** CHECK DATES	12/01/2021 - 01/31/2022 ***  TURNBULL CREEK CDD BANK C TURNBULL HANCOCK			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAM DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	E STATUS	AMOUNT	CHECK
	12/13/21 8087618 202112 330-57200-46600	*	115.50	
	DEC PEST CONTROL 12/13/21 8088223 202112 330-57200-46600	*	78.75	
	DEC PEST CONTROL  TURNER PEST CONTROL		19	94.25 001496
1/06/22 00308	11/20/21 11202021 202111 330-57200-49300	*	370.33	
	FY22 MUSIC LICENSE ASCAP		3'	70.33 001497
1/06/22 00205	ASCAP  12/31/21 71163	*	1,224.33	
	DEC LAKE MAINTENANCE FUTURE HORIZONS INC		1,2:	24.33 001498
	FUTURE HORIZONS INC  1/03/22 938 202112 310-51300-31500	*	2,338.79	
	DEC GENERAL COUNSEL  KE LAW GROUP PLLC		2,3	38.79 001499
1/06/22 00041	1/01/22 13129560 202201 330-57200-46500	*	928.37	
	JAN POOL CHEMICALS  POOLSURE		9:	28.37 001500
1/06/22 00163	1/01/22 72 202201 330-57200-34200	*	733.33	
	JAN JANITORIAL SERVICES 1/01/22 72 202201 330-57200-46400	*	1,158.33	
	JAN POOL MAINTENANCE 1/01/22 72 202201 330-57200-34800	*	2,131.75	
	JAN FACILITY MONITOR 1/01/22 72 202201 330-57200-34800	*	120.95-	
	1/01/22 MEMO 1/01/22 72 202201 330-57200-34000	*	5,373.42	
	JAN FACILITY MANAGEMENT 1/01/22 72 202201 330-57200-34300	*	1,427.00	
	JAN FACILITY ATTENDANTS 1/01/22 72 202201 330-57200-34300	*	763.03-	
	1/01/22 MEMO 1/01/22 72 202201 330-57200-34100	*	4,515.33	
	JAN FIELD OPERATIONS 1/01/22 72 202201 330-57200-34400	*	4,316.33	
	JAN FIELD MAINTENANCE 1/01/22 72 202201 330-57200-34900	*	1,612.00	
	JAN COM AREA WASTE COLLTN 1/01/22 72 202201 330-57200-34700	*	226.83	
	JAN PROGRAM DIRECTOR RIVERSIDE MANAGEMENT S	ERVICES, INC	20,6	10.34 001501

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/28/22 PAGE 6

*** CHECK DATES 12/01/2021 - 01/31/2022 *** TURNBULL CREEK CDD  BANK C TURNBULL HANCOCK	CHECK REGISTER	RUN 2/20/22	PAGE 0
CHECK VEND#INVOICE EXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/06/22 00124 12/16/21 17153A 202112 330-57200-63100	*	375.00	
QRTLY PM SOUTHEAST FITNESS REPAIR			375.00 001502
1/06/22 00175 12/22/21 10167 202112 330-57200-63100	*	4,589.00	
INSTALL & RMV SWING SOUTHERN RECREATION			4,589.00 001503
1/06/22 00383	*	23,454.00	
JAN LANDSCAPE MAINTENANCE TRIMAC OUTDOOR			23,454.00 001504
1/06/22 00303	*	2,709.41	
10/28/21 SJC TAX EXCS FEE 1/05/22 01052022 202201 300-20700-10500	*	2,110.,1	
11/04/21 SJC TAX DIST 1 1/05/22 01052022 202201 300-20700-10500	*	7,788.42	
11/17/21 SJC TAX DIST 2 1/05/22 01052022 202201 300-20700-10500	*	20,882.00	
11/22/21 SJC TAX DIST 3  TURNBULL CREEK CDD-HANCOCK 2016			33,796.57 001505
1/13/22 00205 11/30/21 70684 202111 320-53800-46800	*	1,224.33	
			1,224.33 001506
FUTURE HORIZONS INC  1/13/22 00016  1/01/22 285	*	3,750.00	
1/01/22 285 202201 310-51300-55000	*	100.00	
1/01/22 285 202201 310-51300-35100 JAN INFORMATION TECH	*	150.00	
1/01/22 285 202201 310-51300-31300	*	166.67	
JAN DISSEM AGENT SERVICES 1/01/22 285 202201 310-51300-51000 OFFICE SUPPLIES	*	.78	
1/01/22 285 202201 310-51300-42000 POSTAGE	*	19.98	
1/01/22 285 202201 310-51300-42500 COPIES	*	2.70	
1/01/22 285 202201 310-51300-41000 TELEPHONE	*	91.59	
1/01/22 285 202201 300-13100-10200 ST AUG RECORD FIN CHRG CR	*	5.77-	
SI AUG RECORD FIN CHRG CR GOVERNMENTAL MANAGEMENT SERVICES	3		4,275.95 001507
		<b></b>	<b>-</b>

AP300R YEAR-TO-DA	TE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/28/22	PAGE 7
*** CHECK DATES 12/01/2021 - 01/31/2022 ***	TURNBULL CREEK CDD	
	BANK C TURNBULL HANCOCK	

	BA	ANK C TURNBULL HANCOCK			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/20/22 00262	1/02/22 10453421 202201 330-57200-4 FY22 MUSIC LICENSE FEE		*	391.00	
		BMI			391.00 001508
1/20/22 00205	1/12/22 71365 202201 320-57200-4	43400	*	174.62	
	AERATOR SERVICE-FOND #2	FUTURE HORIZONS INC			174.62 001509
1/20/22 00346	1/U1/22 MURA58/6 2U22U1 33U-5/2UU-4	49000	*	45.00	
	JAN WEBSITE	NEIGHBORHOOD PUBLICATION	S, INC.		45.00 001510
1/20/22 00387	1/12/22 237 202201 330-57200-6 PICKLEBALL CT-STRIPE SGL	63100	*	1,000.00	
		PRO SEALED ASPHALT INC			1,000.00 001511
1/20/22 00004	12/31/21 I0335157 202105 310-51300-4	48000	*	139.12	
	NOTICE OF MEETING 05/05	THE ST. AUGUSTINE RECORD			139.12 001512
1/20/22 00383	1/17/22 12550 202201 320-53800-4	46700	*	2,751.88	
		TRIMAC OUTDOOR			2,751.88 001513
1/20/22 00039	1/03/22 8158573 202201 330-57200-4 JAN PEST CONTROL	46600	*	121.28	
	1/03/22 8159231 202201 330-57200-4	46600	*	82.69	
	JAN PEST CONTROL	TURNER PEST CONTROL			203.97 001514
1/26/22 00376	11/16/21 2630-R 202111 330-57200-6	63100	*	660.00	
	RPRS TO TENNIS COURT	FENCED UP			660.00 001515
1/26/22 00385	12/16/21 41517 202112 330-57200-6	63100	*	138.00	
	CASE OF PET WASTE BAGS 1/24/22 41981 202201 330-57200-6 CASE PET WASTE BAGS	63100	*	138.00	
		FIRST COAST SCOOPERS			276.00 001516
		TOTAL	FOR BANK C	218,420.20	
		TOTAL	FOR REGISTER	218,420.20	

### **Alpha Dog Security**

110 Cumberland Park Dr Suite 106 Saint Augustine, FL 32095 9042574295

TO: Turnbull Creek CDD (Murabella)

101 W Positano AVE

**CUSTOMER NAME** 

Turnbull Creek CDD

9042574295

Saint Augustine, FL 32092

**CUST NO** 

11705

## **INVOICE**

Invoice Number

Invoice Date

19793

11/15/2021

Customer Number

Terms

11705

**Due On Receipt** 

**TERMS** 

Due On Receipt

**REMIT:** 

**Alpha Dog Audio Video Security** 

110 Cumberland Park Dr

Suite 106

Saint Augustine, FL 32095

**INVOICE DATE** 

11/15/2021

-	, ,		
Description	Rate	Quantity	Amount
Turnbull Creek CDD (Murabella) - 101 W Positano AVE Saint Augustin	e, FL 32092		
Install Access System	\$3,150.00	1.00	\$3,150.00
Alarm.com Cloud Access Control: 11/15/2021 - 11/30/2021	\$30.00	0.53	\$16.00
		Subtotal	\$3,166.00
		Taxes	\$0.00
		Total	\$3,166.00
	Payn	nents/Credits	\$0.00
		Net Due	\$3,166.00

PO NUMBER

0

## RECEIVED DEC 0 8 2021

As Of	Invoice No	Description	Amount	Net Due
11/15/2021	19793	Installation Services	\$3,166.00	\$3,166.00
Alpha Dog	g Audio	Video Security		
110 Cumberlan	d Park Dr			
Suite 106				
Saint Augustine	e, FL 32095			

## **Alpha Dog Security**

110 Cumberland Park Dr Suite 106 Saint Augustine, FL 32095 9042574295

Turnbull Creek CDD (Murabella)
101 W Positano AVE

Saint Augustine, FL 32092

## INVOICE

Invoice Number

Invoice Date

**20044**Customer Number

12/1/2021

11705

Terms

Due On Receipt

REMIT:

**Alpha Dog Audio Video Security** 

110 Cumberland Park Dr

Suite 106

Saint Augustine, FL 32095

Turnbull Creek CDD	11705	12/1/2021	Due On Receipt
CUSTOMER NAME	CUST NO I	PO NUMBER INVOICE DATE	TERMS

Description	Rate	Quantity	Amount
Turnbull Creek CDD (Murabella) - 101 W Positano AVE Saint Augustine, FL 3209.	2	A to the second and second	
Alarm.com Cloud Access Control: 12/01/2021 - 12/31/2021	\$30.00	1.00	\$30.00
		Subtotal	\$30.00
		Taxes	\$0.00
		Total	\$30.00
RECEIVED DEC 0 8 2021	Payr	ments/Credits	\$0.00
		Net Due	\$30.00

As Of	Invoice No	Description	Amount	Net Due
12/01/2021	20044	Contracted Services	\$30.00	\$30.00

## **Alpha Dog Audio Video Security**

110 Cumberland Park Dr Suite 106 Saint Augustine, FL 32095 9042574295




#### INVOICE

Date	Invaice No.
09/01/21	12939
Terms	Due Date
Net 40	10/11/21

#### BILL TO

AP Sanchez - Turnbull Creek

TURNBULL CREEK COMMUNITY DEVELOPMENT DIST

Attn: District Manager

475 WEST TOWN PLACE, SUITE #114

ST. AUGUSTINE, FL 32092

रा		

Murabella

475 WEST TOWN PLACE, SUITE

#114

ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$25,339.00	

Please detach top portion and return with your payment.

DESCRIPTION TOTAL #9694 - Turnbull Creek CDD- Renewal 2020 September 2021 \$25,339.00

 Total
 \$25,339.00

 Payments/Credits
 (\$0.00)

 Balance Due
 \$25,339.00

2770 1.320.53800, 46600 Sept Landscape maint

\$ 24,369.00

See beckup

Phone: (904) 885-3616 | Email: accounting@duvallandscape.com

#### November 15, 2021

#### Via Electronic Mail

Duval Landscape Maintenance, LLC 7011 Business Park Blvd. N Jacksonville, FL 32256

Email: michael@duvallandscape.com

Re: Turnbull Creek Community Development District

Dear Mr. Johnson,

As a follow up to our previous correspondence, I am writing again on behalf of the Turnbull Creek Community Development District ("District") Board of Supervisors regarding your invoice outstanding in the amount of \$25,339.00.

As you are aware, the District and Duval Landscape Maintenance, LLC ("Duval") previously entered into the Landscape and Irrigation Maintenance Agreement, dated August 14, 2018 ("Agreement"). The Agreement sets forth certain standards of service which Duval continuously failed to meet, which resulted in termination of the Agreement and selection of a replacement contractor. The District has engaged with Duval several times to remedy the deficiencies, which time required engagement by the District's legal counsel and costs incurred by the District in the additional amount of \$520.00. It is our understanding from the District's onsite staff that the majority of the outstanding deficiencies have been remedied.

This letter shall serve as final reconciliation and notice regarding payment and the District's intent to release \$24,369.00 to Duval as final payment due and owing under the Agreement, which amount reflects a reduction of \$450.00 for replacement of the cedar trees not maintained, which resulted in their decline, during Duval's tenure on property and \$520.00 for payment of legal fees directly incurred by the District in conjunction with Duval's deficiencies and breach of the Agreement. Acceptance of this amount shall serve as a release between the District and Duval as to all claims, known or unknown, pursuant to the Agreement.

Sincerely,

Ernesto Torres
District Manager

Enclosure

cc: Jennifer Kilinski – District Counsel (via e-mail)

Jim Schieszer – Operations Manager (via e-mail)

## Invoice

PO BOX 331130 Atlantic Beach, FL 32233

Date	Invoice #
11/22/2021	41049

Bill To						
Turnbull Creek CDD 101 West Positano Ave St. Augustine, FL 32092		Poop-Free s	since	Due Date	Accour	)t #
				11/22/2021		The state of the s
Service Description	,	Rate	# (	of Services	Amour	)t
10 Roll Case of Pet Waste Bags Trash Receptacle Liners (1 roll/50 bags) Pet Waste Station 10 Gallon Can with Lid Rases Tax- Duval County  RECEIVED DEC 0.8.1		69.00 15.00 129.00 7.50%		1		69.00 15.00 129.00 0.00
Thanks for making us #1 in the #2 Busine 904-338-4236 Email: andy@firstcoastscoopers.com	ss!		Invoid	ce	5	213.00
Please write you	r account number o	n your chec	k. Th	ank You	:	
Bill To		* New Pet? New	phone n	umber? Email?		The state of the s
Turnbull Creek CDD 101 West Positano Ave St. Augustine, FL 32092	* Thank you for your r	eferrals! \$20 paid Name and Pho	for eac	h sign up after full ber of referral:	month of serv	rice.
	* A Late Fee of \$20 pe	er month will be as	ssessed	for payments made a	fer the Due D	ate.
Account #	l					
		L.	Paym	ents/Credits		\$0.00
approved JALS			Total	Balance Due	\$	213.00

## **INVOICE**



P.O. Box 6386 Tallahassee, Florida 32314 Invoice # 551 Date: 11/04/2021 Due On: 12/04/2021

Turnbull CDD

#### **TURNBL-01**

#### **Turnbull Creek CDD - General**

001.310.51300.31500

Type	Date	Notes	Quantity	Rate	Total
Service	10/01/2021	Confer with onsite staff re: status of withholding funds and documentation for deficiencies; confer re: Trimac walk through and findings related to same	0.40	\$260.00	\$104.00
Service	10/04/2021	Review deficiency correspondence and photos and confer with staff re: status of Trimac/review of same	0.20	\$260.00	\$52.00
Service	10/06/2021	Update pond bank maintenance agreement and transmit edits to same upon engineer and contractor request	0.20	\$260.00	\$52.00
Service	10/09/2021	Review engineer correspondence on stormwater reporting; review EDR documents and guidelines and transmit implementation summary on same	0.20	\$0.00	\$0.00
Service	10/11/2021	Update pond bank agreement and transmit same; confer with DM re: outstanding Duval deficiencies and follow up on same	0.20	\$260.00	\$52.00
Service	10/12/2021	Transmit stormwater memo and confer with DM and staff on same; review on site staff's response to current deficiency notice to Duval and updates on same	0.20	\$260.00	\$52.00
Service	10/12/2021	Review OEDR's regulations related to wastewater and stormwater management facilities; prepare memorandum summarizing same; review reporting templates and prepare transmissions to District Manager and Engineer.	0.10	\$225.00	\$22.50
Service	10/15/2021	Review and send resolution updating registered agent for inclusion in agenda.	0.10	\$0.00	\$0.00
Service	10/15/2021	Confirm identity of registered agent and location of registered office on the DEO website; prepare resolution to change the registered agent and office to the district manager and district manager's office; correspondence regarding same.	0.30	\$225.00	\$67.50

Service	10/18/2021	Confer re: import fill pricing for construction contract	0.20	\$260.00	\$52.00
We are		and update contract on same; confer re: status of stormwater report information			
			Se unice transi stratini in um tina antiqui transica.	otal	\$454.00

#### **Detailed Statement of Account**

#### **Current Invoice**

		Total A	mount Outstanding	\$454.00
		0	utstanding Balance	\$454.00
551	12/04/2021	\$454.00	\$0.00	\$454.00
Invoice Num	ber Due On		nents Received B	alance Due

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

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

### Invoice



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

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	••	•	10		_	٦.	_	Ξ				2.5	

DATE

TOTAL DUE

DUE DATE

TERMS

ENCLOSED

MURA5874

11/01/2021

\$45.00

12/01/2021

Net 30

001.330.57200.49000

DATE ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Premium Version of Website	Fee for Premium Version of Website - www.mymurabella.com	1	45.00	45.00
TTO DO NO.	BALANCE DUE			\$45.00

Invoice

Quick Catch Inc 12627 San Jose Blvd Suite 205 Jacksonville, FL 32223 US admin@quick-catch.com www.quick-catch.com

BILL TO

Turnbull Creek CDD c/o Riverside Management

475 West Town Place Ste 114 Saint Augustine, FL 32092

INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22260	11/10/2021	\$506.00	11/24/2021	Net 14	e de maria antigen de la manda servicia de la compania de la compania de la compania de la compania de la comp

		001.330.5720	10.U310
DESCRIPTION		QTY	RATE
Hog Trapping Service Hog Trapping Service Inspection/Survi General Inspection General Inspection, Provide Rodent Rodent Provide Rodent Provide Rodent Ro	ey Camera/Trap Setup	1	595.00 -89.00
Turnbull Creek CDD Judy Howell** 2716 N Portofino Rd Saint Augustine, FL 32092	BALANCE DUE	\$:	506.00

RECEIVED DEC 0 8 2021

Quick Catch Inc 12627 San Jose Blvd Suite 205 Jacksonville, FL 32223 US admin@quick-catch.com www.quick-catch.com

**Invoice** 

BILL TO
Turnbull Creek CDD
101 W Positano Ave
Saint Augustine, FL 32092 USA

INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22355	11/17/2021	\$900.00	12/01/2021	Net 14	eta eta eta eta eta errolario arrolario del tradorio di Lucata de Lucata de Lucata de Lucata de Lucata e e Luc L

DESCRIPTION

Hog Removal Up to 100 lbs
Hog Removal Up to 100 lbs
Judy Howell\*\*
2716 N Portofino Rd
Saint Augustine, FL 32092

001.330.57200. U3\00
ATE

12 75.00

\$900.00

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

## Invoice

\$21,132.55

**Balance Due** 

Invoice #: 70

Invoice Date: 12/1/2021 Due Date: 12/1/2021

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
1,330.57200.34200 - Janitorial Services - December 2021		733.33	733.33
1,330,57200,46400 - Pool Maintenance Services - December 2021		1,158.33	1,158.33
1.330.57200.34800 - Facility Monitor - Turnbull Creek - December 2021		2,131.75	2,131.75
1.330.57200.34000 - Facility Management - Tumbull Creek - December 2021		5,373.42	5,373.42
1.330.57200.34300 - Facility Attendants - Turnbull Creek - December		1,427.00	1,427.00
1.330.57200.34300 - Facility Attendants - Turnbull Creek - Credit Memo		-361.77	-361.77
1.330.57200.34100 - Field Operations - Turnbull Creek - December 2021		4,515.33	4,515.33
1.330.57200.34400 - Facility Maintenance - Turnbull Creek - December 2021		4,316.33	4,316.33
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - December 2021		1,612.00	1,612.00
1.330.57200.34700 - Program Director - Turnbull Creek - December 2021		226.83	226.83
RECEIVED DEC 0 7 2021			
	Total	was a same a	\$21,132.55
	Payme	nts/Credits	\$0.00

RMW 12,2,21

## Riverside Management Services

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

Turnbull Creek CDD Monthly Credit Memorandum

DATE:

December 1, 2021

FROM:

Rich Whetsel

TO:

**RMS Billing Department** 

SUBJECT:

November Adjustment - Monthly Invoice Adjustment for November 2021 Hourly

Services

Please adjust December 2021 invoice to reflect the actual hours worked for the month of November 2021 for the following services.

		<u>Hours</u>	<u>Hourly</u> <u>Rate</u>	<u>Total</u>	<u>Billed</u>	Credit <u>Amount</u>
0	Facility Monitor	115.23	\$18.50	\$2,131.75	\$2,131.75	\$0
9	Facility Attendant	57.58	\$18.50	\$1,065.23	\$1,427.00	\$361.77

#### TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT FACILITY MONITOR BILLABLE HOURS FOR THE MONTH OF NOVEMBER 2021

Date	Hours	Employee	Description
11/2/21	4.25	J.M.	Completed daily checklist, answered calls, closed up
11/3/21	4.08	J.M.	Completed daily checklist, answered calls, closed up
11/4/21	2.03	M.S.	Completed daily checklist, answered calls, closed up
11/5/21	8	T.W.	Completed daily checklist, answered calls and emails
11/5/21	4.18	J.M.	Completed daily checklist, answered calls, closed up
11/8/21	6.75	T.W.	Completed daily checklist, answered calls, closed up
11/9/21	4.18	J.M.	Completed daily checklist, answered calls, closed up
11/10/21	4.22	J.M.	Completed daily checklist, answered calls, closed up
11/11/21	4.12	M.S.	Completed daily checklist, answered calls, closed up
11/12/21	8	T.W.	Completed daily checklist, answered calls and emails
11/12/21	4.13	J.M.	Completed daily checklist, answered calls, closed up
11/15/21	5.5	T.W.	Completed daily checklist, answered calls and emails
11/16/21	4.25	J.M.	Completed daily checklist, answered calls, closed up
11/17/21	4,17	J.M.	Completed daily checklist, answered calls, closed up
11/18/21	2.2	M.S.	Completed daily checklist, answered calls, closed up
11/19/21	8	T.W.	Completed daily checklist, answered calls and emails
11/19/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
11/21/21	2.65	T.W.	Completed daily checklist, answered calls, closed up
11/22/21	4	T.W.	Completed daily checklist, answered calls and emails
11/23/21	6	T.W.	Completed daily checklist, answered calls and emails
11/23/21	2.17	M.S.	Completed daily checklist, answered calls, closed up
11/29/21	6	T.W.	Completed daily checklist, answered calls and emails
11/30/21	8	T.W.	Completed daily checklist, answered calls and emails
11/30/21	4.12	J.M.	Completed daily checklist, answered calls, closed up

115.23

#### TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT FACILITY ATTENDANT BILLABLE HOURS FOR THE MONTH OF NOVEMBER 2021

57.58



Suite 114

Turnbull Creek CDD

475 W. Town Place

## Robert's Tree Service, Inc.

5846 County Road 218 Jacksonville FL 32234 904-289-9199

Email:robertstreeserviceinc@yahoo.com

# Invoice

Number: 458300

Date:

November 16, 2021

Job Location:

Murabella 2840 S. Portofino Road S. Augustine, FL 32092

St. Augustine, FL 32092			THE, EH 32092
PO Number		Terms	Project

Date	Description	Name of the last o		Amount
11-03-21	Tree Removal	per Con	tract # 20204	2,200.00
1.320.53800.46700	:	en entre de la company de la c	001.320.53800.467	0
		New terminal		
		Average de la constant de la constan		
		e i de la companya de		
	;			
			Total	\$2,200.00



# Invoice

TNTSI, Inc. 8110 Cypress Plaza Dr., Suite 304 Jacksonville, FL 32256 904-260-9101

Date	Invoice #
10/28/2021	S9947

Bill To	
Mura Bella Amenity Center 101 West Positano Avenue St. Augustine, FL 32092 USA	

001.330.57200.43100

Please Remit Payment To: 8110 Cypress Plaza Dr.,Suite 304 Jacksonville, FL 32256

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
	Service Ticket #164361 dated for 10/22/2021 requested by Erick Hutchison Phone request (emergency): Eric called to report the pool gate is not working, and is hot to the touch.  10/22/2021: Hours of Service Labor from 03:45 PM to 06:45 PM 10/22/2021: Trip Charge  Resolution of Service Ticket #164361: 10/22 - Found that the H ID card raider on the pool gate is malfunctioning. Also found that the small mag lock on the gate is faulty with very bad wiring, and needs to also be replaced inform customer of that and he is OK. Took some pictures of the maglock made it and will turn those in for proper quote. Gate is unlocked and open at this time, and until the mag lock can be replaced.  10/28 - Eric- following up on this. Let us know if you'd like for us to quote installing new equipment. email from customer: Hi Jason, Please hold for now. Thank you!  Tax Exempt Certificate #85-8013325158C-1  Sales Tax  RECEIVED DEC 0 8 2021	0.00%	345.00
ank you for yo	ur dusiness,	Total	\$410.00

Southern Recreation, Inc.

4060 Edison Avenue Jacksonville, FL 32254 www.southernrecreation.com

# Invoice

DATE	INVOICE#
11/10/2021	10132

BILL TO	
Turnbull Creek CDD c/o Riverside Management Services 101 W. Positano Ave. St. Augustine, FL 32092	

P.O. NUMBER

SHIP TO	
MuraBella St. Augustine, FL	

		P.O. N	IUMBER	TERMS	REP		SHIP		NVOICE NO.	
		Pro	posal	Due on receipt	TR	1	1/10/2021			
QUANTITY	ITEM (	CODE		DESCRIPTIO	N		PRICE E	ACH	AMOUNT	
Invoice Due Hand	Shade FRT INST		Freight Char Installation	lacement Shade Top rges	<b>U310</b>	O	1	,650.00 89.00 250.00	1,650.00 89.00 250.00	
Invoice Due Upon Reco Thank You!	eipt					Total				

Total \$1,989.00 Payments/Credits \$0.00 **Balance Due** \$1,989.00



#### Questions on this invoice call:

(866) 470-7133 Option 2 Ghbillinginguiries@ccc.gannett.com

START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE		TIMES RUN	18	nett.com
07/31 08/26 08/31 08/26 08/26 08/26 08/26	P182606 MC-596704-08312021 I03372213-08262021 I03372213-08262021	Balance Forward Payment - Lockbox 1416 Finance Charges FY BOS REG MTG SCHEDULE FY BOS REG MTG SCHEDULE	SA St Augustine Record SA St Aug Record Online	1.00 × 5.0000 1.00 × 5.0000	5	. 1	\$8.98 \$8.97	Ψ17.0
		PREVIOUS AMOUN  NEW CHARGES THIS  CASH THIS  DEBIT ADJUSTMENTS THIS  CREDIT ADJUSTMENTS THIS  We a  ERIOUSLY DELINQUENT. THE T	S PERIOD: S PERIOD: PERIOD: PERIOD: Period: Period:	\$2,989.85 \$89.75 (\$475.68) \$2.30 \$0.00				

PLACED WITH AN OUTSIDE SOURCE FOR COLLECTIONS. TO PREVENT THIS ACTION CONTACT YOUR SALES REP.

4C 1.310.51300.48090 

INVOICE AND STATE	EMENT OF ACCOUNT	AGING OF PAST DUE	ACCOUNTS * UNAPPLIED	AMOUNTS ARE INCLUDED IN TOTAL A	AMOUNT DUE
21 CURRENT NET AMOUNT	22 30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	
\$92.05	\$2,360.77	\$7.14	£440.00		23 TOTAL AMOUNT DUE
	25	Ψ7.14	\$146.26	\$0.00	\$2,606.22
	1 BILLING PERIOD	6 BILLED ACCOUNT N	ADVERTISER INFORMATION  OMBER 7 ADVERTISER/CL	Name of the last o	
	08/01/2021 - 08/31/20				ADVERTISER/CLIENT NAME
MAKE CHECKS PAYARI E		27 10409	1840	9 TURNBULL	CREEK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261

The St. Augustine Record

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	DEDI	00							
T		<del></del>				2			ADVE	RTISE	R/CLIENT NAME	
1)		_	08/01/2021 -	08/	31/2021		TU	JRN	BULL CF	REE	K CDD/MUI	RA BELLA/
7704.94	COMPANY	23	TOTAL AM	IOUN	NT DUE	*	UNAPPLIE			3		MS OF PAYMENT
ord Dept 1261	SA 7		\$2,60	6.22	2		\$0.	.00			NET	15 DAYS
	21 CU	RREN	NET AMOUNT	22	30 DAYS				60 DAYS	Ь_	CDD/MUI TERM NET	
	l	¢0	2.05		20.00-				UU DAIG			OVER 90 DAYS
			2.05	Ĺ	\$2,360.7	7	İ		\$7.14		i i	\$146.26
ICE CTATELLES	4 PAGI	E#	5 BILLING DATE	=	6 BILLED AC	COUNT N	UMBER	7 7	ADVERTISE	D/CLI	ENTAUMER	,
ICE and STATEMENT	1		08/31/2021	1				<del> </del> -				24 STATEMENT NUMBER
			00/01/202	<u>'</u>	18	409		<u></u>	18	3409	9	0000097117
BILLING ACCOUNT NAME AND ADDRESS							T <sub>0</sub> T					



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

REMITTANCE ADDRESS

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

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#### Legal Ad Invoice

# The St. Augustine Record

Send Payments to: The St. Augustine Record Dept 1261 PO BOX 121261 Dallas, TX 75312-1261

Acct: 18409

19049405850

Name: TURNBULL CREEK CDD/MURA BELLA/

Address: 475 W TOWN PLACE

ROOM 114

City: SAINT AUGUSTINE

State: FL

**Zip**: 32092

Ad Number: 0003372213-01

08/26/2021

Caller: Sarah Sweeting

Paytype:

Start:

Phone:

E-Mail:

Client:

Stop:

BILL 08/26/2021

Placement: SA Legals

Issues: 1

Rep: Dylan ISC-Abeyta

Copy Line: NOTICE OF MEETINGS TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the Tu

Lines 58 Depth 5.00 Columns 1

Price

\$89.75

TURNBULL CREEK CDD/MURA BEL

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 2022 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 9, 2021 January 11, 2022 March 8, 2022 May 10, 2022 (budget approval) June 14, 2022 August 9, 2022 (budget adoption) September 13, 2022

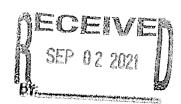
August 9, 2022 (budget adopnon)
September 13, 2022

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 verbalim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres

Ernesto Torres Manager 3372213 August 26, 2021



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# 0003372213-01

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 BOS REG MTG SCHEDULE was published in said newspaper on 08/26/2021.

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
[X] physical presence or [1] online notarization  AUG 2 6 2021  this day of
by Who is personally known to me or who has produced as identification
Humberly & Leave
(Signature of Notary Public)



#### NOTICE OF MEETINGS TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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Any person requiring special accommo-

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Ernesto Torres Manager 3372213 August 26, 2021



#### Questions on this invoice call:

(866) 470-7133 Option 2 Ghbillinginguiries@ccc gannett com

10	Tid —				Ghonning	mquirics	wccc.gar	шен.сош
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	15	16 BILLED	17 TIMES	18	19
09/30			PRODUCT	SAU SIZE	UNITS	RUN	RATE	AMOUNT
1		Balance Forward						\$2,656.50
10/01	P185767	Payment - Lockbox 1436						\$-2,351,44
10/31	MC-614644-10312021	Finance Charges						
								\$3.47

PREVIOUS AMOUNT OWED:

\$2,656.50

NEW CHARGES THIS PERIOD:

\$0.00

CASH THIS PERIOD:

(\$2,351.44)

DEBIT ADJUSTMENTS THIS PERIOD:

\$3.47

CREDIT ADJUSTMENTS THIS PERIOD:

\$0.00

We appreciate your business.

Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.



001.310.51300.48000

INVOICE AND STAT	EMENT OF ACCOUNT	AGING OF PAST DUE	ACCOUNTS * UNAPPLIE	D AMOUNTS ARE INCLUDED IN TOTAL	LAMOUNT DUE
21 CURRENT NET AMOUNT	22 30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23 TOTAL AMOUNT DUE
\$3.47	\$73.89	\$92.05	\$0.00	\$0.00	\$308.53
	25 BILLING PERIOD	6 BILLED ACCOUNT N	ADVERTISER INFORMAT		ADVERTISER/CLIENT NAME
WALE OUT OF THE PARTY OF THE PA	10/01/2021 - 10/31/202	1 18409	1840	09 TURNBUL	L 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.

#### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record

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

#### ADVERTISING INVOICE and STATEMENT

		BILLING	PERIOD		ADVERTISER/CLIENT NAME					
	<u> </u>	10/01/2021 -	10/31/20	)21	T	TURNBULL CREEK CDD/MURA BELLA/				
COMPANY	23	TOTAL AN	OUNT DL	JE _	* UNAPPLI	DAM	OUNT	3	TER	MS OF PAYMENT
SA 7		\$308	3.53		\$0	.00			NET	15 DAYS
21 C	URREN	IT NET AMOUNT	22	30 DAYS			60 DAYS	<u></u>		OVER 90 DAYS
,		3.47		\$73.89			\$92.05	i		\$0.00
4 PAC	SE#	5 BILLING DAT	E 6	BILLED ACCO	OUNT NUMBER	7	ADVERTISE	R/CLIEN	NUMBER	24 STATEMENT NUMBER
1		10/31/202	1	184	09	Т	18	3409		0000100864

BILLING ACCOUNT NAME AND ADDRESS

The St. Augustine Record Dept 1261 PO Box 121261

REMITTANCE ADDRESS

Dallas, TX 75312-1261

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

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### **Turner** Pest **Control**

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE:

8009311

DATE:

11/15/2021

ORDER:

8009311

Bill To: [129708]

Turnbull Creek CCD 475 W Town PI Ste 114 Saint Augustine, FL 32092-3649 Wink

Location: [129708]

904-589-4783

Murabella Owners Assoc Inc

101 W Positano Saint Augustine, FL 32092-4787

M1 330 57000 1/10000

Work Date Time Target Pest Tachnician  Purchase Order Terms Last Service Map Code  NET 30 11/15/2021  Service Description  CPCM Commercial Pest Control - Monthly Service  SUBTOTAL TAX AMT. PAID TOTAL  NOV 2 9 2021  AMOUNT DUE	A A A S & S & S & S & S & S & S & S & S
CPCM  Commercial Pest Control - Monthly Service  SUBTOTAL  TAX  AMT. PAID  TOTAL  NOV 2 9 2021	Time 12:33 PM Time C 01:11 PM
Commercial Pest Control - Monthly Service  SUBTOTAL TAX AMT. PAID TOTAL  NOV 2 9 2021	
SUBTOTAL TAX AMT. PAID TOTAL	Price
NOV 2 9 2021	\$115.50
	\$115.50 \$0.00 \$0.00 \$115.50
For 1 Physique parallel (Manufage parallel manufage parallel manuf	\$115.50
TECHNICIAN SIGN	ATURE
CUSTOMER SIGNA	ATURE

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.

Then by acknowledge the satisfactory completion of all services rendered and affect to pay the cost of services as specified above.

# Service Slip/Invoice

INVOICE:

8009929

DATE:

11/15/2021

ORDER:

8009929

Turner
Pest
Control

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 952503 • Atlante, Georgia 31192-2503 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Bill To:

[129708]

Turnbull Creek CCD 475 W Town PI 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

001 330 57200. 46600

Work Date Ti 11/15/2021 12:	me 33 PM	Target Pest	Techn	cian.		Time in 12:33 PM
Purchase Or	्राह्य	Terris NET 30	Last Service 11/15/2021	Map Code		Time Out 01:10 PM
Service CPCM	)	Commercial Past C	ontrol - Monthly Service	Description		<b>Price</b> \$78.75
Graw		Commercial Fest O			SUBTOTAL TAX AMT. PAID TOTAL	\$78.75 \$0.00 \$0.00 \$78.75
				9 2021	AMOUNT DUE	<b>\$78.75</b>
					 TECHNICIAN SIGNA	
					CUSTOMER SIGNA	TURE

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 accused expenses in the event of collection.

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



11/9/2021

110921

DATE:

INVOICE #

#### Alfred W. Grover, Electrical Contractor

1304 Padola Road St Augustine, FL 32092 215-847-5339 awg7422@gmail.com

FL License: EC 13010167

Bill To:

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



Job Location:

Murabella Amenty Center, St Augustine, Florida

DESCRIPTION OF WORK	Al	TNUON
1) Replaced 2, 20 amp, 120 volt weather resistant GFCI receptacles and 2		
outdoor in-use GFCI covers in pool area		
001.330.57200.43100 Repairs		
Materials:		88.65
Labor: 1 electrician 2.0 hours @ \$70 per hour		140.00
Worked ordered by Jim Schieszer		
Work completed 11/9/2021		
TOTAL	\$	228.65

Please make check payable to: Alfred W. Grover

#### Alfred W. Grover, Electrical Contractor

1304 Padola Road St Augustine, FL 32092 215-847-5339

awg7422@gmail.com

FL License: EC 13010167

#### Bill To:

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

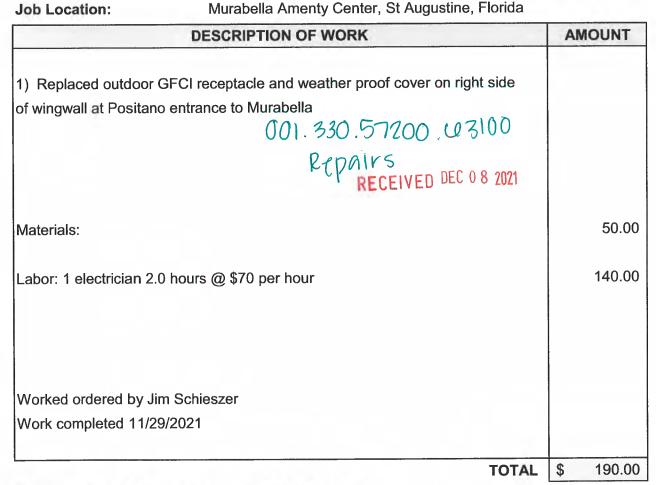
Murabella Amenty Center, St Augustine, Florida

DATE

INVOICE #

11/29/2021

112921



Please make check payable to: Alfred W. Grover



12/3/2021

120321

DATE:

**INVOICE**#

#### Alfred W. Grover, Electrical Contractor

1304 Padola Road St Augustine, FL 32092 215-847-5339 awg7422@gmail.com

FL License: EC 13010167

Bill To:

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



Job Location:

Murabella Amenty Center, St Augustine, Florida

DESCRIPTION OF WORK	AMOUNT
1) Installed 3, 20 amp, 120 volt weather resistant GFCI receptacles and 3 outdoor in-use GFCI covers at the San Giacomo entrance to Murabella  001.330.57200.03100	
Repairs ? Replacements	
Materials:	110.00
Labor: 1 electrician 4.0 hours @ \$70 per hour	280.00
Worked ordered by Jim Schieszer	
Work completed 12/3/2021	
TOTAL	\$ 390.00

Please make check payable to: Alfred W. Grover

From: Bernadette Peregrino bperegrino gyment com & Subject: Fwd: Rental check - Turnbull Creek
Date: December 3, 2021 at 12:32 AM
To: Alison Mossing amossing gyment com

Cc: Darrin Mossing dmossing@gmstnn.com

Alison,

Rental Revenue Refund.

Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com

Begin forwarded message:

From: Bernadette Peregrino <br/>
<a href="mailto:bperegrino@gmsnf.com">bperegrino@gmsnf.com</a>>

Subject: Re: Rental check

Date: November 30, 2021 at 6:32:27 PM EST

To: Murabella Manager < murabellamanager@rmsnf.com>

Cc: Margaret Bronson < mbronson@gmsnf.com >

Erick,

I do see a check deposited on 10/4 ck #1095 for \$50.00. FYI...please have residents make check-out to Turnbull Creek CDD name on checking account vs. Murabella.

Margaret,

Please issue check to resident for \$50.00 for rental revenue refund due to cancellation.



TC GF Deposit 10/4/21.pdf

Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com

On Nov 24, 2021, at 3:36 PM, Murabella Manager < murabellamanager@rmsnf.com > wrote:

Hi Bernadette and Margaret,

I'm not sure if I'd talk to either of you about this, but a resident claims that we cashed her check for her upcoming rental, but she decided to cancel. I usually don't send checks to the District until after the rental has concluded, but maybe I accidentally added it with the other checks? My question is how would I refund her money? Can we mail it? Her name is Angela Swartz-Stanley and her address is 233 S. Bellagio Dr St Augustine, FL 32092

Thanks!

JN 165

Erick Hutchison amenities manager

### **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

## **Invoice**

Invoice #: 284

Invoice Date: 12/1/21 Due Date: 12/1/21

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2021 (0).3(0.513.34006 Website Administration - December 2021 (00).3(0.513.55000 Information Technology - December 2021 (0).3(0.513.35100) Dissemination Agent Services - December 2021 (0).3(0.513.313)		3,750.00 100.00 150.00 166.67	3,750.00 100.00 150.00 166.67
Office Supplies 001.310.513.51000 Postage 001.310.51300.42000		0.33 5.83	0.33 5,83
Copies 001 - 310 - 513 - 425		46.65	46.65
RECEIVED DEC 0 6 2021			
	L Total		\$4 219 48

Total	\$4,219.48
Payments/Credits	\$0.00
Balance Due	\$4,219.48





P.O. Box 6386 Tallahassee, Florida 32314 Invoice # 876 Date: 12/05/2021 Due On: 01/04/2022

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

001.310.913.315

#### **TURNBL-01**

#### **Turnbull Creek CDD - General**

Туре	Date	Notes	Quantity	Rate	Total
Service	11/04/2021	Confirm publication of master meeting notice.	0.10	\$225.00	\$22.50
Service	11/05/2021	Review landscape proposals, prepare presentation to Board regarding legislative changes; review other materials in agenda package.	0.80	\$225.00	\$180.00
Expense	11/08/2021	Rental Car Expenses: JK - Travel monthly meeting	1.00	\$52.44	\$52.44
Service	11/09/2021	Review agenda package and prepare for Board meeting, including review of Duval invoice and confer re: legislative updates	0.60	\$260.00	\$156.00
Service	11/10/2021	Review correspondence on Duval deficiency; transmit meeting notes and confer with DM on same	0.20	\$260.00	\$52.00
Expense	11/11/2021	Hotel: JK - Lodging monthly meeting	1.00	\$91.75	\$91.75
Expense	11/11/2021	Meals: JK - meals monthly meeting	1.00	\$23.46	\$23.46
Expense	11/12/2021	Gas: JK - Travel monthly meeting	1.00	\$38.72	\$38.72
Service	11/13/2021	Confer re: outstanding legal amount for Duval deficiency letter; confer re: stop check and letter for same; transmit back up documentation	0.30	\$260.00	\$78.00
Service	11/15/2021	Prepare work authorization for landscaping enhancements; retrieve executed landscape maintenance agreement and save to file.	0.80	\$225.00	\$180.00
Service	11/15/2021	Draft final payment release to Duval and transmit to DM; review/edit Trimac addendum and confer with staff on same	0.40	\$260.00	\$104.00
Service	11/18/2021	Update Trimac work authorization and send for signatures.	0.20	\$225.00	\$45.00

Total \$1,023.87

#### **Detailed Statement of Account**

#### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
551	12/04/2021	\$454.00	\$0.00	\$454.00

#### **Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
876	01/04/2022	\$1,023.87	\$0.00	\$1,023.87
			Outstanding Balance	\$1,477.87
			Total Amount Outstanding	\$1,477.87

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.





P.O. Box 6386 Tallahassee, Florida 32314 Invoice # 877 Date: 12/05/2021 Due On: 01/04/2022

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

001.310.513.315

#### **TURNBL-101**

#### **Turnbull Creek CDD - Monthly Meeting**

Type	Date	Notes	Quantity	Rate	Total
Expense	11/08/2021	Meals: JK - Meals monthly meeting	1.00	\$14.64	\$14.64
Expense	11/08/2021	Rental Car Expenses: JK - Travel monthly meeting	1.00	\$23.33	\$23.33
Expense	11/08/2021	Hotel: JK - Lodging monthly meeting	1.00	\$76.46	\$76.46
Expense	11/08/2021	Gas: JK - Travel monthly meeting	1.00	\$32.27	\$32.27
Service	11/09/2021	Monthly flat fee	1.00	\$1,500.00	\$1,500.00

Total \$1,646.70

#### **Detailed Statement of Account**

#### **Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
877	01/04/2022	\$1,646.70	\$0.00	\$1,646.70
			Outstanding Balance	\$1,646.70
			Total Amount Outstanding	\$1,646.70

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

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

#### Invoice



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

001.330.57200.49000

INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5875	12/01/2021	\$45.00	12/31/2021	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



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

St. Augustine FL 32092

#### Invoice

Date

12/1/2021

Invoice #

131295603574

Terms	Net 20
Due Date	12/21/2021
PO#	(200 to 1500)

Bill To
Turnbull Creek CDD
475 West Town Place Ste. 114

Jeff Branch Turnbull Creek CDD 101 West Positano Ave Saint Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	889.75
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
	001.330.57200.46500			
	RECEIVED NOV 2 9 2021			

A prepayment discount of 5% is available if the entire amount for 2022 is paid by December 31st, 2021. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Subtotal 928.37 Shipping Cost (FEDEX GROUND) 0.00 Total 928.37 Amount Due \$928.37

Remittance Slip

Customer 13MUR100 Invoice # 131295603574 Amount Due

\$928.37

**Amount Paid** 

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



#### Posey Family Outdoor Services

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



#### INVOICE

BILL TO

Murabella

St Augustine, FL 32092

SHIP TO

Murabella

St Augustine, FL 32092

INVOICE

194581

DATE TERMS DUE DATE 12/06/2021 Due on receipt 12/06/2021

DATE	ACTIVITY	DESCRIPTION	AMOUNT
12/06/2021	Christmas Lighting/Decoratin g	Install and removal of existing Christmas lighting, garland, and wreaths	2,580.00
		SURTOTAL	2.500.00

SUBTOTAL	2,580.00
TAX	0.00
TOTAL	2,580.00

**\$2,580.00** 

001.330.57200.49400



**BILL TO** 

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 SHIP TO

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 **INVOICE 11597** 

DATE 11/24/2021 TERMS Net 30

**DUE DATE 12/24/2021** 

JOB | SCOPE Verona Way

ACTIVITY	QTY	RATE	AMOUNT
enhancements:Enhancements-Todd Murphy Remove Up- rooted Oak tree	1	200.00	200.00
enhancements:Enhancements-Todd Murphy Fill in Tire ruts with fill dirt	2	85.00 001 · 320	170.00 . 53800 . 46 70°

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

RECEIVED DEC 0 8 2021

TOTAL DUE \$370.00



**BILL TO** 

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 SHIP TO

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 **INVOICE 11598** 

DATE 11/24/2021 TERMS Net 30

**DUE DATE 12/24/2021** 

JOB | SCOPE

Club house - Mulching

ACTIVITY	QTY	RATE	AMOUNT
enhancements:Enhancements-Todd Murphy	8	50.00	400.00
Club House: Install 8cv Mulch			

001.320.53800 46700

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

TOTAL DUE \$400.00



**BILL TO** 

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 SHIP TO

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 **INVOICE 11770** 

DATE 12/01/2021 TERMS Net 30

**DUE DATE 12/31/2021** 

JOB | SCOPE

Landscape maintenance

ACTIVITY	QTY	RATE	AMOUNT
Landscape maintenance:Landscape Maintenance Jacksonville Landscape maintenance for the contracted month, as indicated above by date.	1	23,454.00	23,454.00

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

001.320 .53800.46600

TOTAL DUE

\$23,454.00



**BILL TO** 

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 SHIP TO

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 **INVOICE 11797** 

DATE 12/08/2021 TERMS Net 30

**DUE DATE 01/07/2022** 

JOB | SCOPE

Landscape Enhancements

001.320.53800.44700 Landscape cont.

ACTIVITY	QTY	RATE	AMOUNT
enhancements:Enhancements-Todd Murphy Amenity Area: Remove and Replace 1 Dead Sylvester palm tree 8'ct in Parking island	1	2,660.00	2,660.00
enhancements:Enhancements-Todd Murphy Entrance to Amenity: (Fill In) 100 asiatic Jasmine 1 gal	100	7.00	700.00

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

TOTAL DUE \$3,360.00



12/16/2021

121621

### Alfred W. Grover, Electrical Contractor

1304 Padola Road St Augustine, FL 32092 215-847-5339

awg7422@gmail.com

FL License: EC 13010167

Bill To:

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



DATE:

**INVOICE**#

Job Location:

Murabella Amenty Center, St Augustine, Florida

DESCRIPTION OF WORK	AMOUNT
Trouble shoot Intermatic time clock, reprogram day, month and year	
Replace 1, outdoor GFCI receptacle and in-use weather resistant outdoor cover	
Materials:	53.00
Labor: 1 electrician 2.5 hours @ \$70 per hour	175.00
Worked ordered by Jim Schieszer	
Work completed 12/16/2021	
TOTAL	\$ 228.00

Please make check payable to: Alfred W. Grover

Envera 8281 Blaikie Court Sarasota, FL 34240 (941) 556-0731

Invo	ice
Invoice Number	Date
709524	12/01/2021
Customer Number	Due Date
400208	01/01/2022

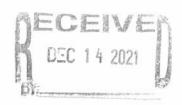
Page 1

	<b>mer Name</b> ırabella	Customer M 40020		P.O. Number	Invoice Number 709524	er	<b>Due Date</b> 01/01/2022
Quantity		Description				Rate	Amount
lurabella, 3970	) Pacetti Rd, Sain	t Augustine, FL	001.3	00.15500.10	000		
3.00	Active Video M	onitoring				315.00	945.00
3.00	01/01/2022 - 03		4	prepaid			
3.00	Service & Main 01/01/2022 - 03	101101100				178.00	534.00
	Sales Tax	73172022					0.00
	Payments/Cred	ite Applied					0.00
	rayments/Creu	its Applied					0.00
					Invoice Balar	ce Due:	\$1,479.00

#### **IMPORTANT MESSAGES**

Important Numbers to Know:

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



5 .				
Date	Invoice #	Description	Amount	Balance Due
12/01/2021	709524	Alarm Monitoring Services	\$1,479.00	\$1,479.00
				· ·

Envera 8281 Blaikie Court Sarasota, FL 34240 (941) 556-0731

Return Service Requested

Invo	ice
Invoice Number	Date
709524	12/01/2021
Customer Number	Due Date
400208	01/01/2022

Net Due: \$1,479.00
Amount Enclosed:

EMIT TO:

1836

Envera PO Box 2086 Hicksville, NY 11802

MR FIX ALL Inc 1660 MASTELS OF 18815 Zigher Avenue 1660 MASTELS OF 1881 1894 189-5968

11M SCHIESTER /NOWBORD CREEK CDD (9114) 759-9833

UM UM

10;

001,330,57260.03100 [NVOICE 10/21

2676.

Location: 101 VEST POSITIONO AVE ST, MYGUSTINE FL 32082 Date:

Description		Totals
MEN'S ROOM PRINT DOOR CASING REPAIR		#100.
WOMEN'S RUDM PAINT YOUR CASING REPAIR	***	\$100.
TRAVEL / DISPUSAL		# 60
Payment Terms:	Total Labor: \$340,000	क्यां कर
	Total Parts:	
	Subtotal:	Subtotal: \$360,00
	Sales Tax:	
	Other:	
I hereby authorize the above work to be done, along with any necessary materials. Payment terms will be made as outlined above. Any costs for collections, including court costs and attorney fees, shall be additional costs to this involce.	Total:	Total: \$ 200.00

Owner or Authorizing Agent:

Date:



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

#### Invoice

Date

11/1/2021

Invoice #

131295603138

Terms	Net 20
Due Date	11/21/2021
PO#	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	816.29
Fuel Surcharge	Fuel/Environmental Transit Fee 001. 330.57200.46500	1	ea	38.62

A prepayment discount of 5% is available if the entire amount for 2022 is paid by December 31st, 2021. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

**Total** 854.91 **Amount Due** \$854.91

**Remittance Slip** 

Customer 13MUR100 Invoice # 131295603138 Amount Due

\$854.91

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



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

# Invoice

Invoice #: 69

Invoice Date: 11/1/2021

Due Date: 11/1/2021

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
Janitorial Services - November 2021 - 1.330.57200.34200	T	733.33	733.33
Pool Maintenance Services - November 2021 - 1.330.57200.46400		1,158.33	1,158.33
Facility Monitor - Turnbull Creek - November 2021 - 1.330.57200.34800		2,131.75	2,131.75
Facility Monitor - Turnbull Creek - November 2021 - 1.330.57200.34800 (Credit memo 11/1/21)		0.56	0.56
Facility Management - Turnbull Creek - November 2021 - 1.330.57200.34000		5,373.42	5,373.42
Facility Attendants - Turnbull Creek - November 2021 - 1.330.57200.34300		1,427.00	1,427.00
Facility Attendants - Turnbull Creek - November 2021 - 1.330.57200.34300 (Credit memo 11/1/21)		-341.79	-341.79
Facility Operations - Turnbull Creek - November 2021 - 1.330.57200.34100		4,515.33	4,515.33
Facility Maintenance - Turnbull Creek - November 2021 - 1,330,57200,34400		4,316.33	4,316.33
Common Area Waste Collection - Turnbull Creek - November 2021 - 1.330.57200.34900		1,612.00	1,612.00
Program Director - Turnbull Creek - November 2021 - 1.330.57200.34700		226.83	226.83

Total	\$21,153.09
Payments/Credits	\$0.00
Balance Due	\$21,153.09

20.809 Roma, 21

# **Riverside Management Services**

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

Turnbull Creek CDD Monthly Credit Memorandum

DATE:

November 1, 2021

FROM:

Rich Whetsel

TO:

**RMS Billing Department** 

SUBJECT:

October Adjustment - Monthly Invoice Adjustment for October 2021 Hourly Services

Please adjust November 2021 invoice to reflect the actual hours worked for the month of October 2021 for the following services.

		<u>Hours</u>	<u>Hourly</u> <u>Rate</u>	<u>Total</u>	Billed	Credit <u>Amount</u>
0	Facility Monitor	115.26	\$18.50	\$2,132.31	\$2,131.75	\$0.56 Additional Owed
•	Facility Attendant	58.66	\$18.50	\$1,085.21	\$1,427.00	\$341.79

#### TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT FACILITY MONITOR BILLABLE HOURS FOR THE MONTH OF OCTOBER 2021

<u>Date</u>	<u>Hours</u>	Employee	Description
10/1/21	4.17	J.M.	Completed daily checklist, answered calls, closed up
10/4/21	4.5	T.W.	Completed daily checklist, answered calls and emails
10/5/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
10/6/21	4.17	J.M.	Completed daily checklist, answered calls, closed up
10/7/21	2.2	M.S.	Completed daily checklist, answered calls, closed up
10/8/21	4.13	J.M.	Completed daily checklist, answered calls, closed up
10/11/21	9.5	T.W.	Completed daily checklist, answered calls, closed up
10/12/21	8	T.W.	Completed daily checklist, answered calls and emails
10/12/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
10/13/21	4.22	J.M.	Completed daily checklist, answered calls, closed up
10/14/21	2.25	M.S.	Completed daily checklist, answered calls, closed up
10/15/21	7	T.W.	Completed daily checklist, answered calls and emails
10/15/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
10/18/21	2	T.W.	Completed daily checklist, answered calls, closed up
10/19/21	6.5	T.W.	Completed daily checklist, answered calls and emails
10/19/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
10/20/21	6	T.W.	Completed daily checklist, answered calls and emails
10/20/21	4.13	J.M.	Completed daily checklist, answered calls, closed up
10/21/21	2	M.S.	Completed daily checklist, answered calls and emails
10/22/21	4.22	J.M.	Completed daily checklist, answered calls, closed up
10/26/21	4.2	J.M.	Completed daily checklist, answered calls, closed up
10/27/21	4.25	J.M.	Completed daily checklist, answered calls and emails
10/28/21	2.17	M.S.	Completed daily checklist, answered calls, closed up
10/29/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
10/29/21	3.5	T.W.	Event - Helped set up, assist and clean up
10/30/21	5	T.W.	Event - Helped set up, assist and clean up

115.26

#### TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT FACILITY ATTENDANT BILLABLE HOURS FOR THE MONTH OF OCTOBER 2021

Date 10/2/21 10/3/21 10/9/21 10/10/21 10/17/21 10/23/21 10/24/21	Hours 7 7.25 7.03 6.03 3.32 7.25 6.33 7.32	Employee J.M. M.S. J.A. H.A. M.S. J.M. H.A.	Description  Amenity Center/Fitness Center Attendant
10/24/21	6.33	H.A.	Amenity Center/Fitness Center Attendant
10/30/21	7.32	J.M.	Amenity Center/Fitness Center Attendant
10/31/21	7.13	J.A.	Amenity Center/Fitness Center Attendant

58.66

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

# Invoice

\$183.68

**Balance Due** 

Invoice #: 71

Invoice Date: 12/13/2021

Due Date: 12/13/2021

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2021		183.68	183.68
Facility Repairs + Replacement			
1.330.57200.63100			
			¢102.60
<b>\</b>	Total		\$183.68
CMNS	Paymen	ts/Credits	\$0.00

12,17,21

RMS

#### TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ADDITIONAL MAINTENANCE BILLABLE HOURS FOR THE MONTH OF NOVEMBER 2021

<u>Date</u>	<u>Hours</u>	Employee	Description
11/16/21	5	S.A.	Replaced three LED lights at pool and parking lot, performed LED conversion on two light poles on pool deck
TOTAL	5		
MILES	42		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



P.O. BOX 900 I St. Augustine, Florida 32085 P: 904 209 2250 F: 904 209 2283 WWW.SJCTAX.US

December 21, 2021

Turnbull Creek Community Development District 250 International Parkway Suite 280 Lake Mary, FL 32746 St. Augustine, FL 32092 RECEIVED DEC 2 1 2021

#### INVOICE

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

Your share of the postage for the mailing of the 2021 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

**Postage Due:** 

258.28

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

Sincerely,

2021 Real Estate Postage

001.310.51300.42000

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

Vering W. Hollingsword



**BILL TO** 

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 SHIP TO

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 **INVOICE 11542** 

DATE 11/08/2021 TERMS Net 30

**DUE DATE 12/08/2021** 

JOB | SCOPE Irrigation Repairs October 2021 1rrigation Report 001.320.57200.43400

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Jacksonville:Irrigation Replace 6 Pop Up Spray head 6"	6	30.00	180.00
Irrigation Jacksonville:Irrigation Replace 4 Rotor Heads 6"	4	40.00	160.00
Irrigation Jacksonville:Irrigation Replace 10 Nozles	10	5.00	50.00

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

TOTAL DUE \$390.00

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Rain Gauge         Ø         N         Source         Meter         Well         Pump         Date of Inspection:         (0-12-21)           Power On         Ø         N         Inspection #:         of in contract           General Information         Backflow         Y         Ø         Inspection Start Time:           Valve Type         PRV         Ø         N         Inspection End Time:           Adequate         Ø         N         Master         Y         Ø         Set to Run:         Odd Even         Every         Days	TRIM	w. ( <b>0</b>	)ou	סדי	00	R	rr	ga	ati	on	T	ec	hr	nica	al I	ns	pe	€C.	tio	on Report
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Rain Gauge	Type/Size	ESP	M		مشبطنيات		THE OWNER OF THE OWNER, WHEN						per la company				Tec	hnici	ian:	1815
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Controller		I Di	# T		-							months and	or Con	nplet	A STATE OF THE PERSON NAMED IN	manufacture (Co.)			
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Comments	Does	1	100	1	1	pi	115	Sur	10	R	eli	efe	V	4/1	10				
31 R	10	4																	

Doubler installed on Zone #25-31
Rotors Continue behind Houses on CASCADia CT. 11
Zones 23-32

TRIND		)ou	סדי	00	R	rr	ga	atio	on	T	ec	hr	nica	al I	ns	pe	9C	tio	on Report
Irri	gation C	ontro	ller	eremiter/or				Poin	t of C	onn	ectio	n				Site	Nai	ne:	
Location						Loca	ation									L	ocati	on:	
Type/Size						Size										Tec	hnici	an:	
Rain Gauge		)		1	1	Sou	rce		Me	ter	W	ell	Pump	D	ate o	f Ins	pecti	on:	
Power On		0	0	١	1					-					İ	nspe	ction	#;	of in contract
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Valve Type						PRV				Υ			N	Insp	ectio	-			
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A Head Type (Rotor, Spray, Drip, etc.)	ントントン Zone Time (Minutes)	Turf	Shrub	Annuai	Mainline Break	Lateral Line Break	Zone Not Responding	Vaive Leaking	Zone Not Shutting Down	Turf Spray (6")	Shrub Spray (12")	Fixed Riser	Gear Driven Rotor	Cleaned/Replaced Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations By Bike path I House By Bike path By Back Bike path  Aroung Play Ground Field Around Side Walk
Comments	The	C	La	cK	iA	h	1:0	11	E	15	13	Z	Nes	, (	M	14	76	r.c	ee work From the
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cous	Not	hes	2 1	UAT	7	0 1	NO	rK	26	AR	ou	Not	Th	ex	red	Zic	1	CER	4

Zone # 9 STARTED WORKING AFTER RECONNECTING COMMON WIRE 1ST VALUE BOX!! Suspect resident

ion /Size Gauge ir On	Zone Time (Minutes)	forma	( a A		7	Size Sou Baci PRV Mas Valv	ation rce kflow / ter /e	30 <sup>#</sup>	A H Me	es V	ectio	ell d	N	D	ate o	Tec f Ins nsper	ction rt Ti	ion: ian: ion: #: me:	MunaBella Statificand 16 BD  of in contract
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Gauge or On Ge Type uate rage	ineral in	forma	tion			Sou Baci PRV Mas Valv	rce kflow / ter /e	Repa	Me	Y Y Y	-		N N	Inspe	lr ection	f Ins Isper	pection ction rt Ti	ion:  #: me:	of in contract
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uate rage troller	ne Time (Minutes)					Mas Valv	iter /e		irs F	Y				insp	ectio	n En	d Ti	me:	
troller	ne Time (Minutes)					Valv	/e		irs F			(	N	1					
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ad Type otor, Spray, Drip, etc.)	ne Time (Minutes)							aive	S	В	oke	He	ads	0	Adju	stme	ents		Start Times
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## Service Slip/Invoice

INVOICE:

8087618

DATE:

12/13/2021

ORDER:

8087618



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Bill Tor

[129708]

Turnbull Creek CCD 475 W Town Pl Ste 114 Saint Augustine, FL 32092-3649 Work Locations

[129708]

904-589-4783

Murabella Owners Assoc Inc

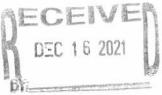
101 W Positano

Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
12/13/2021	01:17 PM			01:17 PM
Purcha	ase Order	Terms	Last Service Map Code	Time Out
District on Control of	e Su Continue De Continue de Partir de La Continue de	NET 30	12/13/2021	02:06 PM

## Dec Pest Control 001.330.57200.44400

Service	Description		Price
СРСМ	Commercial Pest Control - Monthly Service		\$115.50
		SUBTOTAL	\$115.50
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$115.50
		Address Control of the Control of th	——————————————————————————————————————
	MECEIVEN	AMOUNT DUE	\$115.50



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.

Thereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cod of services as specified above.

## Service Slip/Invoice

INVOICE:

8088223

DATE:

12/13/2021

ORDER:

8088223

Turner Pest

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Totl Free: 800-225-5305 • turnerpest.com

Bill for

[129708]

Turnbull Creek CCD 475 W Town PI Ste 114 Saint Augustine, FL 32092-3649 Work

Localing

[129708]

904-589-4783

Murabella Owners Assoc Inc

101 W Positano

Saint Augustine, FL 32092-4787

ork Date 12/13/2021	Time 01:17 PM	Target Pest	Technician		01:17 PM
Purcha	se Order	Terms NET 30	Last Service Map Code 12/13/2021		Time O 02:06 PM
			pec pest control		
				200.40000	
			001. 550.	1000	
Se	rvice		Description	.000	Price
	rvice	Commercial Pest Cor		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Price \$78.75
	rvice	Commercial Pest Cor	Description	SUBTOTAL	
	rvice	Commercial Pest Cor	Description		\$78.75
Se	rvice	Commercial Pest Cor	Description	SUBTOTAL	\$78.75 \$78.75

DEC 16 2021

AMOUNT DUE

TECHNICIAN SIGNATURE

\$78.75

**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.

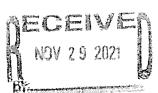


PO BOX 331608 Attn: Account Services Nashville, TN 37203-7515 Attn: Account Services Phone: 1-800-505-4052 Fax: 1-615-691-7795

GF3NBE00104446 - 4



Dave deNagy Manager Governmental Management Services 475 West Town Place, Suite 114 St Augustine, FL 32092



Re: Turnbull Creek Community Development Dis Governmental Management Services 101 Positano Avenue Saint Augustine, FL 32092

If You Have Already Made Payment, Please Disregard This Invoice. In Case Of Error In Amount Of Bill Or Payment, Contract Terms Shall Govern.

ſ	ACCOUNT NO.	BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
	500776894	11/20/2021	\$370.33	\$0.00	\$370.33

**CONTRACT RATE** \$367.00

Charges per applicable operating policy and rate schedule "copies available on request".

**IMLA** 

ASCAP REFERENCE NO.	TRANSACTION DATE	CHECK NO.	EXPLANATION OF CHARGES & CREDITS	FOR THE PERIOD	AMOUNT	REMAINING BALANCE
:			PREVIOUS BALANCE			\$370.33

Thank you in advance for your timely payment. Securely manage your account on line at www.ascap.com/mylicense FY22 Music License 001.330.57200.49300 308C

TEAR ON THE DOTTED LINE

PLEASE PLACE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE YOUR CHECK PAYABLE TO "ASCAP".

Governmental Management Services 475 West Town Place, Suite 114 St Augustine, FL 32092



ACCOUNT NO.	BALANCE DUE	AMOUNT PAID
500776894	\$370.33	\$

95007768948000037033

Name, Address, Telephone Changes

Licensee:	 
Premise:	 
Street:	
City, State, ZIP:	 
Contact Name:	
Telephone: ()_	

D		
<b>5</b> 11/20/2021	A0001	0000

Α	SCAP	IMLA
2	1678 Network Place	
C	hicago, IL 60673-1216	
l,		allalladiadladiadla

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

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

Invoice Number: 71163 Invoice Date: Dec 31, 2021

Page: 1

Bill To:
Tumbull 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	Paymen	t Terms
Tumbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		2/14/22

Quantity	item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbuil creek for the month of December	1,224.33 Lake Na: Nt	1,224.33
: !		1.320.538.468 205C		
		11 300	Annual Market Control of the Control	
:		205C	COV.	
		w w w in the control of the control	- The Management of the Control of t	
		William C (*)	many management and a m	
			Action of the second of the se	
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			well to delicate and the second secon	
			#JON-COLOR	
			E-1 II C DVA	
		VI production of the contract	710.2 Perminant	
		es est di Chingo	nery color management	
			de sederar a de como d	
			Brodering Commission	
angga ang manahannan sinimangan sya ang ang ang ang ang ang ang ang ang an	and the second s	Subtotal		1,224.33
		Sales Tax		
		Freight	CONTROL CONTROL OF THE SECURITY OF A SECURITY CONTROL OF THE SECURITY CONTROL	esse de finition de la companya del companya de la companya del companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya del companya del companya del companya de la companya de la companya del c
		Total Invoice Amount	4 SIA GROUP can be so the self-read all references to the case of	1,224.33
neck/Credit Mer	mo No:	Payment/Credit Applied		
		TOTAL		1,224,33

Overdue invoices are subject to finance charges.

## **INVOICE**



P.O. Box 6386 Tallahassee, Florida 32314 Invoice # 938 Date: 01/03/2022 Due On: 02/02/2022

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

### **TURNBL-01**

### **Turnbull Creek CDD - General**

375C 1,310,513,315

Type	Date	Notes	Quantity	Rate	Total
Service	12/02/2021	Review/edit meeting minutes and provide comments to same	0.20	\$260.00	\$52.00
Service	12/06/2021	Prepare shade meeting notice for agenda package.	0.20	\$215.00	\$43,00
Service	12/07/2021	Transmit security language for agenda package and posting and confer with staff on same	0.10	\$260.00	\$26.00
Service	12/09/2021	Review SJSO feedback on trespassing options; review report on same; transmit response	0.30	\$260.00	\$78.00
Service	12/09/2021	Draft resolution for amended prompt payment policies, updated with legislative changes	0.20	\$165.00	\$33.00
Service	12/10/2021	Confer re: trespass options and SJCO position related to same	0.20	\$260.00	\$52.00
Service	12/13/2021	Confer re: meeting minutes and meeting notice and transmit information on the same	0.20	\$260.00	\$52.00
Service	12/14/2021	Review engineer correspondence re: pond bank erosion issues, project options and easement impairments; confer with Sier on same; review and update/edit response to various project questions	0.70	\$260.00	\$182.00
Service	12/14/2021	Review and respond to JMT and Boudreaux's questions and recommendations regarding the pond bank repair project; due diligence resesarch related to same.	1.80	\$215.00	\$387.00
Service	12/16/2021	Conference call re: pond bank and encroachment issues; begin preparing letter summary and notification of same; transmit information, property due diligence and plats; confer re: trespass regulations and SJSO enforcement options	1.50	\$260.00	\$390.00

Service	12/31/2021	Monitor legislation and prepare newsletter for same	0.20	\$260.00	\$52.00
Service	12/28/2021	Review website for compliance with statutes; verify status of public facilities report and disclosure of public finance.	0.40	\$225.00	\$90.00
Service	12/27/2021	Draft Auditor Letter Response - confer with billing attorney, finalize, mail/email auditor/district accountant	1.00	\$165.00	\$165.00
Service	12/27/2021	Review/edit and disseminate audit letter	0.10	\$260.00	\$26.00
Service	12/21/2021	Draft email to St. Johns County Sheriff's general counsel regarding trespassing; prepare outline of questions for discussion.	1.30	\$215.00	\$279.50
Service	12/17/2021	Review and respond to the Audit Letter.	0.10	\$215.00	\$21.50
Service	12/17/2021	Discuss trespassing issue and questions for St. Johns County Sheriff's Office general counsel; review correspondence related to same.	0.60	\$215.00	\$129.00
Expense	12/17/2021	shipping: postage - auditor letter	1.00	\$1.29	\$1.29
Service	12/16/2021	Draft letter to homeowners regarding the pond bank repair project; correspondence related to same.	1.30	\$215.00	\$279.50

Total \$2,338.79

### **Detailed Statement of Account**

#### **Current Invoice**

		Total	Amount Outstanding	\$2,338.79
			Outstanding Balance	
938	02/02/2022	\$2,338.79	\$0.00	\$2,338.79
Invoice Num	ber Due On	Amount Due Pa	yments Received	Balance Due

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



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

### **Invoice**

Date

1/1/2022

Invoice #

131295604194

Terms	Net 20
Due Date	1/21/2022
PO#	

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

Jeff Branch
Turnbull Creek CDD
101 West Positano Ave
Saint Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	889.75
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
	1.330.572.465			
	1.330.572.465 41C Jan Rool Chemi	cals		
	Jan 1 100			
	DEC 2 8 2021			

A prepayment discount of 5% is available if the entire amount for 2022 is paid by December 31st, 2021. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

| Subtotal | 928.37 | Shipping Cost (FEDEX GROUND) | 0.00 | | Total | 928.37 | Amount Due | \$928.37 |

Remittance Slip

Customer 13MUR100 Invoice # 131295604194 Amount Due Amount Paid \$928.37

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



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

## Invoice

\$20,610.31

**Balance Due** 

Invoice #: 72

Invoice Date: 1/1/2022 Due Date: 1/1/2022

Case:

P.O. Number:

Bill To:

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

1.330.57200.34200 - Janitorial Services - January 2022 1.330.57200.46400 - Pool Maintenance Services - January 2022 1.330.57200.34800 - Facility Monitor - Turnbull Creek - January 2022 1.330.57200.34800 - Facility Monitor - Turnbull Creek - 1/1/22 Memo 1.330.57200.34000 - Facility Management - Turnbull Creek - January 2022 1.330.57200.34300 - Facility Attendants - Turnbull Creek - January 2022		733.33 1,158.33 2,131.75 -120.98 5,373.42 1,427.00 -763.03	733.33 1,158.33 2,131.75 -120.98 5,373.42 1,427.00
1.330.57200.46400 - Pool Maintenance Services - January 2022 1.330.57200.34800 - Facility Monitor - Turnbull Creek - January 2022 1.330.57200.34800 - Facility Monitor - Turnbull Creek - 1/1/22 Memo 1.330.57200.34000 - Facility Management - Turnbull Creek - January 2022 1.330.57200.34300 - Facility Attendants - Turnbull Creek - January		2,131.75 -120.98 5,373.42 1,427.00	2,131.75 -120.98 5,373.42 1,427.00
1.330.57200.34800 - Facility Monitor - Turnbull Creek - January 2022 1.330.57200.34800 - Facility Monitor - Turnbull Creek - 1/1/22 Memo 1.330.57200.34000 - Facility Management - Turnbull Creek - January 2022 1.330.57200.34300 - Facility Attendants - Turnbull Creek - January	,	2,131.75 -120.98 5,373.42 1,427.00	2,131.75 -120.98 5,373.42 1,427.00
1.330.57200.34800 - Facility Monitor - Turnbull Creek - 1/1/22 Memo 1.330.57200.34000 - Facility Management - Turnbull Creek - January 2022 1.330.57200.34300 - Facility Attendants - Turnbull Creek - January	, 18	-120.98 5,373.42 1,427.00	-120.98 5,373.42 1,427.00
1.330.57200.34000 - Facility Management - Turnbull Creek - January 2022 1.330.57200.34300 - Facility Attendants - Turnbull Creek - January	, 14 , 14	5,373.42 1,427.00	5,373.42 1,427.00
1.330.57200.34300 - Facility Attendants - Turnbull Creek - January			
		763 03	
1.330.57200.34300 - Facility Attendants - Turnbull Creek - 1/1/22 Memo	ł	-700.00	-763.03
1.330.57200.34100 - Field Operations - Turnbull Creek - January 2022	1	4,515.33	4,515.33
1.330.57200.34400 - Facility Maintenance - Turnbull Creek - January 2022		4,316.33	4,316.33
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - January 2022		1,612.00	1,612.00
1.330.57200.34700 - Program Director - Turnbull Creek - January 2022		226.83	226.83
	Total	ts/Credits	\$20,610.31

2MW 1,5,22

# Riverside Management Services

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

Turnbull Creek CDD Monthly Credit Memorandum

DATE:

January 1, 2022

FROM:

Rich Whetsel

TO:

**RMS Billing Department** 

SUBJECT:

December Adjustment - Monthly Invoice Adjustment for December 2021 Hourly

Services

Please adjust January 2022 invoice to reflect the actual hours worked for the month of December 2021 for the following services.

		<u>Hours</u>	<u>Hourly</u> <u>Rate</u>	<u>Total</u>	<u>Billed</u>	Credit <u>Amount</u>
0	Facility Monitor	108.69	\$18.50	\$2,010.77	\$2,131.75	\$120.98
0	Facility Attendant	35.89	\$18.50	\$663.97	\$1,427.00	\$763.03

#### TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT FACILITY MONITOR BILLABLE HOURS FOR THE MONTH OF DECEMBER 2021

<u>Date</u>	<u>Hours</u>	Employee	Description
12/1/21	4.18	J.M.	Completed daily checklist, answered calls, closed up
12/2/21	6.25	T.W.	Completed daily checklist, answered calls and emails
12/2/21	2.07	M.S.	Completed daily checklist, answered calls, closed up
12/3/21	4.17	J.M.	Completed daily checklist, answered calls, closed up
12/6/21	8	T.W.	Completed daily checklist, answered calls and emails
12/7/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
12/8/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
12/9/21	2.08	M.S.	Completed daily checklist, answered calls, closed up
12/10/21	4.22	J.M.	Completed daily checklist, answered calls, closed up
12/14/21	8	T.W.	Completed daily checklist, answered calls and emails
12/14/21	4.17	J.M.	Completed daily checklist, answered calls, closed up
12/15/21	4.18	J.M.	Completed daily checklist, answered calls, closed up
12/16/21	8	T.W.	Completed daily checklist, answered calls and emails
12/16/21	4.03	M.S.	Completed daily checklist, answered calls, closed up
12/17/21	7	T.W.	Completed daily checklist, Event - Set Up, Assist In Event, Clean Up
12/21/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
12/22/21	7.22	J.M.	Completed daily checklist, answered calls, closed up
12/22/21	3.13	M.S.	Completed daily checklist and answered calls
12/23/21	4.05	H.A.	Completed daily checklist, answered calls, closed up
12/23/21	3	J.A.	Completed daily checklist and answered calls
12/28/21	4.18	J.M.	Completed daily checklist, answered calls, closed up
12/29/21	4.22	J.M.	Completed daily checklist, answered calls, closed up
12/30/21	3.85	M.S.	Completed daily checklist, answered calls, closed up

108.69

#### TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT FACILITY ATTENDANT BILLABLE HOURS FOR THE MONTH OF DECEMBER 2021

<u>Date</u> 12/4/21 12/5/21 12/11/21 12/12/21	Hours 7.2 7.2 7.13 4.05	Employee J.M. J.M. J.M. J.A.	Description Amenity Center/Fitness Center Attendant Amenity Center/Fitness Center Attendant Amenity Center/Fitness Center Attendant Amenity Center/Fitness Center Attendant
12/18/21	3.28	H.A.	Amenity Center/Fitness Center Attendant
12/19/21	7.03	H.A.	Amenity Center/Fitness Center Attendant
_	35.89	-	

## SoutheastFitness

#### REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218 Office: 904.683.1439 • Fax: 904.683.1624 southeastfitnessrepair@comcast.net www.southeastfitnessrepair.com

Invoice # 17153A

Facility Name: Murabella Amenity Center **Facility Address:** c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092 **Billing Address:** c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092 Contact & Phone: Reason for call: QUARTERLY PM - TAX EXEMPT. 3 treadmills 3 ellipticals 2 bikes **3 MULTI STATION** 7 single station 2 BENCH \$375.00

Date: 16-Dec-2021 Payment is due within 30 days of invoice date.

Description	Part #	Part Cost	QTY	Totai
PM - FLAT RATE: TRAVEL + FIRST HOUR		375.00	1.00	375.00
LABOR				
Comments:			Parts Total	375.00
			Tax	0.00
			Balance	375.00

Technician: FRANK HARDY

Thank you for your business. 1.330.572.631
REPAIRS & REPLACEMENTS

Southern Recreation, Inc.

4060 Edison Avenue Jacksonville, FL 32254 www.southernrecreation.com

## Invoice

DATE	INVOICE #
12/22/2021	10167

INVOICE NO.

BILL TO	
Turnbull Creek CDD c/o Riverside Management Services 101 W. Positano Ave. St. Augustine, FL 32092	

P.O. NUMBER

SHIP TO	
MuraBella	
St. Augustine, FL	

SHIP

		Pro	posal	Due on receipt	TR	1	2/22/2021		
QUANTITY	ITEM	EM CODE		DESCRIPTION				ACH	AMOUNT
1 1 1 1 1	TFR0622X Service FRT INST	XX	Cantilever S Freight Cha Installation-	ost Two Seat Swing Swing Add On rges Includes removal of exi 330 . \$1200,	,	ng .	1	,795.00 ,595.00 299.00 900.00	1,795.00 1,595.00 299.00 900.00
Invoice Due Upon Red Thank You!	ceipt					Tota	l		\$4,589.00

**TERMS** 

REP

Payments/Credits \$0.00

Balance Due \$4,589.00

PO Box 8699, 1880 Eastwest Pkwy Fleming Island, FL 32006 US 9045054694 Jillf@trimacoutdoor.com www.trimacoutdoor.com



**BILL TO** 

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 SHIP TO

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 **INVOICE 12031** 

DATE 01/01/2022 TERMS Net 30

DUE DATE 01/31/2022

JOB | SCOPE

Landscape maintenance

Landscape Maintenance

313C

1,320.538,466

A	CTIVITY	QTY	RATE	AMOUNT
M L C	andscape maintenance:Landscape  Maintenance Jacksonville andscape maintenance for the ontracted month, as indicated above y date.	1	23,454.00	23,454.00

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

**TOTAL DUE** 

\$23,454.00

Landscape Maintenance Checklist (Trimac)			Week Starting: 12/20	- 12/24	
1.0 Maintenance	×		Page 1 of	2	
Non-Growing Season Only (November 1 - March 31st)	$\geq$		100		
1.1 Mowing (by Friday of each week) 3 days / week		Comments	- China		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with r				
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	x	Spot mowing all the areas and L	akes on section 1		
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Х	Mowing the entrance way and Pa	ark areas		
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	x	mowing Pescara fields and plays	grounds		
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		Pick up sticks in this area	on the state of th		
Friday - Outer berms off od SR16 & Pacetti Rd		Spray bed weeds on this areas	3		
1.2 String Trimming		Comments			
Trimming around all obstacles at every mowing cycle to include					
fences on pond side, light poles, tress & shrubs.	X				
1.3 Edging		Comments			
All hardscape and paved trails at each mowing cycle	$ _{x}$				
1.4 Blowing	1855.4016	Comments			
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	x	Comments			
1.5 Weed Control	35335-762	Comments			
Weeding of plant beds, all natural areas and berms				<del></del>	
Pre & Post emergents applied at appropriate times	X				
L.6 Pruning	224777775	Comments	<u> </u>		
Shrubs, vines and orimental trees in common areas and berms to be oruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.					
rees (crape Myrtles) shall be pruned when dormant (winter)					
Palms trimming shalll be done one time per year (June-July)				·	
I.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)	x				
Veeds to be removed / treated year round as needed					
2.0 Pesticide Application	X				
.1 Turf Pest Control		Comments			
urf inspected weekly and spot treated (As Needed)					
nt, mole & cricket control can be requested once a year locumention shall be given to owner for proof & chemical					
op Choice grannular insecticide blanket appplication for (fire ant ontrol) annually at 3 entrances, amenity center, roadways, bermuda rasses					
ire ant spot treatments as needed to control mound outbreaks with other" products (Not Top Choice) as needed					

Prepared by Jerry Lambert 12/1/2021

			1
2.2 Shrub & Tree Pest Control		Comments Page 2	of 2
Shrubs & Trees Pest Control inspected bi-weekly			
3.0 Fertilization	×		*
3.1 Turf Areas		Comments	
All lawn areas ( entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers			real management of the control of th
To be completed in 4 rounds (March, May, September & November	)		The state of the s
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	$\overline{\mathbf{x}}$		
Bi-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	х		And the Property of the
Note: This contract shall include the following at N/C		We fix broken rotors head on the soccer field	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		we still looking for the stock valve	Mark with common or the properties.
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			and the second s
These are to to completed within 24 hours of notification.			
Note: Things that fall outside the contract			
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			Money or the state of the state
5.0 Mulching		Comments	and the second s
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			Company of source
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			MARKET TO THE STATE OF THE STAT
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August- September, December)			
Areas of seasonal color are:			al side experience is
SR16 / San Giacomo entrance (420 plants per installion)			W a phononic
Pacetti Rd / Terrancina Dr ( 85 plants per installation)			patangagian sa
Main entrance at Pacetti Rd ( 215 plants per installation)			ent i Papar ettena
Amenity center beds and roundabout (612 plants per installation)	Agricon.		
Christmas color display of poinsetta's at amenity center entrance at the holidays			The production of the state of
Signature Trimac Outdoor		Signature (Operations Manager) :	es especiales de
	-		1

Landscape Maintenance Checklist (Trimac)			Week Starting: 12/2	7 12/31
1.0 Maintenance	X		Page 1 of	2
Growing Season Only (April 1st - October 31st)	X			manyor real
1.1 Mowing (by Friday of each week) 5 days / week		Comments		
All Turf & Pond Areas		Note below all areas or ponds not mow	ved per schedule with re	ason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5		Trimming shrubs on the entrance and blowing on the section 1	way, spray bed w	eds
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16		Spray bed weeds on section 2		iliyay
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		Mowing the Pescara fields and	playground on sec	tion 3
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,				and the second s
Friday - Outer berms off od SR16 & Pacetti Rd				
1.2 String Trimming		Comments		TO STATE OF THE ST
Trimming around all obstacles at every mowing cycle to include				
fences on pond side, light poles, tress & shrubs.	X			0.00
1.3 Edging		Comments		j 1
All hardscape and paved trails at each mowing cycle				
1.4 Blowing	TATLACT MADE	Comments		
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	х			and the state of t
1.5 Weed Control		Comments		
Weeding of plant beds, all natural areas and berms				1
Pre & Post emergents applied at appropriate times	×			
1.6 Pruning		Comments		
Shrubs, vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	×		***************************************	
Trees (crape Myrtles) shall be pruned when dormant (winter)				
Palms trimming shalli be done one time per year (June-July)				
1.7 Berms		Comments		0
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	x			
Weeds to be removed / treated year round as needed				
2.0 Pesticide Application	X			
2.1 Turf Pest Control	T	Comments		
Furf inspected weekly and spot treated (As Needed)				
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical				
Fop Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda		**************************************		The state of the s
Fire ant spot treatments as needed to control mound outbreaks with other" products (Not Top Choice) as needed				The second department of the second department

2.2 Shrub & Tree Pest Control					Cc	mments			Page 2	of 2
Shrubs & Trees Pest Control inspected bi-weekly								, *		
3.0 Fertilization	X	$\times$	X	X	X	XX	X		<del></del>	
3.1 Turf Areas			317		Co	mments	<u> </u>			
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					Co	mments				-
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	$\ge$	$\boxtimes$	$\boxtimes$	$\times$	$\boxtimes$	XX	X			0.4
Bi-Weekly Inspections (26 per year)					Co	mments				Announce
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report										And the state of t
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,										Marky 1989 or analysis
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,										A - Spirit Committee - Company
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering										
These are to to completed within 24 hours of notification.										au discosso app
Note: Things that fall outside the contract										Approximation of the second
The water source and pump system or respective controls, Mainline repairs 4" plpe, Timer repairs, vandalism.										nu (Albinois) "nuagraphia
5.0 Mulching					Co	mments				are desired
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										Property Code (specials as
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth										
6.0 Seasonal Color					Co	mments				
Annuals shall be changed out 4 cycles per year (March, June, August- September, December)								··· ·· · · · · · · · · · · · · · · · ·		
Areas of seasonal color are:										1
SR16 / San Giacomo entrance (420 plants per installion)										Por Control of Control
Pacetti Rd / Terrancina Dr ( 85 plants per installation)										W The state of the
Main entrance at Pacetti Rd ( 215 plants per installation)										
Amenity center beds and roundabout ( 612 plants per installation)										And or continue of the continu
Christmas color display of poinsetta's at amenity center entrance at the holidays										4.00
Signature Trimac Outdoor		Signati	ure (Or	eratio	ns Ma	nager) :				

## Turnbull Creek COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

### **Check Request**

Date	Amount		Authorized By
January 5, 2022	\$ 33,796.57		Sheryl Fulks
	Payable to:		
Turnbull (	Creek CDD- Hancock 2	2016 Revenue Acc	ount #303
Date Check Needed:	E	Budget Category:	
ASAP	0	01-300-20700-10	500
	Intended Use of Fun	ds Requested:	
10/28/21 St Johns Cty T	ax Dist Ex	ccess Fees	2,709.41
11/4/21 St Johns Cty T	ax Dist	1	2,416.74
11/17/21 St Johns Cty T	ax Dist	2	7,788.42
11/22/21 St Johns Cty T	ax Dist	3	20,882.00
		\$	33,796.57
(Attach suppo	rting documentation i	for request.)	

## Turnbull Creek Community Development District FY 2022 Assessement Receipts Summary

**TOTAL** 

SERIES

2015 A1-A2

DEBT

SERIES

2015 B1-2

DEBT

O&M

SERIES

2016

**DEBT** 

	# UNITS ASSESSED	ASSESSED	ASSESSED	ASSESSED	ASSESSED	ASSESSED
CERTIFIED TAX ROLL	959	2,558,384.77	985,874.50	286,504.77	78,986.62	1,207,018.88
		TAX ROL	L RECEIPTS			_
			SERIES	SERIES	SERIES	
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	2015 A1- A2 DEBT RECEIVED	2016 DEBT RECEIVED	2015 B1-2 DEBT RECEIVED	O&M RECEIVED
11/4/2021 11/17/2021 11/22/2021 12/8/2021 12/20/2021	1 2 3 4 5	21,580.64 69,547.83 186,468.78 229,645.01 485,876.56 - - - - - - - - -	8,316.11 26,800.28 71,855.81 88,493.79 187,232.71 - - - - - - -	2,416.74 7,788.42 20,882.00 25,717.16 54,411.66 - - - - - - -	666.27 2,147.18 5,756.97 7,089.97 15,000.77	10,181.52 32,811.94 87,974.00 108,344.09 229,231.42 - - - - - - -
TOTAL TAX ROLL R	ECEIPTS	993,118.82	382,698.70	111,215.98	30,661.17	468,542.97

PERCENT COLLECTED	38.82%	38.82%	38.82%	38.82%	38.82%

## Future Horizons, Inc. 403 North First Street

P O Box 1115 Hastings, FL 32145-1115

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

Invoice Number: 70684 Invoice Date: Nov 30, 2021

Page:

Bill To:	
Tumbull Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St Augustine, FL 32145	

Ship to:	
Aquatic Weed	
Control Services	
3 3	
1	

Customer ID	Customer PO	Payment	Terms
Tumbull01	Per Contract	Net 45	Days
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		1/14/22

Quantity	Item	Description	Unit Price	Amount
	Aquatic Weed Control	Aquatic Weed Control services within Tumbull creek for the month of November Law Maint  1.340.538.468  205 C	1,224.33	1,224.3
		Subtotal		1,224.33
		Sales Tax		
		Freight		
		Total Invoice Amount		1,224.33
heck/Credit Mer	no No:	Payment/Credit Applied		
		TOTAL		1,224.33

Overdue invoices are subject to finance charges.

### Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

## **Invoice**

Invoice #: 285

Invoice Date: 1/1/22 Due Date: 1/1/22

Case:

P.O. Number:

#### Bill To:

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

Description	160	Hours/Qty	Rate	Amount
Management Fees - January 2022	1,310,517,340		3,750.00	3,750.00
Website Administration - January 2022	1310.513.550		100.00	100.00
Information Technology - January 2022	1310,513,357		150.00	150.00
Dissemination Agent Services - January 2022	1.310.513.313		166.67	166.67
Office Supplies 1,310,573,570	1		0.78	0.78
Postage 1, 310, S13, 470			19.98	19.98
Copies 1,310,513,425	-		2.70	2.70
Postage 1, 310, S13, 470 Copies 1, 310, S13, 475 Telephone 1, 310, S13, 410 Credit for finance charges on St Augustine rec			91.59 -5.77	91.59 -5.77
		Total		\$4 275 95

Total	\$4,275.95
Payments/Credits	\$0.00
Balance Due	\$4,275.95



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

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Invoice & I	Remittance Advice	9
Account Number:	2542062	
Billing Number:	41892013	
Billing Date:	02-JAN-5022	
<b>Total Amount Due:</b>	UZD	391.00
Amount Enclosed:		

Pay Online: www.bmi.com/paynow

BMI PO Box 630893 Cincinnati OH 45263-0893

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



#### 02542062418920130000003910014

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

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
41892013	\$0.00	\$391.00	\$0.00	\$391.00

Date	Туре	Transaction #	Description	Amount Due (in USD)
Account# 25420	62			
Turnbull Creek	Community	y Developmen		"
101 W Positano	Ave Sair	it Augustine FL 32092		
01-JAN-2022	INV	10453421	Estimated Fee 01/01/2022 - 12/31/2022	\$391.00
				·

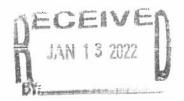
Your annual fee is \$ 391.00

7626

FY22 music License Fee If you are billed quarterly or semi-annually and your payment is 90 days past due, the unpaid balance of your Annual Fee is now due in full.

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

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



## Future Horizons, Inc. 403 North First Street

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

Voice: 80 Fax: 90

800-682-1187 904-692-1193 INVOICE

Invoice Number: 71365 Invoice Date: Jan 12, 2022

Page:

1

#### Bill To:

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

#### Ship to:

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

Customer ID	Customer PO	Payment Terms	
Turnbull01	Service Call	Net 45	Days
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver	1/4/22	2/26/22

Quantity	Item	Description	Unit Price	Amount
1.00	771014	Air Filter Paper Element, Compressor	8.78	8.78
1.00	772040	Kit, Replacement RA diffuser loops	65.84	65.8
1.00	Aerator Service	Aerator Service - Pond #2	100.00	100.00
		Performed service call for one of the diffuser		
		heads not working. Found clogged diffuser		
		head and dirty air filter. Rebuilt head,		
		replaced filter.		
		rio Repairs		
		1,330.572.434 205C		
		205C		
		Subtotal		174.62
		Sales Tax		1.5
		Freight		
		Total Invoice Amount		174.62
eck/Credit Men	no No:	Payment/Credit Applied		
		TOTAL		174.62

Overdue invoices are subject to finance charges.

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

### Invoice



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

INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5876	01/01/2022	\$45.00	01/31/2022	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

1,330,572,490 3460 Jan Website





#### From: Pro Sealed Asphalt Inc

1909 Parental Home Road, Suite 1 Jacksonville, FL, 32216 USA

Bill To: James Schieszer

Job: Murabella

101 W. Positano, St. Augustine, Florida, 32092 Company: Riverside Management Services: Turnbull Creek CDD-Murabella

Date of Issue

01/12/2022

Due Date 01/27/2022

**Balance Due** \$1,000.00 USD

Item	Price	Quantity	Tax	Total
Pickleball Court Stripe Single Court for Pickleball using Yellow Lines	\$1,000.00	1		\$1,000.00
		Subtotal		\$1,000.00 USD
		<b>Grand Total</b>		\$1,000.00 USD

#### Notes:

Thank you for your business! Make checks payable to Pro Sealed Asphalt, Inc. Payment is due immediately upon completion unless notified otherwise in writing. To schedule a check pick-up please call our office at (904)903-6958 or email miranda.prosealedasphalt@gmail.com.

GF

Powered by Thryv

3870

1.330.572.634 -R/A



#### Questions on this invoice call:

(866) 470-7133 Option 2 Ghbillinginquiries@ccc.gannett.com

START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	18 RATE	19 AMOUNT
11/30		Balance Forward						\$238.11
12/21	P192674	Payment - Lockbox 1479						\$-95.52
12/30	C25998	REV TRANS#622512 DT 11 FIN CHG	/30/21					\$-3.47
		PREVIOUS	AMOUNT OWED:	\$238.11				
		NEW CHARGE	ES THIS PERIOD:	\$0.00				
		CAS	SH THIS PERIOD:	(\$95.52)				
		DEBIT ADJUSTMENT	TS THIS PERIOD:	\$0.00				
		CREDIT ADJUSTMENT	TS THIS PERIOD:	(\$3.47)				
			We appreciate your be	usiness.				



1,310,573,480

INV	OICE AND STATE	MEN	T OF ACCOUNT	č	AGING OF PAST DUE	ACCOUNTS		* UNAPPLIED	AMOUNTS ARE IN	ICLUDED IN TOTA	AL AMOUN	T DUE <b>53.</b> ™
21	CURRENT NET AMOUNT	T AMOUNT 22 30 DAYS			60 DAYS OVER 90 DAYS		90 DAYS	* UNAPPLIED AMOUNT		23	TOTAL AMOUNT DUE	
	\$0.00		\$0.00		\$0.00		\$0	0.00	\$0.00			\$139.12
		25				A	DVEF	RTISER INFORMATIO	N			
		1	BILLING PERIOD	6 BILLED ACCOUNT NUMBER				ADVERTISER/CLI	ENT NUMBER	2	ADVER	TISER/CLIENT NAME
		12	2/01/2021 - 12/31/20	21	18409			1840	9	TURNBUI	L CRE	EK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261

The St. Augustine Record

PO Box 121261 Dallas, TX 75312-1261

Payment is due upon receipt.



ADVERTISER/CLIENT NAME



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

#### ADVERTISING INVOICE and STATEMENT

		12/01/2021 -	12/	31/2021		TUR	NBULL CF	REE	K CDD	/MUF	RA BELLA/
COMPA	MPANY 23 TOTAL AMOUNT DUE			IT DUE	* UNAPPLIED AMOUNT 3				3 TERMS OF PAYMENT		
SA	7	\$139	9.12	\$0.00			1	NET 15 DAYS			
21	CURREN	IT NET AMOUNT 22 30 DAYS			60 DAYS			OVER 90 DAYS			
	\$0.00 4 PAGE# s BILLING DATE		\$0.00 \$0.00		\$0.00				\$0.00		
4			Ε	6 BILLED ACCO	UNT NUMBER	BER 7 ADVERTISE		R/CL	R/CLIENT NUMBER 24 STATEMENT NUMBER		24 STATEMENT NUMBER
	1 12/31/202			1840	09		18	340	9		

8 BILLING ACCOUNT NAME AND ADDRESS	9 REMITTANCE ADDRESS

BILLING PERIOD



2217

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

րաթվիիկիկությունակիկերկրիթիկիակվիր

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

\$139.12 Price Customer 18409 5/3/2021 End Date Order Number 0003351578 Start Date 5/3/2021

Rating InfoInsertion DetailsPrepaysDelay DetailEffective...Post DateTransactionAmountCustomer5/3/20215/3/2021AdInsertCharge\$69.5218409

18409

\$69.60

AdInsertCharge

5/3/2021

5/3/2021

# NOTICE OF MENTING TURNBULL CREEK COMMUNITY DEVELOPMENT INSTRUCT

Notice is larely given that the Board of Supervices ("Barn") of the Turnhul Creak Community Development District ("District") will hold a meeting on Tuesday, May 33, 2021, at 6:30 p.m. a the Murahella Amenity Center, 30: Preitano Avenne, St. Augustine, Porita 2009, where the Board may consider any business that may properly come helion it ("Meeting"). Someon all of the Board members and staff will be in physical attendance at the meeting beat show it is a found and provide public community telephone are set forth le-

In the control of the

the District this encourages public participation in the Meeting in a safe and efficient manner. To that end, amone wishing to attend and/or participate in the Meeting can these by disting 1-64 6. If 5-9923 — entering — Meeting 1D: If 7396-62477 and Passence: 322977. Altendants may also join by video by teing — this join by video by teing — this — link: https://bcom.us/j/97346428472pand\_y

Participants are strongly encouraged to submit questions and comments to the District Manager's Office at electrons gegment company May 10, 2021 at 50.00 p.m. in advance of the meeting, to licitiate the Board's consideration of such questions and comments during the meeting. If you are unable to participate the telephone or by communications read and participate by telephone or by communications and company of the District Manager's office for further

PO Box 8699, 1880 Eastwest Pkwy Fleming Island, FL 32006 US 9045054694 Jillf@trimacoutdoor.com www.trimacoutdoor.com



**BILL TO** 

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 SHIP TO

Murabella-Turnbull Creek 101 E Positano Ave St Augustine, FL 32092 **INVOICE 12550** 

DATE 01/17/2022 TERMS Net 30

**DUE DATE 02/16/2022** 

JOB | SCOPE Tree Work

Landscape Contingency
1. 320 538.467

•			
ACTIVITY	QTY	RATE	AMOUNT
Tree Service:Tree Work-Ezekiel Remove 17 dead / dying or fallen trees on berm areas located at Terranova East & West. Stump grinding is not recommended due to proximity to living trees and risk of damaging them.	17	161.8752941	2,751.88
Haul organic debris from site, all debris will be removed from site within 24 business hours of job completion.			

Once contractor is authorized to perform the work stated on the face of this contract, payment will be 100% due at the completion of the work. If payment has not been received by Trimac Outdoor within (30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at 1.5% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing and on going thereafter until the bill has been paid.

TOTAL DUE

\$2,751.88

## Service Slip/Invoice

INVOICE:

8158573

DATE:

1/3/2022

ORDER:

8158573

Turner Pest

PAYMENT ADDRESS:
Turner Pest Control ELC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-6300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Ball To:

[129708]

Turnbull Creek CCD 475 W Town PI Ste 114 Saint Augustine, FL 32092-3649 Work Locations

[129708]

904-589-4783

Murabella Owners Assoc Inc

101 W Positano

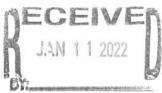
Saint Augustine, FL 32092-4787

Work Date	te Time Target Pest		Technician		Time In
1/3/2022	12:32 PM				12:32 PM
Purcha	ase Order	Terms	Last Service	Map Code	Time Out
		NET 30	1/3/2022		01:21 PM

Description
Jan Pest Control

СРСМ

Commercial Pest Control - Monthly Service



\$121.28 SUBTOTAL \$121.28 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$121.28

AMOUNT DUE

\$121.28

**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

## Turner Pest

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503 904-355-5300 • Fax: 904-353-1499 • Toll Free: 809-225-5305 • turnerpest.com Service Slip/Invoice

INVOICE:

8159231

DATE:

1/3/2022

ORDER:

8159231

Bill To:

[129708]

Turnbull Creek CCD 475 W Town PI Ste 114 Saint Augustine, FL 32092-3649 Work Locations

[129708]

904-589-4783

Murabella Owners Assoc Inc

101 W Positano

Saint Augustine, FL 32092-4787

Work Date 1/3/2022	Time 12:32 PM	Target Pest	Technician		Time I 12:32 PM
Purcha	se Order	Terms NET 30	Last Service Map Code 1/3/2022		Time O 01:06 PM
			39C		
		1.3	530.572.466		
Se	rvice		Description		Price
СРСМ		Commercial Pest Contr	rol - Monthly Service		\$82.69
			Sommercial Pest Control - Monthly Service  Som Pest Control		\$82.69
				TAX	\$0.00
				AMT. PAID TOTAL	\$0.00 \$82.69
				TOTAL	φ02.09
		R	JAN 1 1 2022	AMOUNT DUE	\$82.69
		B N	A second to the second		
				TECHNICIAN SIGN	NATURE
				CUSTOMER SIGN	ATURE

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.

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

#### INVOICE



#### **Turnbull Creek CCD**

101 W. Positano Ave St. Augustine, Florida 32092

> (904) 759-9833 (248) 807-2763

#### Fenced Up

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

Phone: (904) 540-5595 Email: info@fencedup.com Web: www.fencedup.com

**Payment Terms** 

Due upon receipt

Invoice #

2630-R

Date

11/16/2021

Description	Total
Repairs	\$330.00
Re straighten tennis court post. Restring tennis court net 3 hours labor	
Repair #2	\$330.00
Restring tennis court net Repair and rehang Aluminum Gate 3 hours	

1.330.572.631

Subtotal

\$660.00

Total

\$660.00

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 the 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 homeowner's 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 on 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 minimum deposit of 35% 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 the 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 904-540-5595 Info@fencedup.com Licensed and Insured

By signing this document, the customer agrees to the services and conditions outlined in this document.				
	Jun Stronge			
	Signed on: 11/16/2021			
	Turnbull Creek CCD			

Page 3 of 3

### Invoice

Atlantic Beach, FL 32233

Date	Invoice #
12/16/2021	41517

	er Dul
Bill To	PAS.

Turnbull Creek CDD 101 West Positano Ave St. Augustine, FL 32092

Poop-Free since	Due Date	Account #
	1/14/2022	

· · · · · · · · · · · · · · · · · · ·				
Service Description	Rate	İ	# of Services	Amount
10 Roll Case of Pet Waste Bags	385C 330.57200.63100	69.00	2	138.00
Thanks for making us #1 in the #2 Business! 904-338-4236 Email: andy@firstcoastscoopers.com		Inv	voice	\$138.00

Please write your account number on your check. Thank You

Bill To	* New Pet? New phone number? Email?
Turnbull Creek CDD 101 West Positano Ave St. Augustine, FL 32092	* Thank you for your referrals! \$20 paid for each sign up after full month of service.  Name and Phone number of referral:
	* A Late Fee of \$20 per month will be assessed for payments made afer the Due Date.
Account #	
	Payments/Credits \$0.00
	Total Balance Due \$276.00

#### First Coast Scoopers

Atlantic Beach, FL 32233

## Invoice

Date	Invoice #		
1/24/2022	41981		

Bill To					
Turnbull Creek CDD 101 West Positano Ave St. Augustine, FL 32092		Poop-Free	since	Due Date	Account #
				2/23/2022	
Service Description		Rate	#	of Services	Amount
10 Roll Case of Pet Waste Bags 1.330.57200.631	100	69.00		2	138.00
Thanks for making us #1 in the #2 Business! 904-338-4236 Email: andy@firstcoastscoopers.com			Invoi	ce	\$138.00
P****					

Please write your account number on your check. Thank You

Bill To	* New Pet? New phone number? Email?			
Turnbull Creek CDD 101 West Positano Ave St. Augustine, FL 32092	* Thank you for your referrals! \$20 paid for each sign up after full month of service.  Name and Phone number of referral:			
	* A Late Fee of \$20 per month will be assessed for payments made af	er the Due Date.		
Account #				
	Payments/Credits	\$0.00		
	Total Balance Due	\$276.00		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/C *** CHECK DATES 12/01/2021 - 01/31/2022 *** TURNBULL CREEK-CAPITAL RESE BANK B CAPITAL RESERVE FUND	RVE	RUN 2/28/22	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/22/21 00049 12/15/21 7947 202112 600-53800-60000	*	62,982.10	
POND BANK MAIN BOUDREAUX BOUDREAUX'S PRO GRADE LI	JC		62,982.10 000109
1/20/22 00146 12/17/21 20812 202112 600-53800-60000 GLIDE SLIDE(48" DECK)	*	1,550.00	
12/17/21 20812 202112 600-53800-60000 PLAYWORLD FREIGHT	*	330.00	
1/04/22 X20849 202201 600-53800-60000 INSTALL PLAYWORLD EOUIP	*	2,000.00	
PLAYMORE WEST, INC			3,880.00 000110
TOTAL	FOR BANK B	66,862.10	
		,	
TOTAL	FOR REGISTER	66,862.10	

TURN TURNBULL CREEK BPEREGRINO

Boudreaux's Pro Grade LLC 705 Hope Street Ormond Beach, FL 32174 (386) 214-3672 dale@boudreauxsprograde.com

BILL TO
Turnbull Creek CDD

**INVOICE 7947** 

DATE 12/15/2021

TERMS Due on receipt

## Pond Bank Maint Bourdrenuy

PROJECT Turnbull Capital Reserve 033.400.53800.40000 Capital Outlang

DATE	DESCRIPTION	QTY	RATE AMOUNT
	Import and place up to 1422 CY of clean compactable fill. Compact and grade per plans dated 07/22/21. Remove all debris from site		20,788.00
	Material and labor to install up to 73320 SF of geogrid confinement cells	MATERIAL SERVICES	11,949.60
	Material and labor to install up to 109980 SF of St Augustine sod. Maintenance of sod once installed to be done by others		30,244.50
	Optional: Import, place, and compact up to 18 CY of additional clean compactable fill (per load cost)		0.00
	**This is a request for 50% of the total estimate, per agreement**		

TAL DUE \$62,982.10



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

Invoice#: 20812

Date: 12/17/2021

Billed To: Turnbull Creek CDD

475 W Town Place, Suite 114 St. Augustine FL 32092 Ship To: Murabella

475 West Town Place St. Augustine FL 32092

Capital Plservi

Due Date: 01/16/2022

Terms: Due With Order

Purchase Order# Quote #16382B

Item	Description	Qty	Rate	Amount
ZZCH3126	GLIDE SLIDE (48" DECK)	, 1	\$1,550.00	\$1,550.00
Freight	PLAYWORLD FREIGHT	1	\$330.00	\$330.00

33.400.538,600 146B

Thank you for your prompt payment!

Taxable Amount:	0.00
Sales Tax:	0.00
Invoice Total:	1,880.00
Amount Paid:	0.00
Amount Due:	1,880.00



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

Invoice

Invoice#: X20849 Date: 01/04/2022

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

Ship To: Murabella

475 West Town Place St. Augustine FL 32092

Capital Reserve

Due Date: 01/04/2022

Terms: Due Upon Completion

Purchase Order# Quote #16382B

Item	Description	Qty	Rate	Amount	
PSI Installation	Installation of Playworld Equipment	1	\$2,000.00	\$2,000.00	

33.400,538.400

Thank you for your prompt payment!

Taxable Amount:	0.00
Sales Tax:	0.00
Invoice Total:	2,000.00
Amount Paid:	0.00
Amount Due:	2,000.00



# THIRD ADDENDUM TO THE LICENSE AGREEMENT BY AND BETWEEN TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND GIFT OF DANCE CLASS, LLC REGARDING THE USE OF CERTAIN DISTRICT FACILITIES

This Third Addendum is made and entered into this 24th of January 2022, by and between:

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

Gift of Dance Class, LLC, a Florida limited liability company, with a mailing address of 161 Casa Sevilla Avenue, St. Augustine, Florida 32092 ("Licensee," and collectively with the District, the "Parties").

#### RECITALS

WHEREAS, the Parties previously entered into that License Agreement by and between Turnbull Creek Community Development District and Gift of Dance Class, LLC Regarding the Use of Certain District Facilities, dated September 10, 2020 (the "License"); and

WHEREAS, Section 3 of the License provides that, "[t]his License may be extended for an addition term, in the sole and absolute discretion of the District, upon an addendum in writing and executed by the Parties"; and

WHEREAS, the Parties have twice previously extended the License by execution of the First Addendum, whose term expired on May 31, 2021, and the Second Addendum, whose term expired on December 16, 2021; and

WHEREAS, the Parties now desire to extend the License for an additional term.

Now, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties desire to extend the License according to the following terms:

- 1. **Incorporation of Recitals**. The Recitals stated above are true and correct and are incorporated herein as a material part of this Third Addendum.
- Additional Term. The License shall be extended for an additional term commencing January 20, 2022, and ending May 10, 2022 ("Additional Term"), unless terminated or extended in writing as provided for in the License.

3. License in Effect. This Third Addendum alters the License only to the extent provided herein, and otherwise the License remains in full force and effect and all of the terms of the License apply to this Third Addendum, including but in no way limited to, COVID protocols and waiver requirements. The Licensee, their guests, instructors and all person entering the District's facilities pursuant to this License shall comply with the District's policies in effect at the time of their events, including any COVID protocols in effect at the time, as confirmed by the District's on site manager. To the extent this Third Addendum and License conflict, the Third Addendum shall control.

IN WITNESS WHEREOF, the Parties execute this Third Addendum to be effective the day and year first written above.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

—DocuSigned by:

Chair/Vice Chair, Board of Supervisors

GIFT OF DANCE CLASS, LLC

By: Chatting Dunca



(gift dance)

Online Registration for Spring Now Available...

> Murabella- Thursdays starting January 20th- May 10th 4:45pm- 5:30pm Ages 3-5 \$65 per month



5:30-6:30pm Grades-1st-5th \$70 per month

(Performance attire not included)







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



## LICENSE AGREEMENT BY AND BETWEEN THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND WGV FIGHTING TURTLES SWIM TEAM, INC., REGARDING THE USE OF THE DISTRICT'S AMENITY FACILITIES

THIS LICENSE AGREEMENT ("License Agreement") is made and entered into this \_\_\_\_ day of March 2022, by and between:

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, and with offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

WGV FIGHTING TURTLES SWIM TEAM, INC., a Florida not-for-profit corporation, with a mailing address of 188 Athens Drive, St. Augustine, Florida 32092 ("Licensee" and together with the District, sometimes referred to as the "Parties").

#### **RECITALS**

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

**WHEREAS**, the District owns, operates, and maintains a recreation facility, which includes a competition pool ("Competition Pool") and related facilities as district improvements, as shown highlighted on **Exhibit A**, attached hereto, and incorporated herein by reference (altogether, the "Amenity Facility"); and

WHEREAS, Licensee approached the District and desires to make use of the District's Amenity Facility for a swim team meeting and swim team practices; and

WHEREAS, the District is willing to allow the Licensee to make use of the Amenity Facility as specifically set forth herein, provided that such use does not impede the District's operation of the Amenity Facility as a public improvement and such use is in compliance with this License Agreement, and provided that the Licensee complies with the provisions set forth herein; and

WHEREAS, the District has determined that providing the Licensee with the ability to use the Amenity Facility is a benefit to the District, is a proper public purpose, and makes appropriate use of the District's public facilities; and

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

**NOW, THEREFORE,** in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

- 1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.
- 2. GRANT OF LICENSE. The District hereby grants to the Licensee a license to use the Amenity Facility for swim team practices, in accordance with the schedule attached hereto as **Exhibit B** and incorporated herein by reference ("License"). In consideration of use of certain portions of the Amenity Facility, Licensee agrees to the following conditions:
  - **A.** Licensee's access is limited to the Competition Pool, the adjacent pool deck, the adjacent concession and grill facility, the adjacent field, and the Amenity Facility restrooms as highlighted in yellow on **Exhibit A**, and the parking lot serving the Amenity Facility, along with access to the clubhouse for the swim team meeting only. No other use of, or access to any other portions of the Amenity Facility is permitted.
  - **B.** Licensee's access is limited to a swim team meeting, swim team practices, and swim team meets starting on March 1, 2022 and continuing until the conclusion of the dates set forth in **Exhibit B**.
  - C. The Parties acknowledge that weather conditions and other factors, including but not limited to further outbreaks of the COVID-19 virus and governmental orders and other guidance related to the same, may affect the use of the Amenity Facility at any given time. The District shall have the right to temporarily close the Amenity Facility on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds, when required to do so by any governmental order, or when the District deems doing so to be in the best interests of residents and staff. Licensee shall abide by the decision of the District as to the closure of the Amenity Facility. Licensee shall be responsible for the safety of its staff, guests, invitees, agents, or participants during such times. Licensee further agrees that the District shall have the right to take such actions as are necessary to preserve the health, safety and welfare of its residents, landowners, lands, and facilities.
  - **D.** Only swim team participants and coaches are permitted to enter the Competition Pool, except in case of emergency. Family members and/or guests of Licensee may not use the Competition Pool in conjunction with this License. Failure to abide by the terms of this License, including but not limited to this provision, is considered a material breach, and may result in immediate revocation of the License herein granted.
  - E. Swim team membership shall be open first to residents of the District. Under no circumstances may a District resident be turned away from participation on the team unless such individual fails to satisfy the safety and swim test requirements administered to all potential swim team participants. Otherwise, swim team membership may be open to non-members, up to a maximum of ninety (90)

swimmers, provided however that it shall be Licensee's responsibility to enforce reasonable COVID-19 guidelines.

- F. Licensee's use of the Competition Pool shall be contemporaneous with the use of the Amenity Facility by District Patrons (as that term is defined in the Policies Regarding District Amenity Facilities) and Licensee's use shall not interfere with the operation of the Amenity Facility as a public improvement.
- **G.** Two swim lanes shall be kept open at all times during swim team practice to allow District Patrons to use the Competition Pool.
- H. Licensee shall ensure the schedule set forth in **Exhibit B** is coordinated with the District's onsite management staff, which schedule must be approved in writing prior to conducting any such activities. Licensee shall meet with the management staff to coordinate parking plans, details, times, and housekeeping responsibilities. It is the responsibility of Licensee to ensure all of the facilities utilized by Licensee and its invitees are left in a neat and orderly fashion, in the same or better condition than prior to commencement of the individual event and trash is properly disposed of in trash bags and taken to the dumpster. Any permanent signage, other than advertising in accordance with the District's policies and coordinated through the management staff, must be pre-approved by the District in writing and is not included in this Agreement. Any advertisements naming the District, its facilities, including any derivation of such facilities, shall state in legible font: "This is not a Turnbull Creek CDD sponsored or endorsed event." Any proceeds generated from the events, sales and sponsorships shall remain with Licensee.
- **I.** Licensee shall be held responsible for coordination of all parking efforts related to the activities provided for herein.
- **J.** Licensee's use of the Competition Pool shall be subject to the policies and regulations of the District and Licensee acknowledges receipt and reading of all such policies and rules.
- **K.** Licensee shall provide to the District both a Turnbull Creek Community Development District Consent and Release from Liability ("Release"), in the form attached hereto as **Exhibit C**, and a COVID-19 Addendum to the Waiver and Release ("Addendum"), in the form attached hereto as **Exhibit D**, fully executed by each swim team participant and the parent or legal guardian of such swim team participant, resident AND non-resident, along with all swim meet participants and their guardians, prior to that swim team participants' use of the Amenity Facility. The Licensee shall not permit any swim team participant to use the Amenity Facility without first providing the District with a fully executed Release and Addendum for such participant. Should the Licensee fail to comply with this section 2.K., the District may immediately terminate this License Agreement, notwithstanding any provisions to the contrary.

- L. The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city, and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but in no way limited to, USA swimming guidelines, health department requirements, fire code and other laws ("Laws"). It is Licensee's responsibility to know, understand and follow such Laws. Further, Licensee shall comply at all times with the Guidelines for Swim Team Usage, set forth in **Exhibit E** hereto and incorporated herein by this reference.
- 3. Compensation; Term. The term of the License shall be from March 1, 2022, through July 15, 2022, unless terminated or revoked pursuant to section 4 below. However, the covenants and obligations of Licensee contained in sections 2 (Releases), 7, 9, and 10 shall survive cancellation for acts and omissions which occurred during the effective term of the License Agreement. Licensee shall remit ten percent (10%) of total gross revenue to the District. Licensee shall provide a detailed accounting of all revenues in the form of a season report that details pricing for the various categories of services provided, the number of individuals serviced, and the revenues for each category of service at a minimum. The District reserves the right to request additional detail or back up for such financials upon its request.
- 4. SUSPENSION, REVOCATION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be immediately suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. District may also elect to cancel one or more individual scheduled events permitted hereunder while permitting the remainder of this License Agreement to remain in effect. Licensee may terminate this License Agreement upon written notice to the District.
- 5. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to operate a swim team and to provide certified, trained, and qualified swimming instructors and/or coaches. Licensee further represents that its swimming instructors and/or coaches are certified as provided in section 514.071, *Florida Statutes*, and all other applicable laws. Licensee shall maintain all required licenses and certifications in effect and shall at all times exercise sound professional judgment, including taking precautions for the safety of its participants, staff, and invitees. All minors participating in the swim team shall only do so with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any swimmer while using the Amenity Facility. Any and all waivers signed by Licensee's swimmers shall acknowledge the fact that the District is not responsible.
- 6. CAPACITY OF POOL. The size of the swim team shall be limited to a maximum of ninety (90) participants; provided, however, that this number shall be larger if agreed upon in writing by the District Manager. Licensee shall be responsible for determining the appropriate ratio of swim team participants to coaches and shall provide the expected number of swim team participants to the District's management team and cooperate in good faith with District staff to ensure that the pool capacity is not exceeded.

- INSURANCE AND INDEMNITY. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its staff, agents, resident and non-resident participants, guests, or invitees. The District and its supervisors, officers, staff, and agents shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (all costs including, without limitation, expert witness fees, paralegal fees, and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its staff, agents, participants, guests, or invitees, and specifically including but not limited to claims arising out of or connected to alleged or actual exposure to the COVID-19 virus. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law.
- **8. NOTICES.** All notices, requests, consents, and other communications hereunder shall be in writing and shall be delivered, mailed by overnight delivery service or First-Class Mail, postage prepaid, to the Parties, as follows:

A. If to the District: Turnbull Creek Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to: KE Law Group, PLLC

2016 Delta Boulevard, Suite 101 Tallahassee, Florida 32303 Attn: District Counsel

**B. If to the Licensee:** WGV Fighting Turtles Swim Team, Inc.

188 Athens Drive

St. Augustine, Florida 32092

Attn:

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

be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

- 9. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its Patrons (as that term is defined in the Policies Regarding District Amenity Facilities) and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the Amenity Facility under this License Agreement. Licensee shall commence repair any damage resulting from its operations under this License Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District.
- 10. ENFORCEMENT OF LICENSE AGREEMENT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Notwithstanding this, the Licensee's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than one hundred dollars (\$100).
- PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind 11. provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, Florida Statutes. acknowledges that the designated public records custodian for the District is Ernesto Torres ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 1-904-940-5850, ETORRES@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, WORLD GOLF VILLAGE, ST. AUGUSTINE, FLORIDA 32092.

12. E-VERIFY REQUIREMENTS. The Licensee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Licensee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Licensee has knowingly violated Section 448.091, *Florida Statutes*.

If the Licensee anticipates entering into agreements with a subcontractor to perform duties under the License, Licensee will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Licensee shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Licensee has otherwise complied with its obligations hereunder, the District shall promptly notify the Licensee. The Licensee agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Licensee or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Licensee represents that no public employer has terminated a contract with the Licensee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

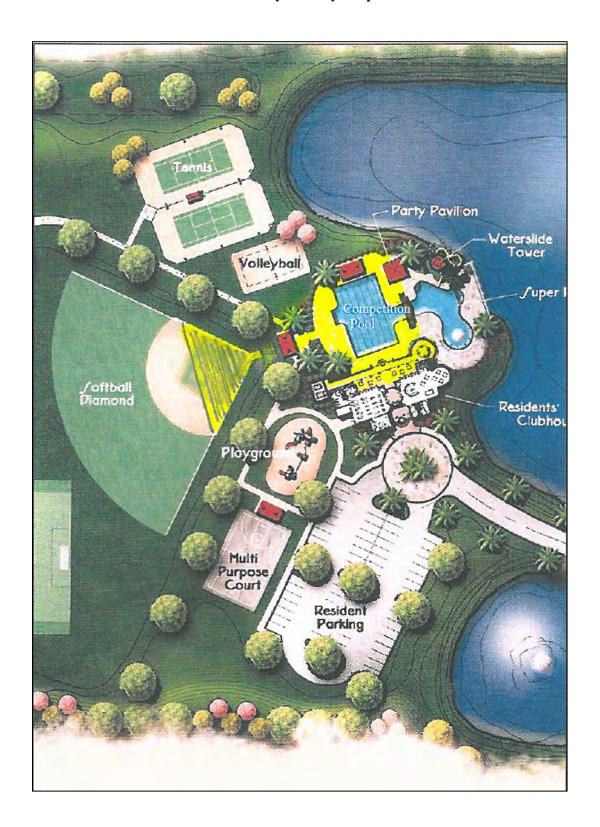
- 13. CONTROLLING LAW; VENUE; REMEDIES. This License Agreement and the provisions contained in this License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.
- 14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.
- 15. NO TRANSFER OR ASSIGNMENT. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License without such prior written consent shall be void.
- 16. ENTIRE AGREEMENT. This is the entire License Agreement of the Parties and it may not be amended except in writing signed by both parties. This License Agreement supersedes any prior License Agreement between the District and Licensee regarding the use of the Amenity Facility.

[Remainder of page intentionally left blank]

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

Attest:		TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT		
Secretary/As	sistant Secretary	Chairman/Vice-Chairman, Board of Supervisors		
Witness:		WGV FIGHTING TURTLES SWIM TEAM, INC.		
Signature Print Name of	f Witness	By:		
Exhibit A:	Amenity Facility Map Swim Practice Schedule			
Exhibit B: Exhibit C: Exhibit D: Exhibit E:	Waiver and Release COVID-19 Addendum to W Guidelines for Swim Team U			

Exhibit A
Amenity Facility Map



## Exhibit B SWIM PRACTICE SCHEDULE

From June 05, 2022 to July 15, 2022							
Tuesday – Friday, 7am-10am							
Week of	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
June 5th			June 7	June 8	June 9	June 10	
			7am-10am	7am-10am	7am-10am	7am-10am	
June 12th			June 14	June 15	June 16	June 17	
			7am-10am	7am-10am	7am-10am	7am-10am	
June 19th			June 21	June 22	June 23	June 24	
			7am-10am	7am-10am	7am-10am	7am-10am	
June 26th			June 28	June 29	June 30	July 1 7am-	
			7am-10am	7am-10am	7am-10am	10am	
July 3rd			July 5 7am-	July 6 7am-	July 7 7am-	July 8 7am-	
-			10am	10am	10am	10am	
July 10 <sup>th</sup>			July 12	July 13	July 14	July 15	
1			7am-10am	7am-10am	7am-10am	7am-10am	

<sup>\*</sup>One lane will be made available to residents during all practices.

#### Swim meets

May 21st- Dual meet with Durbin Dolphins- need access to pool from 5:30am-noon June 11th- virtual meet (only our team is present)- pool access from 5:30am- 11am July 9th- Dual meet with Shearwater Sharks- need access to pool from 5:30am-noon

<sup>\*\*</sup>We kept two lanes open last year but they were hardly in use. We were practicing after school and that made sense, but when we moved to morning practices, we had very few lap swimmers. We would like to go back to one lane open. We wasted time and our practices were not as efficient as they could be.

#### <u>Exhibit C</u> WAIVER AND RELEASE

In consideration of being allowed to participate, I,
the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

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

Name	Mailing Address
Signature	Telephone Number
Participant Signature	

## Exhibit D COVID-19 ADDENDUM TO WAIVER AND RELEASE

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

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

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

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

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

IN WITNESS WHEREOF, I have signed this Addendum on this	day of	, 2022.
SIGNATURE:		
NAME:		
NAMES OF MINOR CHILD(REN):	<del></del>	

#### Exhibit E Guidelines for Swim Team Usage

- 1. Usage of the Amenity Facility is limited to the facilities named in the Agreement ONLY. Swim team members that are not District residents or paid users of the other facilities shall not have access to other District facilities.
- 2. Swim Team is required to provide for lifeguards as may be needed.
- 3. Swim Team is responsible for ensuring that Swim Team members abide by all facility rules and policies. Swim team will provide an assigned gate monitor and locker room monitor for times when it is utilizing the facilities.
- 4. Swim Team shall not store any equipment on site without written approval by the District in advance of such storage. However, the Swim Team is permitted to store clear boxes with boards, fins, flags and time clock against the fence by the pump gate for the term of this License, recognizing the District shall not be responsible for said items in any way.
- 5. The Swim Team shall be responsible for sanitizing and straightening chairs, removing any debris and clean the pool deck, locker rooms/restrooms (from any additional impacts), sidewalk, and parking lot after each practice/lesson session, as warranted.
- 6. At all times that the facility is open to the public, one lane shall be reserved for recreational lap swimmers. In the event the one lane reserved for recreational lap swimmers is filled, Swim Team shall collapse so that a second lane is available to the public. Other restrictions may apply during the COVID-19 public health emergency, or as otherwise required by the District.
- 7. Swim Team roster must be provided to the District at least seven (7) days prior to the first day of commencing swimming practices. The roster must include all coaching staff.
- 8. Any outside vendor use shall be as permitted by the onsite Manager.
- 9. All swimmers on the Swim Team must be capable of swimming a minimum of twenty-five yards continuously.
- 10. Swim Team size is limited to no more than ninety (90) participants. Swim Team may include non-resident participants; however, District residents must ALWAYS be given priority in Swim Team admittance. No prospective resident swim team member may be denied admittance unless he or she fails the swim test required for participation.
- 11. Proof of insurance must be provided to the District prior to practices/programs beginning.
- 12. Swim Team contract with the District must be signed and provided to the District prior to practices/programs beginning.
- 13. Swim Team is responsible for and must ensure that, prior to registration and/or payment with the Swim Team, each prospective resident Swim Team member demonstrates proof of residency and/or shows proof of a current and unexpired User Access Card. Additionally, it shall be the responsibility of the Swim Team to ensure that all Swim Team members are covered by the Swim Team's insurance policy. ALL program participants, resident and non-resident, must complete waiver and release and must be fully covered by Swim Team's insurance. Swim Team shall further be responsible for clear and concise communication to parents and swimmers about COVID-19 requirements and practice adherence at all times.
- 14. The Swim Team is required to have a person certified in American Red Cross Lifeguarding and CPR/AED on deck, supervising the Swim Team swimmers, at all times during Swim Team practices/programs. All minors must be supervised at all times.