

**MINUTES OF MEETING**

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

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The **regular meeting** of the Board of Supervisors of Turnbull Creek Community Development District was held on **January 10, 2023, at 6:30 p.m.** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

**Present and constituting a quorum:**

Chris DelBene	Board Supervisor, Chairman
Gianna Krol	Board Supervisor, Assistant Secretary
Jeremy Vencil	Board Supervisor, Assistant Secretary
Brian Wing	Board Supervisor, Assistant Secretary

**Also present were:**

Carol Brown	District Manager, Rizzetta & Co., Inc. District
Jennifer Kilinski	Counsel, KE Law
Mike Yuro	District Engineer, Yuro & Associates Amenity
Erick Hutchinson	Manager, RMS
Jim Schieszer	Field Operations Manager, RMS Trimac
Robert Jones	Outdoors
Todd Murphy	General Manager, Trimac Outdoors

Members of the public present.

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

Ms. Brown called the meeting to order at 6:32 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on  
Agenda Items**

No audience comments.

**THIRD ORDER OF BUSINESS**

**Oath of Office**

Ms. Brown informed the Board that Mr. DelBene and Mr. Wing were re-elected and Ms. Krol was elected to the Board on November 8, 2022. She also stated the supervisors took their Oath of Office prior to the start of the meeting.

**FOURTH ORDER OF BUSINESS**

**Resolution 2023-01;  
Redesignating Officers**

Ms. Brown reviewed the Resolution and the Board discussed designation of officers.

On Motion by Mr. Vencil, seconded by Ms. Krol, with all in favor, the Board of Supervisors appointed Mr. Wing as Chairman, for Turnbull Creek Community Development District.

On Motion by Mr. Vencil, seconded by Ms. Krol, with all in favor, the Board of Supervisors appointed Mr. Vencil as Vice Chairman, for Turnbull Creek Community Development District.

On Motion by Mr. Vencil, seconded by Ms. Krol, with all in favor, the Board of Supervisors appointed Chris DelBene as Assistant Secretary, for Turnbull Creek Community Development District.

On Motion by Mr. Vencil, seconded by Ms. Krol, with all in favor, the Board of Supervisors appointed Diana Jordan-Baldwin as Assistant Secretary, for Turnbull Creek Community Development District.

On Motion by Mr. Vencil, seconded by Ms. Krol, with all in favor, the Board of Supervisors appointed Ms. Krol as Assistant Secretary, for Turnbull Creek Community Development District.

On Motion by Mr. Vencil, seconded by Ms. Krol, with all in favor, the Board of Supervisors appointed Carol Brown and Melissa Dobbins as Assistant Secretary, Bob Schleifer as Secretary, Scott Brizendine as Treasurer and Shawn Wildermuth as Assistant Treasurer, for Turnbull Creek Community Development District.

On Motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors adopted Resolution 2023-01; Redesignating Officers, for Turnbull Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Kilinski welcomed Ms. Krol to the Board and reviewed the Florida Sunshine Law, public records law, roles of supervisors, Form 1 and Rules of Procedures.

Ms. Kilinski also updated the Board that the Hancock trustees have waived the annual District Engineer reporting requirement. However, the trustees with US Bank are working on bond holder consent which may take some time.

**B. District Engineer**

**1.) Ratification of the following:**

**a.) Yuro & Associates, LLC Professional Engineering Services Agreement**

On Motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors ratified Yuro & Associates, LLC Professional Engineering Services Agreement, for Turnbull Creek Community Development District.

**b.) Ratification of Yuro & Associates, LLC Work Authorization #1 for the Annual Master Trust Indenture Report**

Mr. Yuro presented the Annual Master Trust Indenture Report (Exhibit A). The Board directed the Staff to revise the report to include sidewalk and berm areas and to present the revised report at the next meeting. Discussion ensued.

On Motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors ratified Yuro & Associates, LLC Work Authorization #1 for the Annual Master Trust Indenture Report, for Turnbull Creek Community Development District.

**c.) Ratification of Yuro & Associates, LLC Work Authorization #2 for Pond Bank 11 Re-inspection**

On Motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors ratified Yuro & Associates, LLC Work Authorization #2 for Pond Bank 11 Re-Inspection, for Turnbull Creek Community Development District.

**2.) Review of Pond Bank Repair Report, Final Completion Certification and Invoices**

Mr. Yuro presented the Pond Bank 11 Re-Inspection Report (Exhibit B). He stated repairs for the most part was successful, however, there are still areas that need sod restoration.

The Board directed Staff to send Notices to homeowners to who live around the pond bank to irrigate sod appropriately.

Ms. Kilinski recommended the Board to send Notice to the contractor with Re-Inspection Report and give them an opportunity to repair.

The Board agreed and gave the Staff this direction, along with removing slit fences and installing sod in the spring.

The Board directed the Staff to send Notices to homeowners of 1861 and 1869 regarding downspouts impacting erosion.

The Board discussed bidding out repair work and directed Trimac to provide a proposal. Mr. Murphy agreed, however, Trimac does not warranty Bahia sod.

**3.) Consideration of Resolution 2023-02; Interim Easement Variance Policy and Application Fee**

Ms. Kilinski introduced Resolution 2023-02 and reviewed the Rules of Procedures requirement to hold a public hearing when setting rates. This Resolution would permit the Board to set an interim rate and when other rates need to be revisited by the Board to then hold a public hearing.

Ms. Kilinski advised that the District Engineer, Mike Yuro, felt that \$500.00 would be appropriate and this would include the review, approval, inspection, and filing with the county. Discussion ensued.

On Motion by Mr. Vencil, seconded by Mr. DelBene, with all in favor, the Board of Supervisors adopted Resolution 2023-02; Interim Easement Variance Policy and Application Fee as amended, for Turnbull Creek Community Development District.

The Board discussed 1921 and 1925 Amalfi Court. Ms. Brown advised the District has been in contact with the owners and they submitted a variance application. The Board expressed concerns with any work that has already been done to District property and if there are any issues, owners will need to be sent a Notice of their responsibility.

**4.) Update and Discussion on Parking Lot Expansion and Proposal(s)**

Mr. Wing provided the Board with an update on his meeting with Mr. Yuro. Mr. Yuro provided a map (Exhibit C) and he reached out to two contractors that would provide full compact, sub base rock, lime rock and asphalt. This cost would be higher, however, recommended, as material will last longer. Discussion ensued.

The Board directed the Staff to provide proposal for site plan.

**5.) Consideration of Matthews Design Group, LLC for Professional Engineering Consulting Services**

On Motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved Matthews Design Group, LLC for Professional Engineering Consulting Services, for Turnbull Creek Community Development District.

Mr. Yuro was excused at 7:52 p.m.

**C. Landscape Manager**



**1.) Trimac Landscaping Management Report, dated December 2022**

Mr. Jones presented his report and advised that many plants were damaged by the cold weather and new annuals to be planted soon.

The Board discussed berm maintenance and language in the Landscape Agreement. Mr. Murphy said they would trim all grasses in the berm.

The Board discussed baseball field and field maintenance. The Board directed RMS to provide an estimate for next meeting for on-going maintenance of fields.

**2.) Consideration of Pine Straw and Mulch Proposal(s)**

On Motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved Trimac's pine straw and mulch proposal, in the amount of \$41,550, for Turnbull Creek Community Development District.

The Board directed Staff to to install pine straw and mulch after the berm grasses are cut back.

**3.) Consideration of Volleyball Repair Proposal(s)**

Tabled by the Board.

**4.) Consideration of Ant Treatment Proposal(s)**

Mr. DelBene informed the Board that he reviewed the Trimac agreement and the top treatment service is included annually. Trimac stated they will treat it and Mr. DelBene advised the 21k proposal was not necessary.

Mr. Murphy and Mr. Jones presented two additional proposals (Exhibit D).

On Motion by Mr. DelBene, seconded by Ms. Krol, with all in favor, the Board of Supervisors approved pine tree removal, in the amount of \$1,475.00, for Turnbull Creek Community Development District.

The Board reviewed sod replacement on Verona Way.

This was tabled by the Board.

The Board directed the Staff to send Notice to homeowners who cause sod damage.

Trimac was excused at 8:41 p.m.

**D. Amenity and Field Operation Managers**

**1.) Amenity and Field Manager Report, dated January 2023**

Mr. Schieszer reviewed the Amenity and Field Manager Report found under Tab 13A. He said the District's berms are being damaged by motorcycles. The Board discussed ways to hold vandals accountable. Discussion ensued.

The Board directed the Staff to send E-Blast to community regarding motorized vehicles are not permitted on District property.

The Board directed the Staff to obtain proposals to replace the parks gate locks.

## **2.) Update and Discussion on Poolsure Agreement and Proposal**

Ms. Kilinski updated the Board that the revisions made to Poolsure's agreement disclaims the District from equipment malfunctioning. She shared that other Districts have Hawkins for chemicals and purchases the equipment. Over the long term there is a District savings, however, more work for Staff. Discussion ensued.

The Board directed the Staff to obtain feeder and equipment proposals for the next meeting and to include pricing from Big Z Pools.

## **3.) Consideration of Amendment to the Following Instructor Agreements: Ancient City Soccer, Gift of Dance and Vesta Amenity Athletic Soccer**

The Board discussed Ancient Cit Soccer and Vesta Amenity Athletics Exhibit E.

On Motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved both Ancient City Soccer and Vesta Amenity Athletics agreements, as amended, with no more than two teams allowed to practice during any 1-hour time slot for each organization, (2 for Ancient City Soccer and 2 for Vesta Amenity Athletics, for a total of 4 teams at one time with a 30 minute break for getting off of the field and 30 minutes in between each scheduled practice.) Motion also includes a master calendar to establish a universal shared system to schedule field time and to collaborate. This also includes punitive penalties as follows: 1<sup>st</sup> offense of \$500, 2<sup>nd</sup> offense of \$1,000 and 3<sup>rd</sup> offense to no longer be allowed to use the field, for Turnbull Creek Community Development District.

Ms. Brown updated the Board that the Joy of Tennis has not provided the required documents for execution of the agreement and that instructor has placed tennis lesson signs on District property.

The Board directed the Staff to remove tennis instruction signs.

Mr. Hutchinson informed the Board that Combat Karate no longer offers lessons within the District.

On Motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved the amendment to the Gift of Dance agreement, for Turnbull Creek Community Development District.

**E. District Manager**

**1.) Update of Waste Service Agreements**

Ms. Brown updated the Board that unbeknownst to her and District Counsel, the District entered into a 5 year Waste Management Agreement in December 2021. Ms. Kilinski and Mr. DelBene had reviewed agreement along with the GMS' agreement and advised that Mr. Torres, former District Manager with GMS, did not have a contractual right to execute the contract. Discussion ensued.

On Motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved to send Waste Management termination of contract for cause, plus notice Waste Management the signing party had no authority to sign the agreement, for Turnbull Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of FEMA  
Addendum to Supplementary  
Conditions Relating to Federal  
Standards**

Ms. Kilinski reviewed FEMA Addendum and hurricane emergency debris removal. Discussion ensued.

On Motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors approved FEMA Addendum and hurricane emergency debris removal, for Turnbull Creek Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Tri-Party  
Succession Agreement and  
Consent Form**

On Motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors approved the Tri-Party Succession Agreement and Consent Form, for Turnbull Creek Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Addendum  
to Engagement Letter Between  
Berger, Toombs, Elam, Gaines  
and Frank**

On Motion by Mr. DelBene, seconded by Ms. Krol, with all in favor, the Board of Supervisors approved the addendum to engagement letter between Berger, Tooms, Elam, Gaines and Frank, for Turnbull Creek Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Workers**

**Compensation Insurance Policy**

On Motion by Mr. Wing, seconded by Mr. Vencil, with Mr. DelBene in favor and Ms. Krol opposed, the Board of Supervisors approved the workers compensation insurance policy, in the amount of \$850.00, for Turnbull Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of United Parcel  
Service Land Use Agreement**

Ms. Brown informed the Board that vendor is in process of issuing District \$1,000 from last year's agreement. Discussion ensued.

On Motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors approved the United Parcel Service Land Use Agreement, for Turnbull Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Slide Repair  
Proposal(s)**

On Motion by Mr. Wing, seconded by Mr. DelBene, with Ms. Krol in favor and Mr. Venci opposed, the Board of Supervisors approved the pool slide repair with a not-to-exceed amount of \$17,064.00, for Turnbull Creek Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Pool Paver  
Proposal(s)**

Mr. Schieszer presented the All Weather Contractor (Exhibit F) and St. Augustine Fence & Outdoor Construction proposals.

On Motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors approved the All Weather Contractor investigation proposal (Exhibit F), in the amount of \$790 with a not-to-exceed amount of \$4,800 to repair pool pavers. If the amount to repair exceeds this then a special meeting will be called, for Turnbull Creek Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of the Southern  
Recreation Shade Proposal**

On Motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors approved the Southern Recreation Shade proposal, in the amount of \$5,299, for Turnbull Creek Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Pest Control  
Proposal(s)**

On Motion by Mr. DelBene, seconded by Ms. Krol, with all in favor, the Board of Supervisors approved, as amended, McCall proposal with initial cost of \$310 and monthly cost of \$200, for Turnbull Creek Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Update on Security Agreements**

Ms. Kilinski and Mr. DelBene provided an update on the status of the addendum. The Board directed the Staff to push back on the prevailing party's attorney's fees, however, it's okay to move forward with addendum should vendor say no.

On Motion by Mr. DelBene, seconded by Ms. Krol, with all in favor, the Board of Supervisors approved addendum with or without the prevailing party's attorney's fees, for Turnbull Creek Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held November 8, 2022**

**2.) Ratification of the Operation and Maintenance Expenditures for September 2022 and October 2022**

On Motion by Mr. Vencil, seconded by Mr. Wing, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held November 8, 2022 and ratified the Operation and Maintenance Expenditures for September 2022, in the amount of \$137,465.06 and October 2022, in the amount of \$69,369.99, for Turnbull Creek Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

**Supervisor**

Mr. Wing requested a workshop on February 26, 2023 at 3:00 p.m. to discuss vandalism.

Ms. Krol expressed interest in increasing meetings and setting time limits on discussions. Ms. Krol was also concerned with parking lot expansion.

Mr. Vencil commented on parking lot and meeting schedule.

Mr. DelBene commented on full and part time security and SJCSO costs.

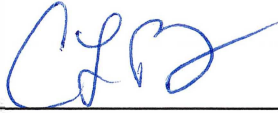
**Audience**

Audience members commented on parking lot expansion, walkways, drainage issues, reserve study, meeting length, berms, vandalism and recording of meetings.

**EIGHTEENTH ORDER OF BUSINESS**

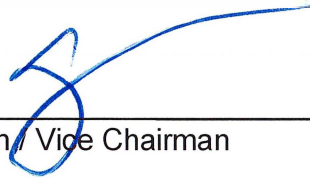
**Adjournment**

<p>On a motion by Mr. Wing, seconded by Mr. DelBene, with all unanimously in favor, the Board adjourned the Board of Supervisors' Meeting at 10:58 PM, for Turnbull Creek Community Development District.</p>
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Secretary /Assistant Secretary



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Chairman / Vice Chairman

# **Exhibit A**





- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

January 10, 2023

Ms. Carol Brown – *District Manager*  
Turnbull Creek Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**Reference:**    **2022 Consulting Engineering Report**  
                         **Section 9.21 of Master Trust Indenture**  
                         **Turnbull Creek Community Development District**  
                         Special Assessment Bond Series 2005  
                         Special Assessment Bond Series 2006  
                         Special Assessment Bond Series 2015A  
                         Special Assessment Bond Series 2015B  
                         Special Assessment Bond Series 2016

Ms. Brown,

In accordance with Section 9.21 of the Master Trust Indenture, we have completed the annual review of the portion of the project within the Turnbull Creek Community Development District constructed to date. This report is based on a limited field review and is not intended to be exhaustive or comprehensive. We hereby offer the following consulting engineers report.

Amenity Center

We have inspected the recreational facilities which include the Amenity Center, pool area, ball fields, basketball court and the two multipurpose fields with paved walking paths and have found them to be in generally good condition and working order. These facilities are currently open for use and appear to be regularly maintained by the District. We did observe two (2) areas of concern that include a sink hole under the pavers behind the zero-entry area of the pool as well as rusting on the support columns for the slide tower stairs. Staff are aware of both of these issues and it's our understanding that they are working to get proposals from contractors to repair them ASAP. Both areas are currently roped off for safety reasons and won't be re-opened until the repairs are completed.

Playground Areas

There are three playground areas located throughout the property, one at the Amenity Center, one off of Toscana Lane and one off of E. Franchetta Lane. All playgrounds appear to be in good working order and are open for use. We observed that two of the playground areas are missing shade material on the shade structure, however, this doesn't impact the use of the facilities. Staff are aware of these maintenance items and are working on addressing them. We did not observe any civil engineering related items that would require repair work at this time.

Entry Features

We have inspected the entry features and found them to be in generally good condition and working order. It appears that these features receive regular maintenance by District. We did not observe any apparent civil engineering related items that would require maintenance or repair at this time



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

**2022 Engineers Report**  
*Page 2 of 2*

Berms and Landscaping

We inspected the berms and landscaping within the common areas and have found them in generally good condition and well maintained. We did not observe any civil engineering related items that would require repair work at this time.

Mail Kiosks

There are three mail kiosks located throughout the property, one near the Amenity Center off of E. Positano Ave, one off of Toscana Lane and one off of E. Franchetta Lane. All three mail kiosk locations appear to be in good condition and working order. These facilities are open for use and appear to be regularly maintained by the District. We did not observe any additional civil engineering related items that would require repair work at this time.

Stormwater Facilities

The stormwater facilities (ponds and outfall structures located throughout the community) were inspected where access was available and were found to be generally in good condition and functioning as designed. A major pond bank repair project was completed in 2022 with the Certificate of Engineer for Acceptance of Work Completed signed by the District Engineer at the time on November 8, 2022. A follow up inspection identified a punch list of several areas where the sod restoration was recommended to be addressed and we anticipate the contractor coming back to take care of this in the near future. All of these pond bank repairs were associated with failing pond banks and/or significant erosion issues. We also noticed a few areas of erosion on other pond bank areas that we anticipate will be addressed in the order of priority as funding becomes available.

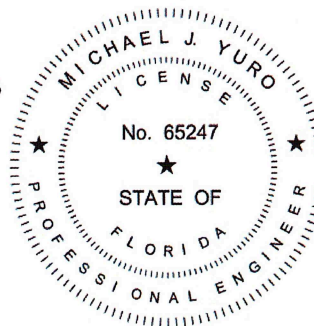
Finally, in accordance with Section 9.14 of the Master Trust Indenture, we are not qualified to provide specific insurance recommendations and recommend that the insurance coverage amounts be reviewed but the District Manager and Insurance Provider annually to confirm that the current replacement costs are appropriate.

If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

1/10/2023

Michael J. Yuro, P.E.  
President  
P.E. License No. 65247



**THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:**

**Michael J Yuro**

**2023.01.10 17:41:11 -05'00'**

**ON THE DATE ADJACENT TO THE SEAL**

**PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.**

# **Exhibit B**





- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

**To:** Turnbull Creek CDD – Board of Supervisors

**From:** Michael J. Yuro, P.E.  
*CDD Engineer*

**RE:** Pond Bank Inspection of Improvements completed by Boudreaux's Pro Grade

**Date:** January 5, 2023

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As directed by the Turnbull Creek CDD Board of Supervisors, I have completed an inspection of the pond bank repairs that were completed by Boudreaux's Pro Grade and resulted in a "Certificate of Engineer for Acceptance of Work Completed" signed & dated November 8, 2022. As part of my efforts and prior to my on-site inspection, I reviewed all information provided to me including, but not limited to the following:

- Project Plans titled "Turnbull Creek CDD – Pond Bank Maintenance Project, Pond Bank Repair Plan", by JMT dated July 22, 2021
- Project Request for Proposal, prepared by JMT, dated July 22, 2021
- Agreement with Boudreaux's Pro Grade LLC dated 10/19/2021
- Boudreaux's Pro Grade LLC Change Order #1 dated 1/19/2022
- Revised Method of Completion and Materials (Change Order #2) dated May 2022
- As-Built plan by Clarkson and Associates, inc., dated June 24, 2022

Be advised that I was not on-site during any of the construction efforts so I can't comment on the construction methods. As such, my comments are based only on my review of the above materials and the visual inspection completed on December 21<sup>st</sup>, 2022. My comments are as follows:

**1. General Summary**

- a. The areas within the construction limits appeared to have no major washouts (indicating repairs were successful). However, it appears that only specific locations, generally at the lot lines, were addressed and not the entire length of the pond bank within the pond bank repair limits shown on the engineering plans. This is an appropriate approach, in my opinion, if the areas not addressed already were at a 4:1 slope and weren't experiencing erosion. The As-Built drawings showed the majority of the project limits were within a 4:1 slope or very close to that (within 3%).
- b. Many restoration areas appear to be in poor condition with the following issues observed at multiple locations:
  - i. Unhealthy and/or dead sod
  - ii. Poor tie-in of new sod to undisturbed areas
  - iii. Areas of bare ground with no sod (or not enough sod to cover the disturbed area)



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

Pond Bank Inspection  
January 5, 2023  
Page 2 of 2

**2. Additional comments for specific areas:**

- Several areas appear to have a “lip” at the top of slope, which indicates that those areas don’t have a consistent 4:1 slope as shown on the detail in the engineering plans
- Silt fences are still in place in several locations
- There is a depression forming at the fence post near 2112 S. Sorrento Hills Rd. I can’t tell if the fence was there during construction or if it’s new, but if not addressed I would anticipate this growing into a larger issue in the future.
- There is a new washout forming behind 1925 & 1929 Amalfi Court that should be addressed
- There is a gutter downspout drain that stops at the top of bank and appears to be causing erosion behind 1861/1869 S. Capperro Drive
- There is a significant area of bare ground at the top of bank behind 1851 S. Capperro Drive. I would recommend this area be grassed to avoid future erosion issues

**3. Recommendations:**

- Request the contractor return to the site to improve the restoration areas, including adding healthy sod where necessary and ensuring a clean tie-in to the existing “non-disturbed” areas. The seam between these areas should be minimally noticeable
- Request the contractor add sod to bare areas and areas where not enough sod was installed to fully cover the restoration
- Request the contractor remove existing silt fence
- Request the contractor address the few areas where erosion is currently noticeable
- Suggest removing downspout or extending it into the pond below the water level.

I hope you find this report helpful. I’ll be happy to elaborate on my inspection and answer any questions at the next CDD meeting.

Sincerely,

Michael J. Yuro, P.E.  
Turnbull Creek CDD – District Engineer

# **Exhibit C**











# **Exhibit D**

PO Box 8699  
Fleming Island, FL 32006 US  
(904) 505-4694  
jillf@trimacoutdoor.com  
www.trimacoutdoor.com



**ADDRESS**

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

**SHIP TO**

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

**Estimate 1657**

**DATE 01/10/2023**

**ESTIMATOR**

Todd Murphy

**SCOPE OF WORK**

Tree Removal

ACTIVITY	QTY	RATE	AMOUNT
<b>TW - Todd Murphy</b> Remove and flush cut 3 pine trees armed with yellow caution ribbon next to tennis court along Pacetti Road.	1	1,475.00	1,475.00

**TOTAL \$1,475.00**

Accepted By

Accepted Date

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"







# **Exhibit E**

Our soccer program is a year long program (Fall and Spring): Cost varies based on age - \$250 (youngest) - \$295 (oldest)/year for specific season). The Schedule will be similar to the Fall Schedule as far as days and times. I won't know a specific schedule Spring until our registration closes at the end of January....

~~Amaz~~

## WGV – Murabella Fields – Fall 2021

	U12 Field	U10 Field	U8 Field	U6 Field
<b>Mondays</b>	07/08 WGV Competitive 5:00-6:30	Brandy – U8/U10A 5:30-6:45	Academy Girls 5:30-6:45	
<b>Tuesdays</b>	Patrick – U12A 6:30-7:45  Varshine – U12 5:45-7:00	Patrick/Brian – U10A 5:15-6:30	Patrick – U8A 4:15-5:15	
<b>Wednesdays</b>	07/08 WGV Competitive 5:00-6:30	Brandy – U8/U10A 5:30-6:45  Bays – U10 5:30-6:30	Durr – U8 5:30-6:30  Gill – U8 6:00-7:00	Brownlee – U6 5:30-6:30
<b>Thursdays</b>	Patrick – U12A 6:30-7:45  Varshine – U12 5:45-7:00	Patrick/Brian – U10A 5:15-6:30  Minor – U10 5:30-6:30	Patrick – U8A 4:15-5:15  Heneka – U8G 5:00-6:00	Sacks – U6 5:30-6:30

March –

# **Exhibit F**



1702 Lindsey Rd  
Jacksonville, Fl. 32221  
Ph (904) 781-7060 Fax (904) 619-5011  
CGC1523954 CMC1250093 CFC1428601 CCC1329086

## Turnbull Creek CDD Murabella

Attn: Jim Schieszer -

1 10 23

Re: paver removal and investigation

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- > bring in crew to remove up to 175 sq ft of pavers at the pool deck area that are sinking
- > stack the pavers out of the way in location per management
- > inspect the cause of the sinking pavers - we will take pictures of any issues we found that may have caused the sinking pavers and send a written bid to make any repairs needed during the investigation and to re-do pavers after repairs are done
- > clean up job and haul away debris

Projects under \$10,000.00 are due on completion. Projects over \$10,000.00 require a 20% mobilization draw followed by 50%, 20% and 10% upon completion (some exceptions apply)

This proposal may be withdrawn at any time.

Payments are considered late 30 days after invoice approval(s) and are subject to 2.0% per month interest plus fees.

Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute.

**Total Price \$790.00 removal and investigation only**

**Proposal Signed by \_\_\_\_\_ Printed Name \_\_\_\_\_**

**Thank you for your consideration - Scott Haines - C 904.402.6561**