



Rizzetta & Company

# **Turnbull Creek Community Development District**

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## **Board of Supervisors' Meeting June 13, 2023**

**District Office:  
2806 N. Fifth Street, Unit 403  
St. Augustine, Florida 32084  
(904) 436-6270**

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Murabella Amenity Center  
101 Positano Avenue, St. Augustine FL 32092  
[www.turnbullcreekcdd.com](http://www.turnbullcreekcdd.com)

<b>District Board of Supervisors</b>	Brian Wing	Chairman
	Jeremy Vencil	Vice Chairman
	Chris Delbene	Assistant Secretary
	Diana Jordan-Baldwin	Assistant Secretary
	Gianna Krol	Assistant Secretary
<b>District Manager</b>	Carol Brown	Rizzetta & Co
<b>District Counsel</b>	Jennifer Kilinski	Kilinski/Van Wyk
<b>District Engineer</b>	Mike Yuro	Yuro & Associates

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comments portion, on Agenda Items Only, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, on General Items, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
www.turnbullcreekcdd.com

**Board of Supervisors  
Turnbull Creek Community  
Development District**

**June 6, 2023**

## **AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on **June 13, 2023, at 6:30 p.m.** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS - Part A**
  - A. District Engineer
    - 1.) Update on Pond Bank Repairs
    - 2.) Discussion on Repaving of Trails
  - B. Landscaper.....Tab 1
    - 1.) Trimac Outdoor Landscape Maintenance Checklist, dated May 1, 2023 thru May 26, 2023
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-06; Amending Date of Public Hearing.....Tab 2
  - B. Public Hearing on Adopting Amended and Restated Rules, Rates, Fees, and Charges of the District.....Tab 3
    - 1.) Consideration of Resolution 2023-07; Adopting Disciplinary Rules, Rates, Charges and Fees
  - C. Acceptance of Arbitrage Rate Reports for Series 2015A-1 and 2015A-2, dated February 28, 2023.....Tab 4
  - D. Discussion of Investment Options
  - E. Consideration of Gift of Dance Renewal Proposal.....Tab 5
  - F. Consideration of Suspension of Amenity Privileges
  - G. Consideration of Amenity Center Door Re-Painting Proposal(s).....Tab 6
  - H. Consideration of Commercial Energy Specialists Lift Chair Repair Proposal.....Tab 7
  - I. Consideration of Commercial Energy Specialist Preventative Maintenance Program Proposal.....Tab 8

- J. Consideration of Future Horizon Pond Aeration Proposal(s).....Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A. Approval of Consent Agenda.....Tab 10
    - 1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held May 9, 2023
    - 2.) Ratification of the Operation and Maintenance Expenditures for April 2023
    - 3.) Acceptance of Financial Statement (unaudited) for April 30, 2023
- 6. STAFF REPORTS - Part B**
  - A. District Counsel
  - B. Amenity and Field Operation Managers.....Tab 11
    - 1.) Field Operations & Amenity Management Report, dated June 13, 2023
    - 2.) Future Horizons Report, dated May 4, 2023
  - C. District Manager
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact Kristi Roxas, Administrative Assistant, at 904-436-6270 Ext. 4636.

Yours kindly,

*Carol L. Brown*

District Manager



## **Tab 1**

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		5/1 - 5/5/2023
<b>1.0 Maintenance</b>		Page 1 of 2
<b>Growing Season Only (April 1st - October 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 5 days / week</b>		Comments
<b>All Turf &amp; Pond Areas</b>		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		DONE - Field mowed on FRIDAYS
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16		DONE
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		DONE - lifted TREES Along WALK PATH
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		DONE
Friday - Outer berms off od SR16 & Pacetti Rd		DONE
<b>1.2 String Trimming</b>		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		DONE
<b>1.3 Edging</b>		Comments
All hardscape and paved trails at each mowing cycle		DONE
<b>1.4 Blowing</b>		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		DONE
<b>1.5 Weed Control</b>		Comments
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		DONE
<b>1.6 Pruning</b>		Comments
Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		DONE
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shall be done one time per year (June-July)		
<b>1.7 Berms</b>		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)		BUT BACKS COMPLETE
Weeds to be removed / treated year round as needed		DONE
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>		Comments
Turf inspected weekly and spot treated (As Needed)		INSPECTED
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		DONE

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<b>2.2 Shrub &amp; Tree Pest Control</b>	<b>Comments</b> <span style="float: right;">Page 2 of 2</span>
Shrubs & Trees Pest Control Inspected bi-weekly	<b>INSPECTED</b>
<b>3.0 Fertilization</b>	
<b>3.1 Turf Areas</b>	<b>Comments</b>
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)	
<b>3.2 Shrubs &amp; Trees</b>	<b>Comments</b>
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	
<b>4.0 Irrigation (All Inclusive Package) Guidelines</b>	
<b>BI-Weekly Inspections (26 per year)</b>	<b>Comments</b>
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.	
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
<b>5.0 Mulching</b>	<b>Comments</b>
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	
<b>6.0 Seasonal Color</b>	<b>Comments</b>
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancia 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 (Trimac):	<div style="text-align: center; font-size: 1.2em; margin-bottom: 5px;">New Annual Flowers installed in April</div> Signature (Operations Manager) :



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		5/8 - 5/12/2023
<b>1.0 Maintenance</b>		Page 1 of 2
<b>Growing Season Only (April 1st - October 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 5 days / week</b>		<b>Comments</b>
<b>All Turf &amp; Pond Areas</b>		<b>Note below all areas or ponds not mowed per schedule with reason</b>
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5		AMENITY + Ponds Complete - Soccer Fields To WET
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16		DONE - SR16 To WET
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		DONE - lifted P/L TREES
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		DONE
Friday - Outer berms off od SR16 & Pacetti Rd		PACETTI RD Complete - SR16 To WET
<b>1.2 String Trimming</b>		<b>Comments</b>
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		DONE
<b>1.3 Edging</b>		<b>Comments</b>
All hardscape and paved trails at each mowing cycle		DONE
<b>1.4 Blowing</b>		<b>Comments</b>
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		DONE
<b>1.5 Weed Control</b>		<b>Comments</b>
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		DONE
<b>1.6 Pruning</b>		<b>Comments</b>
Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		DONE
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shall be done one time per year (June-July)		
<b>1.7 Berms</b>		<b>Comments</b>
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)		WEEDS SPRAYED - Tree limbs Removed
Weeds to be removed / treated year round as needed		
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>		<b>Comments</b>
Turf inspected weekly and spot treated (As Needed)		INSPECTED
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		DONE

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

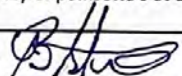
2.2 Shrub & Tree Pest Control	Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly	INSPECTED	
3.0 Fertilization		
3.1 Turf Areas		
All lawn areas ( entries, amenity center & mall kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees		
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)		
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report  Note: This contract shall include the following at N/C Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to 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		
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		
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)		
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installion)		
Pacetti Rd / Terrancia Dr ( 85 plants per installation)		
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Christmas color display of poinsetta's at amenity center entrance at the holidays		
Signature (Trimac):		Signature (Operations Manager) :



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		5/15 - 5/19/2023
1.0 Maintenance		Page 1 of 2
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1.1 Mowing (by Friday of each week) 5 days / week		Comments
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	DONE - Field Mowed on Friday	
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Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	DONE	
Friday - Outer berms off od SR16 & Pacetti Rd	DONE	
1.2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	DONE	
1.3 Edging		Comments
All hardscape and paved trails at each mowing cycle	DONE	
1.4 Blowing		Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	DONE	
1.5 Weed Control		Comments
Weeding of plant beds, all natural areas and berms	DONE	
Pre & Post emergents applied at appropriate times	DONE	
1.6 Pruning		Comments
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	DONE	
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shalll be done one time per year (June-July)		
1.7 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	limbs Removed	
Weeds to be removed / treated year round as needed	DONE	
2.0 Pesticide Application		
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Signature (Trimac): 	Signature (Operations Manager) :	



## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Christmas color display of poinsetta's at amenity center entrance at the holidays		
Signature (Trimac):	Signature (Operations Manager) :	

## **Tab 2**

## **RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-04 TO RE-SET THE DATE OF THE PUBLIC HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES, RATES, FEES AND CHARGES OF THE DISTRICT; RATIFYING THE ACTION OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Turnbull Creek Community Development District (“District”) was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, on March 14, 2023, at a duly noticed public meeting, the District’s Board of Supervisors (the “Board”) adopted Resolution 2023-04 setting a public hearing for the purpose of adopting amended and restated rules, rates, fees and charges associated therewith for June 6, 2023, at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092; and

**WHEREAS**, the public hearing date was amended to June 13, 2023, at the same location and time, and the District Manager has caused the notice of the public hearing, with the new date, to be published in a newspaper of general circulation in St. Johns County consistent with the requirements of Chapters 197 and 190 of the Florida Statutes; and

**WHEREAS**, the Board now desires to ratify the District Manager’s action in resetting the public hearing date.

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

**SECTION 1. PUBLIC HEARING DATE RESET.** The District Manager’s action in amending the date of the public hearing is ratified. Resolution 2023-04 is hereby amended to reflect that the public hearing as declared in Resolution 2023-04 is reset to:

June 13, 2023, at 6:30 p.m. at the Murabella Amenity Center, located at 101 Positano Avenue, St. Augustine, Florida 32092.

**SECTION 2. RESOLUTION 2023-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2023-04 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the Turnbull Creek Community Development District.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of June, 2023.

ATTEST:

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

## **Tab 3**

## RESOLUTION 2023-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING DISCIPLINARY RULES, RATES, CHARGES AND FEES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

**WHEREAS**, the Board accordingly finds that it is in the best interest of the District to adopt by resolution the Rates, Charges and Fees (“**Rates and Fees**”) which relate to the variance application rate in conjunction with its variance policies that provide a process for installation of improvements on District property and in District easements, and amended and restated Suspension and Termination of Access Rules (“**Disciplinary Rules**”) which relate to penalties for violations of the District’s amenity rules and policies, as may be amended or updated from time to time for immediate use and application; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The Rates and Fees and Disciplinary Rules attached hereto as **Composite Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Rates and Fees and Disciplinary Rules shall remain in full force and effect until such time as the Board may amend or replace them.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of June, 2023.

**ATTEST:**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairman, Board of Supervisors

## **COMPOSITE EXHIBIT A**

### **SUSPENSION AND TERMINATION OF ACCESS RULE**

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

Effective Date: June 13, 2023

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on June 13, 2023 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Turnbull Creek Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.**

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**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

**2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenity Facilities.

**3. Patron Card.** Patron Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Patron Card for violation of the District’s rules and policies established for the safe operations of the District’s Amenity Facilities.

**4. Suspension and Termination of Rights.** The District, through its Board, District Manager, and Amenities Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating the District’s staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare

of the District, its staff, amenities management, contractors, representatives, residents, Patrons or Guests;

k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;

l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or

m. Such person's guest or a member of their household committing any of the above Violations.

Termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

**5. Authority of District Manager and Amenities Manager.** The District Manager, Amenities Manager or their designee has the ability to remove any person from one or all Amenities if a Violation occurs or if in his/her reasonable discretion it is the District's best interests to do so. The District Manager, Amenities Manager or their designee may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

**6. Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

**7. Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

**8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**



a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the suspendee.

b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.

c. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

**9. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

**10. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

**11. Appeal of Board Suspension.** After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or

termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal (“Appeal Request”), as referenced in Section 8(e). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board’s determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.

**12. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District’s Amenity Facilities after expiration of a suspension imposed by the District.

**13. Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

### **Variance Application Fee**

The variance application rate is in conjunction with its variance policies that provide a process for installation of improvements on District property and in District easements. The variance application fee range is \$0 to \$1000 dollars.

## **Tab 4**

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
\$10,650,000  
SENIOR SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015A-1  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2023**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

April 14, 2023

Turnbull Creek Community Development District  
St. Johns County, Florida

Re: \$10,650,000 Turnbull Creek Community Development District  
(St. Johns County, Florida),  
Senior Special Assessment Refunding Bonds, Series 2015A-1 (the "Bonds")

Turnbull Creek Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2023 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$121,574) for February 28, 2023. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2023).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Turnbull Creek CDD  
Senior Special Assessment Refunding Bonds, Series 2015A-1  
Summary of Rebate Calculations  
\$ 10,650,000.00

Dated: 03/12/2015  
Delivered: 03/12/2015

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<i>Anniversary Date.</i> . . . . .	05/01/2015
<i>Future-Value Date.</i> . . . . .	02/28/2023
<i>Arbitrage Yield Limit.</i> . . . . .	4.0265116
<i>Total of Purpose Expenditures.</i> . . . . .	\$10,254,963.00
<i>Internal Rate of Return.</i> . . . . .	0.8369521
<i>90% of rebate liability.</i> . . . . .	-\$109,416.87
<i>Full rebate liability.</i> . . . . .	-\$121,574.30

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# Turnbull Creek CDD

## Senior Special Assessment Refunding Bonds, Series 2015A-1

### Purpose Expenditures Future Value Report

\$ 10,650,000.00

*Dated:* 03/12/2015

*Delivered:* 03/12/2015

*Future Valued To:* 02/28/2023

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
3/12/2015	-1	COI	Beg. Arbitrage Gross Proceeds	15.9222222	-10,621,663.80	100.0000000	1.3735120	-14,588,982.17
3/12/2015	2016	COI		15.9222222	156,241.00	100.0000000	1.3735120	214,598.88
3/12/2015	2016		Underwriter's discount	15.9222222	159,750.00	100.0000000	1.3735120	219,418.53
3/12/2015	2016		Transferred funds	15.9222222	-1,361,884.00	100.0000000	1.3735120	-1,870,563.95
3/12/2015	2016		Payment to escrow	15.9222222	10,691,962.00	100.0000000	1.3735120	14,685,537.59
3/16/2015	2016	COI		15.9000000	5,721.00	100.0000000	1.3729037	7,854.38
3/24/2015	2016	COI		15.8555556	14,839.00	100.0000000	1.3716880	20,354.48
3/25/2015	2016	COI		15.8500000	1,154.00	100.0000000	1.3715361	1,582.75
4/1/2015	2016	COI		15.8166667	8,960.00	100.0000000	1.3706251	12,280.80
4/2/2015	2016	Construction		15.8111111	345,000.00	100.0000000	1.3704734	472,813.31
5/1/2015	2016	Interest		15.6500000	52,541.00	100.0000000	1.3660793	71,775.17
9/23/2015	2016	COI		14.8611111	2,165.00	100.0000000	1.3447663	2,911.42
11/2/2015	2016	Interest		14.6444444	156,046.00	100.0000000	1.3389712	208,941.09
6/28/2016	2017	COI		13.3333333	2.00	100.0000000	1.3044320	2.61
11/1/2016	2017	Reserve		12.6500000	560.00	100.0000000	1.2867853	720.60
5/1/2017	2018	Reserve		11.6500000	623.00	100.0000000	1.2613903	785.85
11/1/2017	2018	Reserve		10.6500000	1,421.00	100.0000000	1.2364965	1,757.06
5/1/2018	2019	Reserve		9.6500000	1,985.00	100.0000000	1.2120939	2,406.01
11/1/2018	2019	Reserve		8.6500000	3,188.00	100.0000000	1.1881730	3,787.90
5/1/2019	2020	Reserve		7.6500000	4,099.00	100.0000000	1.1647241	4,774.20
11/1/2019	2020	Reserve		6.6500000	4,408.00	100.0000000	1.1417380	5,032.78
2/29/2020	2020	COI		5.9888889	776.00	100.0000000	1.1267913	874.39
5/1/2020	2021	Reserve		5.6500000	3,150.00	100.0000000	1.1192055	3,525.50
11/1/2020	2021	Reserve		4.6500000	447.00	100.0000000	1.0971177	490.41
5/1/2021	2022	Reserve		3.6500000	61.00	100.0000000	1.0754658	65.60
11/1/2021	2022	Reserve		2.6500000	-1.00	100.0000000	1.0542413	-1.05
11/1/2021	2022	Reserve		2.6500000	47.00	100.0000000	1.0542413	49.55
5/1/2022	2023	Reserve		1.6500000	40.00	100.0000000	1.0334356	41.34
11/1/2022	2023	Reserve		0.6500000	1,662.00	100.0000000	1.0130405	1,683.67
2/28/2023	-1		Unspent Proceeds as of 02/28/2023	0.0000000	393,907.00	100.0000000	1.0000000	393,907.00
					<b>27,206.20</b>			<b>-121,574.30</b>

*Arbitrage Yield Limit (AYL)* ..... **4.0265116**

*Internal Rate of Return (IRR)* ..... **0.8369521**

*Future Valued To..* ..... **2/28/2023**

**Turnbull Creek CDD**  
**Senior Special Assessment Refunding Bonds, Series 2015A-I**  
**A.Y.L. Verification Report**  
**10,650,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2015			52,540.75	-	52,540.75	0.9945886	52,256.43
2	11/01/2015			193,006.86	-	193,006.86	0.9749602	188,174.00
3	05/01/2016	390,000.00	1.250	193,006.86	-	583,006.86	0.9557191	557,190.79
4	11/01/2016			190,569.36	-	190,569.36	0.9368577	178,536.38
5	05/01/2017	395,000.00	1.600	190,569.36	-	585,569.36	0.9183686	537,768.54
6	11/01/2017			187,409.36	-	187,409.36	0.9002444	168,714.23
7	05/01/2018	405,000.00	2.000	187,409.36	-	592,409.36	0.8824779	522,788.16
8	11/01/2018			183,359.36	-	183,359.36	0.8650620	158,617.21
9	05/01/2019	415,000.00	2.300	183,359.36	-	598,359.36	0.8479898	507,402.61
10	11/01/2019			178,586.86	-	178,586.86	0.8312545	148,451.13
11	05/01/2020	425,000.00	2.600	178,586.86	-	603,586.86	0.8148495	491,832.44
12	11/01/2020			173,061.86	-	173,061.86	0.7987682	138,236.32
13	05/01/2021	435,000.00	2.850	173,061.86	-	608,061.86	0.7830044	476,115.08
14	11/01/2021			166,863.11	-	166,863.11	0.7675516	128,076.04
15	05/01/2022	450,000.00	3.150	166,863.11	-	616,863.11	0.7524038	464,130.13
16	11/01/2022			159,775.61	-	159,775.61	0.7375549	117,843.28
17	05/01/2023	465,000.00	3.400	159,775.61	-	624,775.61	0.7229991	451,712.19
18	11/01/2023			151,870.61	-	151,870.61	0.7087305	107,635.34
19	05/01/2024	480,000.00	3.650	151,870.61	-	631,870.61	0.6947436	438,988.03
20	11/01/2024			143,110.61	-	143,110.61	0.6810326	97,462.99
21	05/01/2025	500,000.00	3.750	143,110.61	-	643,110.61	0.6675923	429,335.68
22	11/01/2025			133,735.61	-	133,735.61	0.6544172	87,518.88
23	05/01/2026	515,000.00	3.850	133,735.61	-	648,735.61	0.6415021	416,165.27
24	11/01/2026			123,821.86	-	123,821.86	0.6288419	77,864.38
25	05/01/2027	540,000.00	4.000	123,821.86	-	663,821.86	0.6164316	409,200.76
26	11/01/2027			113,021.86	-	113,021.86	0.6042662	68,295.28
27	05/01/2028	560,000.00	4.250	113,021.86	-	673,021.86	0.5923408	398,658.32
28	11/01/2028			101,121.86	-	101,121.86	0.5806508	58,716.49
29	05/01/2029	585,000.00	4.250	101,121.86	-	686,121.86	0.5691915	390,534.76
30	11/01/2029			88,690.61	-	88,690.61	0.5579584	49,485.67
31	05/01/2030	610,000.00	4.250	88,690.61	-	698,690.61	0.5469470	382,146.72
32	11/01/2030			75,728.11	-	75,728.11	0.5361528	40,601.84
33	05/01/2031	635,000.00	4.250	75,728.11	-	710,728.11	0.5255717	373,538.61
34	11/01/2031			62,234.36	-	62,234.36	0.5151995	32,063.11
35	05/01/2032	665,000.00	4.375	62,234.36	-	727,234.36	0.5050319	367,276.54
36	11/01/2032			47,687.49	-	47,687.49	0.4950650	23,608.41
37	05/01/2033	695,000.00	4.375	47,687.49	-	742,687.49	0.4852947	360,422.33
38	11/01/2033			32,484.37	-	32,484.37	0.4757173	15,453.38
39	05/01/2034	725,000.00	4.375	32,484.37	-	757,484.37	0.4663289	353,236.88
40	11/01/2034			16,625.00	-	16,625.00	0.4571258	7,599.72
41	05/01/2035	760,000.00	4.375	16,625.00	-	776,625.00	0.4481043	348,009.03

TURNBULL-2015-A-1 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 04/14/2023 | 14:39 | Rpt01h

Turnbull Creek CDD  
 Senior Special Assessment Refunding Bonds, Series 2015A-I  
 A.Y.L. Verification Report  
 10,650,000.00

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets*  
*MSRB 30/360 SEMI 4/3*

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>	
		10,650,000.00		5,098,070.21	0.00	15,748,070.21		10,621,663.37	
<i>True Interest Cost (TIC).....</i>				4.1948750	<i>Face value of bond Issue. ....</i>				\$10,650,000.00
<i>Net Interest Cost (NIC).....</i>				4.1905536	<i>Accrued interest (+) .....</i>				
<i>Arbitrage Yield Limit (AYL).....</i>				4.0265116	<i>Original issue premium/discount (+).....</i>				(\$28,336.20)
<i>Arbitrage Net Interest Cost (ANIC).....</i>				4.0810488	<i>Bond surety fee (-).....</i>				\$0.00
					<i>Lump-sum credit enhancements (-).....</i>				\$0.00
					<i>Other AYL costs (-).....</i>				
					<i>= AYL Target. ....</i>				\$10,621,663.80

## Turnbull Creek CDD

## Senior Special Assessment Refunding Bonds, Series 2015A-1

## T.I.C. Verification Report (Regular)

10,650,000.00

1

MSRB 30/360 SEMI 4/3

MBS Capital Markets

Dated: 3/12/2015

Delivered: 3/12/2015

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	5/1/2015			52,540.75	-	52,540.75	0.9943653	52,244.70
2	11/1/2015			193,006.86	-	193,006.86	0.9739376	187,976.63
3	5/1/2016	390,000.00	1.250	193,006.86	-	583,006.86	0.9539295	556,147.44
4	11/1/2016			190,569.36	-	190,569.36	0.9343325	178,055.14
5	5/1/2017	395,000.00	1.600	190,569.36	-	585,569.36	0.9151380	535,876.78
6	11/1/2017			187,409.36	-	187,409.36	0.8963379	167,982.11
7	5/1/2018	405,000.00	2.000	187,409.36	-	592,409.36	0.8779240	520,090.38
8	11/1/2018			183,359.36	-	183,359.36	0.8598883	157,668.58
9	5/1/2019	415,000.00	2.300	183,359.36	-	598,359.36	0.8422232	503,952.16
10	11/1/2019			178,586.86	-	178,586.86	0.8249210	147,320.06
11	5/1/2020	425,000.00	2.600	178,586.86	-	603,586.86	0.8079743	487,682.66
12	11/1/2020			173,061.86	-	173,061.86	0.7913757	136,956.95
13	5/1/2021	435,000.00	2.850	173,061.86	-	608,061.86	0.7751181	471,319.73
14	11/1/2021			166,863.11	-	166,863.11	0.7591944	126,681.54
15	5/1/2022	450,000.00	3.150	166,863.11	-	616,863.11	0.7435979	458,698.13
16	11/1/2022			159,775.61	-	159,775.61	0.7283218	116,368.06
17	5/1/2023	465,000.00	3.400	159,775.61	-	624,775.61	0.7133596	445,689.65
18	11/1/2023			151,870.61	-	151,870.61	0.6987047	106,112.70
19	5/1/2024	480,000.00	3.650	151,870.61	-	631,870.61	0.6843508	432,421.18
20	11/1/2024			143,110.61	-	143,110.61	0.6702919	95,925.88
21	5/1/2025	500,000.00	3.750	143,110.61	-	643,110.61	0.6565217	422,216.10
22	11/1/2025			133,735.61	-	133,735.61	0.6430345	85,996.61
23	5/1/2026	515,000.00	3.850	133,735.61	-	648,735.61	0.6298243	408,589.47
24	11/1/2026			123,821.86	-	123,821.86	0.6168855	76,383.91
25	5/1/2027	540,000.00	4.000	123,821.86	-	663,821.86	0.6042126	401,089.50
26	11/1/2027			113,021.86	-	113,021.86	0.5917999	66,886.33
27	5/1/2028	560,000.00	4.250	113,021.86	-	673,021.86	0.5796423	390,111.93
28	11/1/2028			101,121.86	-	101,121.86	0.5677344	57,410.36
29	5/1/2029	585,000.00	4.250	101,121.86	-	686,121.86	0.5560712	381,532.59
30	11/1/2029			88,690.61	-	88,690.61	0.5446475	48,305.12
31	5/1/2030	610,000.00	4.250	88,690.61	-	698,690.61	0.5334586	372,722.49
32	11/1/2030			75,728.11	-	75,728.11	0.5224995	39,567.90
33	5/1/2031	635,000.00	4.250	75,728.11	-	710,728.11	0.5117655	363,726.13
34	11/1/2031			62,234.36	-	62,234.36	0.5012521	31,195.10
35	5/1/2032	665,000.00	4.375	62,234.36	-	727,234.36	0.4909546	357,039.05
36	11/1/2032			47,687.49	-	47,687.49	0.4808687	22,931.42
37	5/1/2033	695,000.00	4.375	47,687.49	-	742,687.49	0.4709900	349,798.35
38	11/1/2033			32,484.37	-	32,484.37	0.4613142	14,985.50
39	5/1/2034	725,000.00	4.375	32,484.37	-	757,484.37	0.4518372	342,259.60
40	11/1/2034			16,625.00	-	16,625.00	0.4425549	7,357.47
41	5/1/2035	760,000.00	4.375	16,625.00	-	776,625.00	0.4334632	336,638.39

TURNBULL-2015-A-1 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 04/14/2023 | 14:40 | Rpt01a

## Turnbull Creek CDD

## Senior Special Assessment Refunding Bonds, Series 2015A-1

## T.I.C. Verification Report (Regular)

10,650,000.00

2

MSRB 30/360 SEMI 4/3

MBS Capital Markets

Dated: 3/12/2015

Delivered: 3/12/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>	
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>	<i>Debt Service</i>
		<b>10,650,000.00</b>		<b>5,098,070.21</b>	<b>0.00</b>	<b>15,748,070.21</b>		<b>10,461,913.78</b>
<i>True Interest Cost (TIC)</i> . . . . .			<b>4.1948750</b>			<i>Face value of bond Issue</i> . . . . .		<b>\$10,650,000.00</b>
<i>Net Interest Cost (NIC)</i> . . . . .			<b>4.1905536</b>			<i>Accrued interest (+)</i> . . . . .		
<i>Arbitrage Yield Limit (AYL)</i> . . . . .			<b>4.0265116</b>			<i>Original issue premium/discount (+)</i> . . . . .		<b>(\$28,336.20)</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .			<b>4.0810488</b>			<i>Underwriter discount (+)</i> . . . . .		<b>(\$159,750.00)</b>
						<i>Lump-sum credit enhancements (-)</i> . . . . .		<b>\$0.00</b>
						<i>Other TIC costs (-)</i> . . . . .		
						<i>Bond surety fee (-)</i> . . . . .		<b>N/A</b>
						<i>= TIC Target</i> . . . . .		<b>\$10,461,913.80</b>

**Turnbull Creek CDD**  
**Senior Special Assessment Refunding Bonds, Series 2015A-1**  
**Unspent Proceeds Report**  
**\$ 10,650,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/12/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			10,621,663.80
03/12/2015	2016	Y		COI	156,241.00	100.0000000		156,241.00	10,465,422.80
03/12/2015	2016	Y		Underwriter's discount	159,750.00	100.0000000		159,750.00	10,305,672.80
03/12/2015	2016	Y		Transferred funds	-1,361,884.00	100.0000000		-1,361,884.00	11,667,556.80
03/12/2015	2016	Y		Payment to escrow	10,691,962.00	100.0000000		10,691,962.00	975,594.80
03/16/2015	2016	Y		COI	5,721.00	100.0000000		5,721.00	969,873.80
03/24/2015	2016	Y		COI	14,839.00	100.0000000		14,839.00	955,034.80
03/25/2015	2016	Y		COI	1,154.00	100.0000000		1,154.00	953,880.80
04/01/2015	2016	Y		COI	8,960.00	100.0000000		8,960.00	944,920.80
04/02/2015	2016	Y		Construction	345,000.00	100.0000000		345,000.00	599,920.80
05/01/2015	2016	Y		Interest	52,541.00	100.0000000		52,541.00	547,379.80
09/23/2015	2016	Y		COI	2,165.00	100.0000000		2,165.00	545,214.80
11/02/2015	2016	Y		Interest	156,046.00	100.0000000		156,046.00	389,168.80
06/28/2016	2017	Y		COI	2.00	100.0000000		2.00	389,166.80
11/01/2016	2017	Y		Reserve	560.00	100.0000000		560.00	388,606.80
05/01/2017	2018	Y		Reserve	623.00	100.0000000		623.00	387,983.80
11/01/2017	2018	Y		Reserve	1,421.00	100.0000000		1,421.00	386,562.80
05/01/2018	2019	Y		Reserve	1,985.00	100.0000000		1,985.00	384,577.80
11/01/2018	2019	Y		Reserve	3,188.00	100.0000000		3,188.00	381,389.80
05/01/2019	2020	Y		Reserve	4,099.00	100.0000000		4,099.00	377,290.80
11/01/2019	2020	Y		Reserve	4,408.00	100.0000000		4,408.00	372,882.80
02/29/2020	2020	Y		COI	776.00	100.0000000		776.00	372,106.80
05/01/2020	2021	Y		Reserve	3,150.00	100.0000000		3,150.00	368,956.80
11/01/2020	2021	Y		Reserve	447.00	100.0000000		447.00	368,509.80
05/01/2021	2022	Y		Reserve	61.00	100.0000000		61.00	368,448.80
11/01/2021	2022	Y		Reserve	-1.00	100.0000000		-1.00	368,449.80
11/01/2021	2022	Y		Reserve	47.00	100.0000000		47.00	368,402.80

Turnbull Creek CDD  
Senior Special Assessment Refunding Bonds, Series 2015A-1  
Unspent Proceeds Report  
\$ 10,650,000.00

Dated: 03/12/2015  
Delivered: 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
05/01/2022	2023	Y		Reserve	40.00	100.0000000		40.00	368,362.80
11/01/2022	2023	Y		Reserve	1,662.00	100.0000000		1,662.00	366,700.80
					10,254,963.00		0.00	10,254,963.00	

<i>First Investment Date</i> .....	3/12/2015
<i>Calculation Date</i> .....	2/28/2023
<i>Arbitrage Yield Limit (AYL)</i> .....	4.0265116
<i>Internal Rate of Return (IRR)</i> .....	0.8369521

## Turnbull Creek CDD

## Senior Special Assessment Refunding Bonds, Series 2015A-1

Dated: 03/12/2015

Delivered: 03/12/2015

## I.R.R. Report Via Purpose Expenditures

\$ 10,650,000.00

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor
-1	03/12/2015					
		Beg. Arbitrage Gross Proceeds	0.0000000	(10,621,663.80)	100.000	1.0000000
2016	03/12/2015	Transferred funds	0.0000000	(1,361,884.00)	100.000	1.0000000
	03/12/2015	Payment to escrow	0.0000000	10,691,962.00	100.000	1.0000000
	03/12/2015	Underwriter's discount	0.0000000	159,750.00	100.000	1.0000000
	03/12/2015	COI	0.0000000	156,241.00	100.000	1.0000000
	03/16/2015	COI	0.0222222	5,721.00	100.000	0.9999072
	03/24/2015	COI	0.0666667	14,839.00	100.000	0.9997216
	03/25/2015	COI	0.0722222	1,154.00	100.000	0.9996984
	04/01/2015	COI	0.1055556	8,960.00	100.000	0.9995593
	04/02/2015	Construction	0.1111111	345,000.00	100.000	0.9995361
	05/01/2015	Interest	0.2722222	52,541.00	100.000	0.9988638
	09/23/2015	COI	1.0611111	2,165.00	100.000	0.9955786
	11/02/2015	Interest	1.2777778	156,046.00	100.000	0.9946782
2017	06/28/2016	COI	2.5888889	2.00	100.000	0.9892470
	11/01/2016	Reserve	3.2722222	560.00	100.000	0.9864280
2018	05/01/2017	Reserve	4.2722222	623.00	100.000	0.9823173
	11/01/2017	Reserve	5.2722222	1,421.00	100.000	0.9782237
2019	05/01/2018	Reserve	6.2722222	1,985.00	100.000	0.9741471
	11/01/2018	Reserve	7.2722222	3,188.00	100.000	0.9700875
2020	05/01/2019	Reserve	8.2722222	4,099.00	100.000	0.9660448
	11/01/2019	Reserve	9.2722222	4,408.00	100.000	0.9620190
	02/29/2020	COI	9.9277778	776.00	100.000	0.9593890
2021	05/01/2020	Reserve	10.2722222	3,150.00	100.000	0.9580100
	11/01/2020	Reserve	11.2722222	447.00	100.000	0.9540176
2022	05/01/2021	Reserve	12.2722222	61.00	100.000	0.9500419
	11/01/2021	Reserve	13.2722222	47.00	100.000	0.9460828
	11/01/2021	Reserve	13.2722222	(1.00)	100.000	0.9460828
2023	05/01/2022	Reserve	14.2722222	40.00	100.000	0.9421402
	11/01/2022	Reserve	15.2722222	1,662.00	100.000	0.9382140
99999	02/28/2023	Unspent Proceeds as of 02/28/2023	15.9222222	393,907.00	100.000	0.9356707
				27,206.20		0.00

Arbitrage Yield Limit .....	4.0265116
Internal Rate of Return .....	0.8369521
Calculation Standard .....	MSRB 30/360 SEMI 4/3



**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
\$2,725,000  
SUBORDINATE SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015A-2  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2023**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

April 14, 2023

Turnbull Creek Community Development District  
St. Johns County, Florida

Re: \$2,725,000 Turnbull Creek Community Development District  
(St. Johns County, Florida),  
Subordinate Special Assessment Refunding Bonds, Series 2015A-2 (the  
"Bonds")

Turnbull Creek Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2023 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$44,760) for February 28, 2023. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2023).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Turnbull Creek CDD  
Subordinate Special Assessment Refunding Bonds, 2015A-2  
Summary of Rebate Calculations  
\$ 2,725,000.00

Dated: 03/12/2015  
Delivered: 03/12/2015

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<i>Anniversary Date.</i> . . . . .	05/01/2015
<i>Future-Value Date.</i> . . . . .	02/28/2023
<i>Arbitrage Yield Limit.</i> . . . . .	4.8986100
<i>Total of Purpose Expenditures.</i> . . . . .	\$2,589,327.84
<i>Internal Rate of Return.</i> . . . . .	0.8328118
<i>90% of rebate liability.</i> . . . . .	-\$40,284.22
<i>Full rebate liability.</i> . . . . .	-\$44,760.25

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# Turnbull Creek CDD

## Subordinate Special Assessment Refunding Bonds, 2015A-2

### Purpose Expenditures Future Value Report

\$ 2,725,000.00

*Dated:* 03/12/2015

*Delivered:* 03/12/2015

*Future Valued To:* 02/28/2023

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
3/12/2015	-1	COI	Beg. Arbitrage Gross Proceeds	15.9222222	-2,690,065.50	100.0000000	1.4700324	-3,954,483.34
3/12/2015	2016		COI	15.9222222	33,281.00	100.0000000	1.4700324	48,924.15
3/12/2015	2016		Underwriter's discount	15.9222222	40,875.00	100.0000000	1.4700324	60,087.57
3/12/2015	2016		Transferred funds	15.9222222	-245,859.00	100.0000000	1.4700324	-361,420.69
3/12/2015	2016		Payment to escrow	15.9222222	2,672,991.00	100.0000000	1.4700324	3,929,383.27
3/16/2015	2016		COI	15.9000000	1,219.00	100.0000000	1.4692421	1,791.01
3/24/2015	2016		COI	15.8555556	3,161.00	100.0000000	1.4676628	4,639.28
3/25/2015	2016		COI	15.8500000	246.00	100.0000000	1.4674655	361.00
4/1/2015	2016		COI	15.8166667	1,909.00	100.0000000	1.4662824	2,799.13
5/1/2015	2016		Interest	15.6500000	17,618.00	100.0000000	1.4603808	25,728.99
9/23/2015	2016		COI	14.8611111	461.00	100.0000000	1.4327673	660.51
11/2/2015	2016		Interest	14.6444444	55,477.00	100.0000000	1.4252751	79,069.99
5/2/2016	2017		Reserve	13.6444444	35.00	100.0000000	1.3912004	48.69
5/1/2017	2018		Reserve	11.6500000	886.00	100.0000000	1.3256536	1,174.53
5/1/2018	2019		Reserve	9.6500000	338.00	100.0000000	1.2630252	426.90
5/1/2019	2020		Reserve	7.6500000	2,009.00	100.0000000	1.2033556	2,417.54
11/1/2019	2020		Reserve	6.6500000	1,215.00	100.0000000	1.1745864	1,427.12
2/29/2020	2020		COI	5.9888889	1,979.00	100.0000000	1.1559454	2,287.62
5/1/2020	2021		Reserve	5.6500000	866.00	100.0000000	1.1465050	992.87
11/1/2020	2021		Reserve	4.6500000	123.00	100.0000000	1.1190949	137.65
5/1/2021	2022		Reserve	3.6500000	17.00	100.0000000	1.0923402	18.57
11/1/2021	2022		Reserve	2.6500000	13.00	100.0000000	1.0662251	13.86
5/1/2022	2023		Reserve	1.6500000	10.97	100.0000000	1.0407343	11.42
11/1/2022	2023		Reserve	0.6500000	456.87	100.0000000	1.0158530	464.11
2/28/2023	-1		Unspent Proceeds as of 02/28/2023	0.0000000	108,278.00	100.0000000	1.0000000	108,278.00

7,540.34

-44,760.25

*Arbitrage Yield Limit (AYL) . . . . . 4.8986100*

*Internal Rate of Return (IRR) . . . . . 0.8328118*

*Future Valued To.. . . . . 2/28/2023*

**Turnbull Creek CDD**  
**Subordinate Special Assessment Refunding Bonds, 2015A-2**  
**A.Y.L. Verification Report**  
**2,725,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2015			17,617.89	-	17,617.89	0.9934344	17,502.22
2	11/01/2015			64,718.75	-	64,718.75	0.9696839	62,756.73
3	05/01/2016	85,000.00	4.750	64,718.75	-	149,718.75	0.9465012	141,708.98
4	11/01/2016			62,700.00	-	62,700.00	0.9238728	57,926.82
5	05/01/2017	90,000.00	4.750	62,700.00	-	152,700.00	0.9017853	137,702.61
6	11/01/2017			60,562.50	-	60,562.50	0.8802259	53,308.68
7	05/01/2018	90,000.00	4.750	60,562.50	-	150,562.50	0.8591819	129,360.57
8	11/01/2018			58,425.00	-	58,425.00	0.8386410	48,997.60
9	05/01/2019	95,000.00	4.750	58,425.00	-	153,425.00	0.8185912	125,592.36
10	11/01/2019			56,168.75	-	56,168.75	0.7990208	44,880.00
11	05/01/2020	100,000.00	4.750	56,168.75	-	156,168.75	0.7799182	121,798.85
12	11/01/2020			53,793.75	-	53,793.75	0.7612723	40,951.69
13	05/01/2021	105,000.00	4.750	53,793.75	-	158,793.75	0.7430722	117,995.22
14	11/01/2021			51,300.00	-	51,300.00	0.7253072	37,208.26
15	05/01/2022	110,000.00	4.750	51,300.00	-	161,300.00	0.7079669	114,195.07
16	11/01/2022			48,687.50	-	48,687.50	0.6910412	33,645.07
17	05/01/2023	115,000.00	4.750	48,687.50	-	163,687.50	0.6745202	110,410.52
18	11/01/2023			45,956.25	-	45,956.25	0.6583941	30,257.32
19	05/01/2024	120,000.00	4.750	45,956.25	-	165,956.25	0.6426536	106,652.37
20	11/01/2024			43,106.25	-	43,106.25	0.6272893	27,040.09
21	05/01/2025	130,000.00	4.750	43,106.25	-	173,106.25	0.6122924	105,991.64
22	11/01/2025			40,018.75	-	40,018.75	0.5976540	23,917.37
23	05/01/2026	135,000.00	4.750	40,018.75	-	175,018.75	0.5833656	102,099.93
24	11/01/2026			36,812.50	-	36,812.50	0.5694188	20,961.73
25	05/01/2027	140,000.00	4.750	36,812.50	-	176,812.50	0.5558055	98,273.35
26	11/01/2027			33,487.50	-	33,487.50	0.5425176	18,167.56
27	05/01/2028	150,000.00	4.750	33,487.50	-	183,487.50	0.5295473	97,165.32
28	11/01/2028			29,925.00	-	29,925.00	0.5168872	15,467.85
29	05/01/2029	155,000.00	4.750	29,925.00	-	184,925.00	0.5045297	93,300.16
30	11/01/2029			26,243.75	-	26,243.75	0.4924677	12,924.20
31	05/01/2030	165,000.00	4.750	26,243.75	-	191,243.75	0.4806940	91,929.73
32	11/01/2030			22,325.00	-	22,325.00	0.4692018	10,474.93
33	05/01/2031	170,000.00	4.750	22,325.00	-	192,325.00	0.4579844	88,081.85
34	11/01/2031			18,287.50	-	18,287.50	0.4470351	8,175.16
35	05/01/2032	180,000.00	4.750	18,287.50	-	198,287.50	0.4363477	86,522.29
36	11/01/2032			14,012.50	-	14,012.50	0.4259157	5,968.14
37	05/01/2033	190,000.00	4.750	14,012.50	-	204,012.50	0.4157331	84,814.75
38	11/01/2033			9,500.00	-	9,500.00	0.4057940	3,855.04
39	05/01/2034	195,000.00	4.750	9,500.00	-	204,500.00	0.3960925	81,000.91
40	11/01/2034			4,868.75	-	4,868.75	0.3866229	1,882.37
41	05/01/2035	205,000.00	4.750	4,868.75	-	209,868.75	0.3773797	79,200.21

TURNBULL-2015-A-2 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 04/14/2023 | 15:8 | Rpt01h

Turnbull Creek CDD  
Subordinate Special Assessment Refunding Bonds, 2015A-2  
A.Y.L. Verification Report  
2,725,000.00

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
MBS Capital Markets, LLC  
MSRB 30/360 SEMI 4/3

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		2,725,000.00		1,579,417.89	0.00	4,304,417.89		2,690,065.53
<i>True Interest Cost (TIC) . . . . .</i>				5.0753796				
<i>Net Interest Cost (NIC) . . . . .</i>				4.9779923				
<i>Arbitrage Yield Limit (AYL) . . . . .</i>				4.8986100				
<i>Arbitrage Net Interest Cost (ANIC) . . . . .</i>				4.9181135				
						<i>Face value of bond Issue. . . . .</i>		\$2,725,000.00
						<i>Accrued interest (+) . . . . .</i>		
						<i>Original issue premium/discount (+) . . . . .</i>		(\$34,934.50)
						<i>Bond surety fee (-) . . . . .</i>		\$0.00
						<i>Lump-sum credit enhancements (-) . . . . .</i>		\$0.00
						<i>Other AYL costs (-) . . . . .</i>		
						<i>= AYL Target. . . . .</i>		\$2,690,065.50

## Turnbull Creek CDD

## Subordinate Special Assessment Refunding Bonds, 2015A-2

## T.I.C. Verification Report (Regular)

2,725,000.00

1

MSRB 30/360 SEMI 4/3

MBS Capital Markets, LLC

Dated: 3/12/2015

Delivered: 3/12/2015

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	5/1/2015			17,617.89	-	17,617.89	0.9932013	17,498.11
2	11/1/2015			64,718.75	-	64,718.75	0.9686207	62,687.92
3	5/1/2016	85,000.00	4.750	64,718.75	-	149,718.75	0.9446484	141,431.58
4	11/1/2016			62,700.00	-	62,700.00	0.9212695	57,763.60
5	5/1/2017	90,000.00	4.750	62,700.00	-	152,700.00	0.8984691	137,196.23
6	11/1/2017			60,562.50	-	60,562.50	0.8762330	53,066.86
7	5/1/2018	90,000.00	4.750	60,562.50	-	150,562.50	0.8545473	128,662.77
8	11/1/2018			58,425.00	-	58,425.00	0.8333982	48,691.29
9	5/1/2019	95,000.00	4.750	58,425.00	-	153,425.00	0.8127726	124,699.63
10	11/1/2019			56,168.75	-	56,168.75	0.7926574	44,522.57
11	5/1/2020	100,000.00	4.750	56,168.75	-	156,168.75	0.7730400	120,724.69
12	11/1/2020			53,793.75	-	53,793.75	0.7539082	40,555.55
13	5/1/2021	105,000.00	4.750	53,793.75	-	158,793.75	0.7352498	116,753.07
14	11/1/2021			51,300.00	-	51,300.00	0.7170532	36,784.83
15	5/1/2022	110,000.00	4.750	51,300.00	-	161,300.00	0.6993070	112,798.22
16	11/1/2022			48,687.50	-	48,687.50	0.6819999	33,204.87
17	5/1/2023	115,000.00	4.750	48,687.50	-	163,687.50	0.6651212	108,872.03
18	11/1/2023			45,956.25	-	45,956.25	0.6486602	29,809.99
19	5/1/2024	120,000.00	4.750	45,956.25	-	165,956.25	0.6326066	104,985.03
20	11/1/2024			43,106.25	-	43,106.25	0.6169504	26,594.42
21	5/1/2025	130,000.00	4.750	43,106.25	-	173,106.25	0.6016815	104,154.84
22	11/1/2025			40,018.75	-	40,018.75	0.5867906	23,482.63
23	5/1/2026	135,000.00	4.750	40,018.75	-	175,018.75	0.5722682	100,157.67
24	11/1/2026			36,812.50	-	36,812.50	0.5581052	20,545.25
25	5/1/2027	140,000.00	4.750	36,812.50	-	176,812.50	0.5442928	96,237.77
26	11/1/2027			33,487.50	-	33,487.50	0.5308222	17,775.91
27	5/1/2028	150,000.00	4.750	33,487.50	-	183,487.50	0.5176849	94,988.71
28	11/1/2028			29,925.00	-	29,925.00	0.5048728	15,108.32
29	5/1/2029	155,000.00	4.750	29,925.00	-	184,925.00	0.4923778	91,052.96
30	11/1/2029			26,243.75	-	26,243.75	0.4801920	12,602.04
31	5/1/2030	165,000.00	4.750	26,243.75	-	191,243.75	0.4683078	89,560.94
32	11/1/2030			22,325.00	-	22,325.00	0.4567177	10,196.22
33	5/1/2031	170,000.00	4.750	22,325.00	-	192,325.00	0.4454145	85,664.34
34	11/1/2031			18,287.50	-	18,287.50	0.4343910	7,943.93
35	5/1/2032	180,000.00	4.750	18,287.50	-	198,287.50	0.4236403	84,002.58
36	11/1/2032			14,012.50	-	14,012.50	0.4131557	5,789.34
37	5/1/2033	190,000.00	4.750	14,012.50	-	204,012.50	0.4029306	82,202.88
38	11/1/2033			9,500.00	-	9,500.00	0.3929585	3,733.11
39	5/1/2034	195,000.00	4.750	9,500.00	-	204,500.00	0.3832332	78,371.20
40	11/1/2034			4,868.75	-	4,868.75	0.3737487	1,819.69
41	5/1/2035	205,000.00	4.750	4,868.75	-	209,868.75	0.3644988	76,496.91

TURNBULL-2015-A-2 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 04/14/2023 | 15:8 | Rpt01a



## Turnbull Creek CDD

## Subordinate Special Assessment Refunding Bonds, 2015A-2

## T.I.C. Verification Report (Regular)

2,725,000.00

2

MSRB 30/360 SEMI 4/3

MBS Capital Markets, LLC

Dated: 3/12/2015

Delivered: 3/12/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>	
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>	<i>Debt Service</i>
		<b>2,725,000.00</b>		<b>1,579,417.89</b>	<b>0.00</b>	<b>4,304,417.89</b>		<b>2,649,190.50</b>
<i>True Interest Cost (TIC) . . . . .</i>				<b>5.0753796</b>	<i>Face value of bond Issue. . . . .</i>			<b>\$2,725,000.00</b>
<i>Net Interest Cost (NIC). . . . .</i>				<b>4.9779923</b>	<i>Accrued interest (+) . . . . .</i>			
<i>Arbitrage Yield Limit (AYL) . . . . .</i>				<b>4.8986100</b>	<i>Original issue premium/discount (+) . . . . .</i>			<b>(\$34,934.50)</b>
<i>Arbitrage Net Interest Cost (ANIC) . . . . .</i>				<b>4.9181135</b>	<i>Underwriter discount (+) . . . . .</i>			<b>(\$40,875.00)</b>
					<i>Lump-sum credit enhancements (-) . . . . .</i>			<b>\$0.00</b>
					<i>Other TIC costs (-) . . . . .</i>			
					<i>Bond surety fee (-) . . . . .</i>			<b>N/A</b>
					<i>= TIC Target . . . . .</i>			<b>\$2,649,190.50</b>

**Turnbull Creek CDD**  
**Subordinate Special Assessment Refunding Bonds, 2015A-2**  
**Unspent Proceeds Report**  
**\$ 2,725,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/12/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			2,690,065.50
03/12/2015	2016	Y	COI		33,281.00	100.0000000		33,281.00	2,656,784.50
03/12/2015	2016	Y		Underwriter's discount	40,875.00	100.0000000		40,875.00	2,615,909.50
03/12/2015	2016	Y		Transferred funds	-245,859.00	100.0000000		-245,859.00	2,861,768.50
03/12/2015	2016	Y		Payment to escrow	2,672,991.00	100.0000000		2,672,991.00	188,777.50
03/16/2015	2016	Y	COI		1,219.00	100.0000000		1,219.00	187,558.50
03/24/2015	2016	Y	COI		3,161.00	100.0000000		3,161.00	184,397.50
03/25/2015	2016	Y	COI		246.00	100.0000000		246.00	184,151.50
04/01/2015	2016	Y	COI		1,909.00	100.0000000		1,909.00	182,242.50
05/01/2015	2016	Y	Interest		17,618.00	100.0000000		17,618.00	164,624.50
09/23/2015	2016	Y	COI		461.00	100.0000000		461.00	164,163.50
11/02/2015	2016	Y	Interest		55,477.00	100.0000000		55,477.00	108,686.50
05/02/2016	2017	Y	Reserve		35.00	100.0000000		35.00	108,651.50
05/01/2017	2018	Y	Reserve		886.00	100.0000000		886.00	107,765.50
05/01/2018	2019	Y	Reserve		338.00	100.0000000		338.00	107,427.50
05/01/2019	2020	Y	Reserve		2,009.00	100.0000000		2,009.00	105,418.50
11/01/2019	2020	Y	Reserve		1,215.00	100.0000000		1,215.00	104,203.50
02/29/2020	2020	Y	COI		1,979.00	100.0000000		1,979.00	102,224.50
05/01/2020	2021	Y	Reserve		866.00	100.0000000		866.00	101,358.50
11/01/2020	2021	Y	Reserve		123.00	100.0000000		123.00	101,235.50
05/01/2021	2022	Y	Reserve		17.00	100.0000000		17.00	101,218.50
11/01/2021	2022	Y	Reserve		13.00	100.0000000		13.00	101,205.50
05/01/2022	2023	Y	Reserve		10.97	100.0000000		10.97	101,194.53
11/01/2022	2023	Y	Reserve		456.87	100.0000000		456.87	100,737.66

Turnbull Creek CDD  
Subordinate Special Assessment Refunding Bonds, 2015A-2  
Unspent Proceeds Report  
\$ 2,725,000.00

Dated: 03/12/2015  
Delivered: 03/12/2015

<i>Calc</i>	<i>Grp</i>	<i>Fund</i>		<i>Gross</i>	<i>Pool</i>	<i>Nonpurpose</i>	<i>Purpose</i>	<i>Unspent</i>	
<i>Date</i>	<i>ID</i>	<i>Purp</i>	<i>ID</i>	<i>Description</i>	<i>Amount</i>	<i>Percentage</i>	<i>Investment</i>	<i>Expenditures</i>	<i>Proceeds</i>
					2,589,327.84		0.00	2,589,327.84	

Turnbull Creek CDD  
Subordinate Special Assessment Refunding Bonds, 2015A-2

Dated: 03/12/2015  
Delivered: 03/12/2015

I.R.R. Report Via Purpose Expenditures

\$ 2,725,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	03/12/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(2,690,065.50)	100.000	1.0000000	(2,690,065.50)
2016	03/12/2015		Transferred funds	0.0000000	(245,859.00)	100.000	1.0000000	(245,859.00)
	03/12/2015		Payment to escrow	0.0000000	2,672,991.00	100.000	1.0000000	2,672,991.00
	03/12/2015		Underwriter's discount	0.0000000	40,875.00	100.000	1.0000000	40,875.00
	03/12/2015		COI	0.0000000	33,281.00	100.000	1.0000000	33,281.00
	03/16/2015		COI	0.0222222	1,219.00	100.000	0.9999077	1,218.89
	03/24/2015		COI	0.0666667	3,161.00	100.000	0.9997230	3,160.12
	03/25/2015		COI	0.0722222	246.00	100.000	0.9996999	245.93
	04/01/2015		COI	0.1055556	1,909.00	100.000	0.9995615	1,908.16
	05/01/2015		Interest	0.2722222	17,618.00	100.000	0.9988694	17,598.08
	09/23/2015		COI	1.0611111	461.00	100.000	0.9956004	458.97
	11/02/2015		Interest	1.2777778	55,477.00	100.000	0.9947044	55,183.21
2017	05/02/2016		Reserve	2.2777778	35.00	100.000	0.9905795	34.67
2018	05/01/2017		Reserve	4.2722222	886.00	100.000	0.9824038	870.41
2019	05/01/2018		Reserve	6.2722222	338.00	100.000	0.9742730	329.30
2020	05/01/2019		Reserve	8.2722222	2,009.00	100.000	0.9662096	1,941.12
	11/01/2019		Reserve	9.2722222	1,215.00	100.000	0.9622029	1,169.08
	02/29/2020		COI	9.9277778	1,979.00	100.000	0.9595853	1,899.02
2021	05/01/2020		Reserve	10.2722222	866.00	100.000	0.9582129	829.81
	11/01/2020		Reserve	11.2722222	123.00	100.000	0.9542394	117.37
2022	05/01/2021		Reserve	12.2722222	17.00	100.000	0.9502823	16.15
	11/01/2021		Reserve	13.2722222	13.00	100.000	0.9463417	12.30
2023	05/01/2022		Reserve	14.2722222	10.97	100.000	0.9424174	10.34
	11/01/2022		Reserve	15.2722222	456.87	100.000	0.9385094	428.78
99999	02/28/2023		Unspent Proceeds as of 02/28/2023	15.9222222	108,278.00	100.000	0.9359779	101,345.81
					<b>7,540.34</b>			<b>0.04</b>
Arbitrage Yield Limit .....							<b>4.8986100</b>	
Internal Rate of Return .....							<b>0.8328118</b>	
Calculation Standard .....						<b>MSRB 30/360 SEMI 4/3</b>		

## **Tab 5**



**Online Registration for Fall  
Now Available...**

# {the gift of dance}



**Murabella- Thursdays  
August 24th- December 14th  
4:45pm- 5:30pm  
Ages 4-6  
Ballet**



**\$70 per month**

**Space is Limited**



**For more information visit:**

**[giftofdance.net](http://giftofdance.net)**

**[thegiftofdanceclass@gmail.com](mailto:thegiftofdanceclass@gmail.com)**

**904-434-5607**



## **Tab 6**













Date: 05 18 23

Proposal #:

**230013-J**

**Customer:**

Turnbull Creek CDD care of Rizzetta  
3434 Colwell Ave STE 200  
Tampa, FL 33614

**Project Location:**

Murabella Amenities  
101 West Positano  
St Augustine Fl, 32092

**Project Contact:**

*Jim Schieszer*  
[jshieszer@rmsnf.com](mailto:jshieszer@rmsnf.com)  
904 759 9833

**Project Description:**

*Door Paint*

All Weather Contractors (**AWC**) is pleased to submit the following proposal:

- AWC scope of work includes all labor to properly prepare and paint all 13 doors back and front in the Murabella Amenities Center. Color is to be as close to original as possible.
- Clean up job and haul off debris.
- Any item not specified is not included and will require a written change order.

**VALIDITY**

This proposal is valid for 30 days from the date of the proposal.

**WORK HOURS & SCHEDULE**

Workdays are Monday – Saturday 8:00am to 6:00pm.  
Weather-related issues may delay completion.



Date: 05 18 23

Proposal #:

230013-J

**CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS**

**GC**—CGC1523954 — **HVAC**-CMC1250093 — **Plumbing**-CFC1428601 — **Roofing**-CCC1329086 licenses.

Commercial General Liability Insurance	\$1,000,000
Commercial General Liability Aggregate	\$2,000,000
Workers Compensation Insurance	\$1,000,000
Automotive Liability Insurance	\$1,000,000
Umbrella General Liability Insurance	\$5,000,000

- **INSPECTION**

1. Work shall be inspected by the customer representative at the completion of the work.

**Total Cost - \$4,150.00**

**PROPOSAL SUBMITTED BY: Jason Vincent / Cellular 904 844 3078**

**PROPOSAL ACCEPTED BY:**

\_\_\_\_\_

**Name & Title**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**WO/PO#, if applicable**

\_\_\_\_\_

All Weather Contractors are uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project. Accept this proposal by placing an initial on each page of this proposal and signing the acceptance below. Return to our offices as soon as possible to get your project underway.

All Weather Contractors (AWC) Is well-equipped to serve your multi-family property maintenance, renovation, restoration, HVAC, plumbing and roofing needs. Call one of our client representatives today.			
<b>On-Demand Services</b>			
<b>Property Maintenance Repair &amp; Make Ready</b>  Matt Karle: 904.294.3872	<b>Exterior Painting &amp; Siding</b>  Brian Leonard: 904.294.1591	<b>Plumbing Repairs &amp; Service</b>  Jake Jakubs: 904.477.7898	<b>Roof Repair Service</b>  Barbara Garner: 904.781.7060
<b>Long-Term Property Improvements</b>			
<b>Major Multi-Unit Renovations &amp; Refurbishment</b>  Dan Daly: 904.252.4050	<b>HVAC Repair/Replace &amp; Maintenance</b>  Kevin Ostrand: 904.415.3482	<b>Fire, Flood &amp; Remediation Services</b>  Mike Medders: 904.434.4160	<b>New Roof Installation &amp; Special Construction Services</b>  Dan Daly: 904.252.4050

**General Statement:** This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

Right Angle Home Innovations LLC

5036 CYPRESS LINKS BLVD

FL 32033

# Estimate

Date	Estimate #
4/28/2023	399

Name / Address
Turnbull Creek CDD Jim Schieszer 101 W Positano St

				Project
Description	Qty	U/M	Rate	Total
Scope Of Work:  Painting Of 2 Sides Of 13 Existing Door Slabs (both sides = 26 door slab sides): Process: 1. Chemical wipe and lightly hand sand all 13 slabs, then final clean and wipe down..  2. Convert existing stain finish to Sherwin Williams all surface oil based enamel of a similar color to existing stain. 1 exterior side color and 1 interior side color. Converting the stain to oil paint will allow for easier future maintenance and touch up. Price includes all materials, labor, prep and clean up.  **Paint Style: Hand brush all 13 10-lite style door slabs for both sides of each slab **Colors of contractors choice being of reasonable resemblance to existing			4,450.00	4,450.00
			<b>Total</b>	\$4,450.00

## TERMS AND CONDITIONS

These Terms and Conditions, in addition to the Estimate, constitute an Agreement between YOU and RIGHT ANGLE HOME INNOVATIONS LLC ("RIGHT ANGLE") (collectively, the "Parties"). YOUR Signature of the Estimate or payment of any deposit shall constitute YOUR acceptance of this Agreement.

**1. Scope of Work.** The scope of work ("Work") shall be as stated in the Estimate. All other work, labor, and materials not specifically identified in the Estimate is outside of the scope of work to be performed. RIGHT ANGLE will procure all materials and furnish all labor necessary to complete the Work, either directly or through subcontracting, in exchange for payment of the sums identified in the Estimate. RIGHT ANGLE agrees to cause the debris generated from the Work to be removed and to leave the area in which the Work was performed in a reasonably clean condition.

**2. Commencement & Completion.** The Work shall commence and be substantially completed on the dates indicated in the Estimate, or if no dates are indicated, within a reasonable time. A force majeure, natural disaster, other emergency, disease, or other matters outside of RIGHT ANGLE's control may prevent commencement or completion of the Work, and delays caused by such matters shall not constitute a breach of this Agreement.

**3. Approval and Completion of Work.** RIGHT ANGLE will perform the Work in a professionally-skilled manner. RIGHT ANGLE will inform YOU upon completion of the Work, after which YOU have five (5) business days to inspect the Work. If YOU do not approve of the Work and do not agree that the Work has been completed, YOU shall inform RIGHT ANGLE in writing within five (5) business days of the inspection and identify the reasons for which YOU do not approve of the Work. If YOU do not inspect the Work or provide written notice to RIGHT ANGLE within five (5) business days of inspection of the Work, the Work will be deemed completed. After receiving written notice, RIGHT ANGLE shall either agree to rectify the items specified in the notice or inform YOU of its objection to an item or items listed on the notice. Thereafter, if the Parties cannot reach an agreement on the completion of the Work, the Parties may agree to request the opinion of a mutually-agreed third party who shall provide an opinion as to what further actions should be performed, if any, to reasonably complete the Work in a quality that would be expected from someone in the profession of performing the Work. The mutually-agreed third party shall possess knowledge or skill in the profession of construction and such person's opinion as to the further actions to be taken to complete the Work, if any, shall be final. Once the Work has been completed, whether by Agreement or determination of a third party, RIGHT ANGLE shall have no further

obligation to furnish any additional work, labor, or materials.

**4. Payment.** Payment shall be made as identified in the Estimate. Final payment shall be made upon completion of the Work. Payments not made within fifteen (15) calendar days after due shall bear interest at 1.5% per month.

**5. Default & Dispute Resolution.** Failure to make payment when due and failure to permit commencement, performance, or completion of the Work shall constitute a material default of this Agreement. Mandatory and exclusive jurisdiction of any dispute arising out of this Agreement shall lie in the county court of, or circuit court in and for, St. Johns County, Florida. The prevailing party in any dispute arising out of this Agreement is entitled to recover reasonable attorney's fees and costs from the non-prevailing party, including without limitation appeals and attorney's fees incurred litigating the amount and reasonableness of fees awardable. **RIGHT ANGLE shall have no liability for indirect, special, incidental, punitive, or consequential damages of any kind. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.**

**6. Permits.** All permits required by law to be obtained shall be obtained at YOUR expense prior to the commencement of any Work. Failure to obtain any required permits prior to the time at which the Work is to be commenced shall relieve RIGHT ANGLE of the obligation to perform the Work but all other provisions of this Agreement shall remain in full force and effect.

**7. License & Insurance.** RIGHT ANGLE is licensed to perform the Work and maintains a general liability insurance policy. Copies and certificates of insurance are available upon request.

**8. Warranty.** RIGHT ANGLE warrants the workmanship of the Work for one year from the date of this Agreement and that it will be free from installation defect. RIGHT ANGLE does not warrant and hereby disclaims any warranty of the design or manufacture of the materials used but will provide applicable manufacturers' warranties within its possession upon request.

**9. Integration; Severability; Modification.** This Agreement represents the full, final, and complete understanding of the Parties and supersedes all prior discussions and negotiations, whether oral or written. If any provision of this Agreement is declared by a court of competent jurisdiction to be illegal or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if it did not contain the term or provision held invalid. This Agreement shall not be subject to waiver or modification absent a written instrument signed by the Parties.

## **DISCLOSURES**

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

### **FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

**PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:**

**Owner**

\_\_\_\_\_  
Signature

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

## LIMITATIONS

\*\*Line items detailed in the estimate shall be considered the "scope of work for the project". Pricing shall not include any item to be purchased or any labor not specifically mentioned above to be performed. If other work and/or materials is needed or wanted to be done to complete the scope of work and not yet discovered, or if owner or managing agent shall request any additional materials or labor not described specifically above, then additional fees and/or costs shall be required understandingly by owner from contractor . Contractor shall assume zero liability or costs for any items or materials not specifically described and outlined in the scope of work above.

\*\*Terms on this estimate along with an additional corresponding terms and conditions page given to owner or managing member once he/she agrees to use contractor shall be considered understood by management as a contractual agreement going forward. Initial deposit given to contractor shall solidify the understanding of all terms and conditions by owner or managing member.

\*\*Deposit shall be in the form of 50% upon initial agreement to move forward and 50% upon completion of work. Payment draws for subcontractor(s) shall be issued immediately after a subcontractor finishes their work to satisfactory. When multiple projects are taking place, division of deposits and payments shall be discussed and agreed upon by both parties before initial deposit.. All deposits are non-refundable and deemed recovered losses for time spent and job mobilization if owner shall decide to stop progress or withdraw from relationship for any reason at anytime.

\*\*Contractor agrees to all obligations of working in a professional manner while maintaining a clean and safe working environment at all times. Contractor is also obligated by law to offer a minimum of one year warranty on labor. Failure to pay contractor will result in action detailed in Florida Statute F.S. 713.

\*\*All warranties regarding materials shall be the responsibility of corresponding manufacturers. Contractor will provide any information available to owner and/or management to assist as much as possible if warranty issues shall arise.

\*\*"Right Angle" nor its employees shall be obligated to work with any other contractors, subcontractors or employees of hiring party engaged with "Right Angle" under contractual agreement herein. Customers or managing agent(s) therefore understand that by bringing in third party workers means the act shall be considered a breach of contract and a forfeit of funds and/or costs previously paid towards "Right Angle" pertaining to the contract. "Right Angle" shall have the right to bill for any loss of time and recover any cost(s) from that lost time at a rate \$100 per hour per each and every individual employee on site at the time in addition to materials. "Right Angle" shall be in full control of all employees on any of their job sites unless an agreement between both parties has been made and in written form before the signing or hiring of "Right Angle" for any said project. Homeowners also shall not have the right to delegate or consult any employees of "Right Angle" regarding any duties or responsibilities on site. All inquiries about procedure or responsibility shall be brought to the attention of the company owner or owners delegated agent. A deposit shall also indicate the hiring of "Right Angle" and an admission of understanding

\*\*"Right Angle" shall reserve the right to refuse the use of any or all customer purchased materials and shall only use materials purchased by or approved by "Right Angle". Any materials purchased by the customer may be discarded and removed from site if not approved. Warranties may not be given for



project(s) with use of customer supplied material, even if "Right Angle shall approve the use of any said materials. If no agreements are made in writing before the hiring of "Right Angle" regarding materials purchased by customer, then that said materials are not to be approved for use , nor shall they be warrantied by contractor.

Sign X \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## **Tab 7**



# ESTIMATE

**MuraBella**  
*SPLASH Lift Parts Replacement*

**Order #** 234325  
**Date** 05/26/23  
**Consultant** Matt L Stiles  
**WQA** Amber Smith  
**Fax #**  
**Billing Terms** Credit Card

## Proposed To

Turnbull Creek Community Development District Care of Riizzetta and Company  
Jim Schieszer  
3434 Cowell Ave  
Suite 200  
Tampa, FL 33614

## Ship To

Turnbull Creek Community Development District  
Jim Schieszer  
101 W Positano Ave  
Saint Augustine, FL 32092

**Phone:** (904) 940-1157

**Fax:**

### Courier Service

FedEx Ground

## Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
<b>MB 120-1000</b>	<b>Motor Assembly</b>	2	669.73	1,339.46
Motor Assembly, Complete				
<b>MB 135-1000</b>	<b>Hub Assembly, Splash</b>	1	882.18	882.18
Hub Assembly - Splash! Replacement Hardware Recommended: 2 of Each: MB 800-2003, MB 800-1199				
<b>MB 1001600</b>	<b>Hand Control, 2-Channel (4 Button)</b>	1	204.47	204.47
Hand Control, 2-Channel (4 Button)				
<b>MB 400-7000</b>	<b>Control Lift Operator, 4-Button w/ Emergency Stop</b>	1	532.49	532.49
Replacement Kit, Includes 4 button control unit and wrench to replace lift operator. <i>Battery Not Included</i>				
<b>CB ISU</b>	<b>Installation, less electric</b>	1	545.00	545.00

Installation and Factory Start-up of treatment equipment. Includes parts and labor for installation. Electrical work, permits (if applicable) by others. Includes final review, CES training manual, full system and maintenance training per CES Operator Training Checklist, and on-site Warranty Administration. One year warranty on all installation workmanship.

Building Department Permits are Not Included and, if specified as being provided, will be charged as an additional cost.





**ESTIMATE**  
**MuraBella**  
*SPLASH Lift Parts Replacement*

**Order #** 234325  
**Date** 05/26/23  
**Consultant** Matt L Stiles  
**WQA** Amber Smith  
**Fax #**  
**Billing Terms** Credit Card

Proposed To

Turnbull Creek Community Development District Care of Riizzetta and Company  
Jim Schieszer  
3434 Cowell Ave  
Suite 200  
Tampa, FL 33614

Ship To

Turnbull Creek Community Development District  
Jim Schieszer  
101 W Positano Ave  
Saint Augustine, FL 32092

**Phone:** (904) 940-1157

**Fax:**

**Courier Service**

FedEx Ground

Additional Information

Shipping is estimated

Please click link below to digitally accept this prosposal

Proposal Acceptance

<b>Subtotal</b>	3,503.60
<b>Adjustment</b>	0.00
<b>Total</b>	3,503.60
<b>Shipping</b>	94.88
<b>Tax</b>	0.00
<b>Grand Total</b>	3,598.48
<b>Payments</b>	0.00

Signature

Date

We are pleased to submit the above package for your consideration.

1. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.
2. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.
3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
4. Any changes to this order must be made in writing to CES.
5. Freight charges are estimates only and the actual freight costs may be different at time of shipping.
6. If capital dollars are not readily available, you may acquire this package through a lease or rent to own arrangement pending lending source approvals.
7. Payment terms are subject to the credit agreement you have on file with CES.

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.  
THANK YOU!



## **Tab 8**



# ESTIMATE

**MuraBella**

*Annual Preventive Maintenance Program on PAL ADA Lift*

**Order #** 234924  
**Date** 06/01/23  
**Consultant** Matt L Stiles  
**WQA** Matthew D Villandry  
**Fax #**  
**Billing Terms** Credit Card

## Proposed To

Turnbull Creek Community Development District  
 Jim Schieszer  
 101 W Positano Ave  
 Saint Augustine, FL 32092

## Ship To

Turnbull Creek Community Development District  
 Jim Schieszer  
 101 W Positano Ave  
 Saint Augustine, FL 32092

**Phone:** (904) 940-1157 **Fax:**

## Order Description

Annual Preventive Maintenance Program on PAL ADA Lift

## Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
<b>PMA982 - ADA Lift PM</b>	<b>Lift Preventative Maintenance PMA982</b>	1	386.67	386.67

Pool Lift Preventive Maintenance Program

This Preventive Maintenance Program includes the following:

Check operation of all component parts of lift, Lubricate all moving parts, confirm all electrical readings meet mfg specifications, clean all electrical connections, tighten and torque all connections, thoroughly clean and wax lift, and check / adjust operation of stabilizer bar.

\*\*\*These agreements will automatically renew for successive one (1) year terms thereafter (each Renewal Term). They can be canceled with a written Thirty (30) day notice prior to the end of the Term.

<b>CB Preventive Maintenance</b>	<b>Factory Preventive Maintenance Package</b>	1	0.00	0.00
----------------------------------	---	---	------	------

CES provides specific Preventive Maintenance programs which can be combined and configured to meet your individual site needs. All plans are administered by factory certified technicians that receive on-going training and certification.

Annual contracts are available on a monthly, quarterly, semi-annual, or annual basis depending on the type of equipment and/or manufacturer guidelines. Monthly budget billing programs are flexible and affordable.

\*\*\*These agreements will automatically renew for successive one (1) year terms thereafter (each Renewal Term). They can be canceled with a written Thirty (30) day notice prior to the end of the Term.





# ESTIMATE

**MuraBella**

*Annual Preventive Maintenance Program on PAL ADA Lift*

**Order #** 234924  
**Date** 06/01/23  
**Consultant** Matt L Stiles  
**WQA** Matthew D Villandry  
**Fax #**  
**Billing Terms** Credit Card

## Proposed To

Turnbull Creek Community Development District  
Jim Schieszer  
101 W Positano Ave  
Saint Augustine, FL 32092

## Ship To

Turnbull Creek Community Development District  
Jim Schieszer  
101 W Positano Ave  
Saint Augustine, FL 32092

**Phone:** (904) 940-1157

**Fax:**

Please click link below to digitally accept this proposal

Proposal Acceptance

<b>Subtotal</b>	386.67
<b>Adjustment</b>	0.00
<b>Total</b>	386.67
<b>Shipping</b>	0.00
<b>Tax</b>	0.00
<b>Grand Total</b>	386.67
<b>Payments</b>	0.00

**Signature**

**Date**

We are pleased to submit the above package for your consideration.

1. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.
2. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.
3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
4. Any changes to this order must be made in writing to CES.
5. Freight charges are estimates only and the actual freight costs may be different at time of shipping.
6. If capital dollars are not readily available, you may acquire this package through a lease or rent to own arrangement pending lending source approvals.
7. Payment terms are subject to the credit agreement you have on file with CES.

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.  
THANK YOU!



## **Tab 9**



**Future Horizons Environmental Corp**

403 N First Street

PO Box 1115

Hastings, FL 32145-1115

USA

Voice: 904-692-1187

Fax: 904-692-1193

**QUOTATION**

Quote Number: 2411

Quote Date: May 31, 2023

Page: 1

**Quoted To:**

Turnbull Creek CDD  
c/o Rizzetta & Company  
3434 Colwell Ave, Ste 200  
Tampa, FL 33612

Customer ID	Good Thru	Payment Terms	Sales Rep
Turnbull01	6/30/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
2.00	RA12	Robust-Aire 12, Includes (4) 1/2HP, 120V, Compressors, 12 Dual Loop Diffusers, Large cabinet with Aire-Guard Technology	13,494.81	26,989.62
1.00	RA7	Robust-Aire 7, Includes (3) 1/2HP, 120V, Compressors, 7 Dual Loop Diffusers, Large cabinet with Aire-Guard Technology	10,194.48	10,194.48
2.00	RA6	Robust-Aire System 6 diffuser system with 6 diffuser assemblies and two 1/2hp compressors	6,142.00	12,284.00
3.00	RA5	Robust-Aire 5, Includes (2) 1/2HP, 120V, Compressors, 5 Diffuser Heads, Robust-Aire™ Medium Cabinet with Aire-Guard Cabinet Technology Cabinet, No Tubing	5,614.95	16,844.85
4.00	RA4	Robust Aire System 4 115v with four diffuser assemblies, two KM-60 Compressors in a ground cabinet with cooling fans and 400' 3/8 tubing	5,370.10	21,480.40
2.00	RA3-PM	Robust-Aire 3, Includes 1/2HP, 120V, Compressor, 3 Diffuser Heads, Post Mount Cabinet, 300' of 3/8" Tubing	3,488.08	6,976.16
6.00	RA2-PM	Robust-Aire System 2 Diffused Aeration with two Diffuser Assemblies, 200ft of 3/8 Tubing, one 1/4hp Compressor	2,713.06	16,278.36
Subtotal				Continued
Sales Tax				Continued
Freight				
<b>TOTAL</b>				<b>Continued</b>

**Future Horizons Environmental Corp**

403 N First Street

PO Box 1115

Hastings, FL 32145-1115

USA

Voice: 904-692-1187

Fax: 904-692-1193

**QUOTATION**

Quote Number: 2411

Quote Date: May 31, 2023

Page: 2

**Quoted To:**

Turnbull Creek CDD  
c/o Rizzetta & Company  
3434 Colwell Ave, Ste 200  
Tampa, FL 33612

Customer ID	Good Thru	Payment Terms	Sales Rep
Turnbull01	6/30/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
105.00	773585	Tubing 5/8in x 500', Sure Sink, Reel	977.33	102,619.65
3.00	773385	Suresink Weighted Air Tubing, 3/8in x 500', Spool ( Does not include fittings)	670.23	2,010.69
3.00	773380	SureSink Weighted Air Tubing Kit, 3/8in x 100'	159.26	477.78
10.00	773058	Kit, 5/8in hose connector, 10 pack	68.99	689.90
8.00		Mounting Post	40.00	320.00
12.00		Concrete Pads	100.00	1,200.00
-1.00		15% Discount	32,754.88	-32,754.88
1.00	Aerator Service	Option #1	49,500.00	49,500.00
		Installation of diffused aeration in 17 ponds		
		**It will be the associations responsibility to hire an electrician of their choosing to put in the electrical infrastructure to run the equipment.**		
			Subtotal	235,111.01
			Sales Tax	
			Freight	
			<b>TOTAL</b>	<b>235,111.01</b>

**Future Horizons Environmental Corp**

403 N First Street  
PO Box 1115  
Hastings, FL 32145-1115  
USA

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

**QUOTATION**

Quote Number: 2412  
Quote Date: May 31, 2023  
Page: 1

**Quoted To:**

Turnbull Creek CDD  
c/o Rizzetta & Company  
3434 Colwell Ave, Ste 200  
Tampa, FL 33612

Customer ID	Good Thru	Payment Terms	Sales Rep
Turnbull01	6/30/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
2.00	RA12	Robust-Aire 12, Includes (4) 1/2HP, 120V, Compressors, 12 Dual Loop Diffusers, Large cabinet with Aire-Guard Technology	13,494.81	26,989.62
1.00	RA5	Robust-Aire 5, Includes (2) 1/2HP, 120V, Compressors, 5 Diffuser Heads, Robust-Aire™ Medium Cabinet with Aire-Guard Cabinet Technology Cabinet, No Tubing	5,614.95	5,614.95
1.00	RA6	Robust-Aire System 6 diffuser system with 6 diffuser assemblies and two 1/2hp compressors	6,142.00	6,142.00
72.00	773585	Tubing 5/8in x 500', Sure Sink, Reel	977.33	70,367.76
8.00	773058	Kit, 5/8in hose connector, 10 pack	68.99	551.92
4.00		Concrete Pads	100.00	400.00
-1.00		5% Discount	5,503.31	-5,503.31
1.00	Aerator Service	Option #2 Install diffused aeration in just pond# 7 and pond# 11  **It will be the associations responsibility to hire an electrician of their choosing to put in the electrical infrastructure to run the equipment.**	19,500.00	19,500.00
Subtotal				124,062.94
Sales Tax				
Freight				
<b>TOTAL</b>				<b>124,062.94</b>

## **Tab 10**

## 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 **May 9, 2023, at 6:30 p.m.** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

**Present and constituting a quorum:**

Brian Wing	Board Supervisor, Chairman
Jeremy Vencil	Board Supervisor, Vice Chairman
Chris DelBene	Board Supervisor, Assistant Secretary
Diana Jordan-Baldwin	Board Supervisor, Assistant Secretary

**Also present were:**

Carol Brown	District Manager, Rizzetta & Co., Inc.
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Grace Kobitter	District Counsel, Kilinski/Van Wyk
Isaac Dougherty	District Engineer, Yuro & Associates
Erick Hutchinson	Amenity Manager, RMS
Jim Schieszer	Field Operations Manager, RMS
Todd Murphy	General Manager, Trimac Outdoors

Audience members present.

Audience members via speakerphone.

**FIRST ORDER OF BUSINESS****Call to Order / Roll Call**

Mr. Wing called the meeting to order at 6:32 p.m.

The Board moved to Agenda item 3.

**SECOND ORDER OF BUSINESS****Audience Comments on  
Agenda Items**

Audience members provided the following comments: request to tint fitness room windows, increase revenue collected from instructors if assessments are increasing, parking lot, against bearing the cost of parking lot expansion, berm, removal of dead tree branches, budget concerns, grammatical error in minutes, night swimming, and tag readers.

**THIRD ORDER OF BUSINESS****Staff Reports – Part A****A. District Engineer****1.) Update on Pond Bank Repairs**

Mr. Dougherty informed the Board he was briefed on District and accepting questions to present to Mr. Yuro. Discussion ensued.

Mr. Murphy advised the Board that the pond bank repairs would exceed the final invoice to contractor and he would recommend ripping it out and re-doing it.

Ms. Brown confirmed the owners identified in Mr. Yuro's report have been mailed letters.

The Board directed District Counsel to send homeowners letters, giving them 30 days to correct and directed Ms. Brown to provide HOA with residents addresses so they can assist in enforcement of CC&R's.

Ms. Gentry advised that a proposal to repair the pond bank with more detail would be helpful. She also stated the Boudreaux Pro Grade agreement does include attorney fees.

Mr. Murphy said that Trimac can provide a proposal, however, they would charge additional fees, as they would sub-contract work. Discussion ensued.

The Board requested Mr. Vencil to assist in obtaining pond repair proposals.

The Board directed the Staff to be prepared to further discuss at the next meeting.

**B. Landscaper****1.) Trimac Outdoor Response Deficiency Letter**

Mr. Murphy provided the Board with an update on landscape maintenance activity. He said the mulch/pine straw proposal was complete and on schedule with maintenance.

Ms. Brown noted the maintenance reports were provided under separate cover, (Exhibit A).

Mr. Murphy answered the Board's questions regarding Bahia grass and how Bahia re-seeds itself.

The Board excused Mr. Dougherty at 7:21 p.m.

**FOURTH ORDER OF BUSINESS****Consideration of Trimac  
Outdoor Pine Straw Proposal**

Mr. Murphy informed the Board that the berm cutback impacted the amount of pine straw needed to complete installation.



On motion by Mr. Del Bene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved the Trimac Outdoor pine straw proposal, in the amount of \$2,275.00, for Turnbull Creek Community Development District.

Ms. Brown presented the Trimac Outdoor tree removal proposal, behind 250 Porta Rosa Circle, under separate cover, (Exhibit B), in the amount of \$1,540.00. She stated an arborist has inspected and confirmed these trees were damaged.

On motion by Mr. Del Bene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors approved Trimac Outdoor tree removal proposal, in the amount of \$1,540.00, for Turnbull Creek Community Development District.

Mr. Del Bene informed the Staff of a potential sink hole or erosion on Pond 7 and for Staff to be cautious and investigate the issue.

The Board directed the Staff to trim grass in the roundabouts.

The Board excused Trimac Staff from the meeting.

The Board moved to Agenda item 5H.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Night Swimming**

The Board discussed night swimming and accepted audience comments. Discussion ensued.

On motion by Mr. Del Bene, seconded by Mr. Vencil, Ms. Jordan-Baldwin in favor and Mr. Wing opposed, the Board of Supervisors approved night swimming until 9:30 p.m., on a meeting-to-meeting basis, for Turnbull Creek Community Development District.

The Board directed the Staff to update signage at the pool with updated pool hours.

The Board moved to Agenda item 5B.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-05; Approving Proposed Fiscal Year 2023-2024 Budget & Setting Public Hearing**

Ms. Gentry informed the Board that this is a two-step process for approving a proposed budget and setting a public hearing and adopting the budget. She advised that if the approved proposed budget increases, a mailed notice would be mailed to the owners. A notice would also be published in the newspaper. The proposed budget adopted tonight will serve as a high-water mark for the total amount of money that can be allocated to the new budget; the Board can continue to reallocate money among line items or reduce line items, but cannot adopt a budget higher than what is approved tonight.



Ms. Brown advised the Board that they could hold the Public Hearing on August 8, 2023, at 6:30 p.m. in the Murabella Amenity Center. She then reviewed the presented proposed budget.

The Board directed the Staff to amend the presented proposed budget and change line #15 to \$12,000 and line \$55 to \$18,975. They also directed the Staff to review lines #20, #21 and #38 and have updated numbers to reflect the Board potentially increasing to 12 meetings.

On motion by Mr. Del Bene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors adopted Resolution 2023-05, approving proposed Fiscal Year 2023-2024 budget, as amended, with changing line #15 to \$12,000, and line #55 to \$18,975 and setting the public hearing to August 8, 2023, at 6:30 p.m. in the Murabella Amenity Center, for Turnbull Creek Community Development District.

#### SEVENTH ORDER OF BUSINESS

#### Consideration of Payroll Processing Proposal(s)

On motion by Ms. Jordan-Baldwin, seconded by Mr. Wing, with all in favor, the Board of Supervisors authorized Mr. Vencil to review payroll processing proposals and approve a proposal with an annual not to exceed amount of \$1,100, for Turnbull Creek Community Development District.

#### EIGHTH ORDER OF BUSINESS

#### Ratification of Comcast Agreements

Mr. Hutchinson presented the Comcast Agreement. He stated AT&T was not an option and was able to decrease monthly costs for both Comcast accounts.

The Board admonished the Staff not to enter into multi year agreements without the Board's approval.

On motion by Ms. Jordan-Baldwin, seconded by Mr. Vencil, with all in favor, the Board of Supervisors ratified the Comcast Agreements, for Turnbull Creek Community Development District.

#### NINTH ORDER OF BUSINESS

#### Ratification of the Ancient City Soccer Addendum

Ms. Brown informed the Board that the vendor pushed back on the new agreement terms directed by the Board. A meeting occurred with Ms. Kilinski, Ms. Brown, and representatives from Ancient City Soccer.

Ms. Brown updated the Chairman outside of the meeting and he approved an addendum for the remainder of the season ending May 13, 2023, however, moving forward new agreement terms would be presented. Discussion ensued.

On motion by Ms. Jordan-Baldwin, seconded by Mr. Del Bene, with all in favor, the Board of Supervisors ratified the Ancient City Soccer Addendum, for Turnbull Creek Community Development District.

**TENTH ORDER OF BUSINESS****Ratification of the Vesta  
Property Services Soccer  
Addendum**

Ms. Brown informed the Board that Vesta Property Services would not agree to the terms of the new agreement.

The Chairman, Ms. Brown, and Mr. Hutchinson had a meeting with the vendor, and they stated they would like to continue the relationship with the District, however, they would not sign the presented agreement.

The Chairman directed the Staff to present an addendum to their previous agreement with the season ending May 20, 2023.

On motion by Mr. Del Bene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors ratified the Vesta Property Services Soccer Addendum, for Turnbull Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS****Consideration of Vesta Property  
Services Amenity Athletics'  
Program**

Ms. Brown informed the Board that Vesta Property Services would like to enter into a multiyear agreement that includes all of their athletic programs. Representatives were unable to attend this meeting, however, they will attend in June. She also read an email from Mr. Ruben stating Vesta Property Services would not be willing to agree to Section C of the newest agreement.

The Board reviewed the schedule and did not agree with the increase to 5 teams and the reduction of breaks from 30-minute to 15-minute blocks.

Ms. Gentry also advised of Vesta's request to reduce insurance coverage and to remove abuse/molestation coverage from the agreement.

The Board directed Mr. Hutchinson to inform Vesta Property Services that their proposal would not be approved, unless they agreed to the District's terms that includes the three strike rule, insurance with abuse/molestation coverage and 30-minute breaks between practices. Unless a signed agreement can be reached, Vesta will not be permitted to use the District's facilities after the current season ends.

The Board moved to Agenda item 2A.

**TWELFTH ORDER OF BUSINESS****Consideration of Security  
Proposal(s)\***

Ms. Brown informed audience members that this part of the meeting would be closed to the public pursuant to Florida Statute because it is related to the District's security plans. She asked all members of the public to step out of the room for this portion of the meeting.

Board discussion regarding security measures ensued.

On motion by Mr. Vencil, seconded by Mr. Del Bene, with all in favor, the Board of Supervisors approved the Vector Security proposal for the LPR, in the amount of \$1,625, with monthly monitoring fee of \$5.18, and the Access Control, in the amount of \$3,995, with the monthly monitoring fee of \$19.95 for Turnbull Creek Community Development District.

The Board re-opened the meeting to the public. No attendees outside returned to the meeting.

The Board moved to Agenda item 6A.

**THIRTEENTH ORDER OF BUSINESS****Approval of Consent Agenda**

**1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held March 14, 2023**

**2.) Ratification of the Operation and Maintenance Expenditures for February 2023 & March 2023**

**3.) Acceptance of Financial Statement (unaudited) for March 31, 2023**

On motion by Ms. Jordan-Baldwin, seconded by Mr. Del Bene, with all in favor, the Board of Supervisors approved the consent agenda to include minutes of the Board of Supervisors' regular meeting held March 14, 2023, ratification of the Operation & Maintenance Expenditures for February 2023, in the amount of \$101,809.63, and March 2023, in the amount of \$78,175.89, and accepted the unaudited financial statement for March 31, 2023, for Turnbull Creek Community Development District.

**FOURTEENTH ORDER OF BUSINESS****Staff Reports – Part B****A. District Counsel**

Ms. Gentry updated the Board that legislation did not pass on increase to sovereign immunity insurance amounts, however, the Legislature did pass Ethics Training requirements for Board of Supervisors with four hours of annual training beginning in calendar year 2024. Discussion ensued.

**B. Amenity and Field Operation Managers****1.) Amenity and Field Manager Report, dated May 9, 2023**

Mr. Hutchinson & Mr. Schieszer were available to answer questions from the Board on their report.

Mr. Hutchinson advised the Board that he received a request from the swim team to amend their practice schedule.

On motion by Mr. Vencil, seconded by Mr. Del Bene, with a 3-1 vote, opposed by Mr. Wing, the Board of Supervisors approved amending agreement to add practices on Mondays, Tuesdays & Thursdays from May 9, 2023 – May 25, 2023, with drop-off service only during these practice times, no holiday practice and two lanes remaining open to residents, for Turnbull Creek Community Development District.

**C. District Manager****1.) Presentation of the Voter Registration Count**

Ms. Brown informed the Board that as of April 15, 2023, there were 2,140 registered voters residing in the District.

Ms. Brown informed Board that the District had sent Notice of Termination to Envera and that previously the District requested Envera enter into a month-to-month agreement, however, Envera would not agree. Ms. Brown informed Board that there would be potential liquidated damages for terminating the agreement of up to \$5,000 and she would be reviewing District documents to see if the District had supportive documents for cause.

She also reviewed the invoices from Dilorio Property Services and Right Angle Home Innovations and asked the Board if they wanted to utilize reserve funds for these expenses.

On motion by Mr. Wing, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors authorized the Staff to utilize reserve funds for the Dilorio Property Services expense, in the amount of \$14,467, and Right Angle Innovations expense, in the amount of \$8,850, for Turnbull Creek Community Development District.

**FIFTEENTH ORDER OF BUSINESS****Audience Comments and  
Supervisors' Requests****Audience Comments**

No audience members present.

**Supervisors' Requests**

Mr. Del Bene requested proposals for aerators for every pond that Future Horizon

recommends having installed.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Jordan-Baldwin, seconded by Mr. DelBene, with all unanimously in favor, the Board adjourned the Board of Supervisors' Meeting at 10:20 p.m., for Turnbull Creek Community Development District.

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Secretary /Assistant Secretary

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Chairman / Vice Chairman

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# **Exhibit A**



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: <b>April 24-28, 2023</b>
<b>1.0 Maintenance</b>		<b>Page 1 of 2</b>
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>	<b>Comments</b>	
<b>All Turf &amp; Pond Areas</b>	<b>Note below all areas or ponds not mowed per schedule with reason</b>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	x	Mow, Edge , and Blow
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	x	Mow, edge & Blow
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	x	Mow Edge, and Blow
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	Mow, weedeat
Friday - Outer berms off od SR16 & Pacetti Rd	X	Mow, Weedeat and Spray Berms
<b>1.2 String Trimming</b>	<b>Comments</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		
<b>1.3 Edging</b>	<b>Comments</b>	
All hardscape and paved trails at each mowing cycle		
<b>1.4 Blowing</b>	<b>Comments</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		
<b>1.5 Weed Control</b>	<b>Comments</b>	
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>	<b>Comments</b>	
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shalll be done one time per year (June-July)		
<b>1.7 Berms</b>	<b>Comments</b>	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X	Friday Prune Grasses on Memorial Park Berm 2 guys
Weeds to be removed / treated year round as needed		
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>	<b>Comments</b>	
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
<b>3.0 Fertilization</b>			
<b>3.1 Turf Areas</b>		Comments	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)			
<b>3.2 Shrubs &amp; Trees</b>		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			
<b>4.0 Irrigation (All Inclusive Package) Guidelines</b>			
<b>Bi-Weekly Inspections (26 per year)</b>		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 splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
<b>5.0 Mulching</b>		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			
<b>6.0 Seasonal Color</b>		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terracina 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 (Trimac Outdoor, Robert		Signature (Operations Manager) :	

all annuals on property were damaged by multiple frost conditions and were all removed



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: April 17-21, 2023
<b>1.0 Maintenance</b>		<b>Page 1 of 2</b>
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>		<b>Comments</b>
<b>All Turf &amp; Pond Areas</b>	<b>Note below all areas or ponds not mowed per schedule with reason</b>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	x	Mow, Edge , and Blow
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	x	Rain to wet to mow (Cut backs on Memorial Berm)
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	x	Mow Edge, and Blow
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	Mow, weedeat
Friday - Outer berms off od SR16 & Pacetti Rd	X	Weedeat and Spray Berms
<b>1.2 String Trimming</b>		<b>Comments</b>
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		
<b>1.3 Edging</b>		<b>Comments</b>
All hardscape and paved trails at each mowing cycle		
<b>1.4 Blowing</b>		<b>Comments</b>
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		
<b>1.5 Weed Control</b>		<b>Comments</b>
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>		<b>Comments</b>
Shrubs, vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shall be done one time per year (June-July)		
<b>1.7 Berms</b>		<b>Comments</b>
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	X	Friday Prune Grasses on Memorial Park Berm 2 guys
Weeds to be removed / treated year round as needed		
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>		<b>Comments</b>
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		

**Murabella / Turnbull Creek CDD / Landscape Irrigation Audit**

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 ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
BI-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		X	
<p>Note: This contract shall include the following at N/C</p> <p>Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under &amp; over watering</p> <p>These are to be completed within 24 hours of notification.</p>			
<p>Note: Things that fall outside the contract</p> <p>The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.</p>			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terracina 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 (Trimac Outdoor, Robert		Signature (Operations Manager) :	

all annuals on property were damaged by multiple frost conditions and were all removed



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting April 10-14, 2023
<b>1.0 Maintenance</b>		<b>Page 1 of 2</b>
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>		<b>Comments</b>
<b>All Turf &amp; Pond Areas</b>	<b>Note below all areas or ponds not mowed per schedule with reason</b>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	x	Mow, Edge , and Blow
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	x	Mow, Edge , and Blow
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	x	Mow Edge, and Blow
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	Mow, weedeat Lakes
Friday - Outer berms off od SR16 & Pacetti Rd		Mow and weedeat berms 2 guys
<b>1.2 String Trimming</b>		<b>Comments</b>
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		
<b>1.3 Edging</b>		<b>Comments</b>
All hardscape and paved trails at each mowing cycle		
<b>1.4 Blowing</b>		<b>Comments</b>
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		
<b>1.5 Weed Control</b>		<b>Comments</b>
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>		<b>Comments</b>
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shalll be done one time per year (June-July)		
<b>1.7 Berms</b>		<b>Comments</b>
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)		Friday Prune Grasses on Memorial Park Berm 2 guys
Weeds to be removed / treated year round as needed		
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>		<b>Comments</b>
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control		Comments	Page 2 of 2
Shrubs & Trees Pest Control Inspected bi-weekly			
<b>3.0 Fertilization</b>			
<b>3.1 Turf Areas</b>		Comments	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)			
<b>3.2 Shrubs &amp; Trees</b>		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			
<b>4.0 Irrigation (All Inclusive Package) Guidelines</b>			
<b>Bi-Weekly Inspections (26 per year)</b>		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 splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
<b>5.0 Mulching</b>		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			
<b>6.0 Seasonal Color</b>		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terracina 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 (Trimac Outdoor, Robert		Signature (Operations Manager) :	

all annuals on property were damaged by multiple frost conditions and were all removed



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting <b>April 3-7, 2023</b>
<b>1.0 Maintenance</b>		<b>Page 1 of 2</b>
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>	<b>Comments</b>	
<b>All Turf &amp; Pond Areas</b>	<b>Note below all areas or ponds not mowed per schedule with reason</b>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	x	Mow, Edge , and Blow
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	x	Mow, Edge , and Blow
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	x	Mow Edge, and Blow
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	X	Mow, weedeat Lakes
Friday - Outer berms off od SR16 & Pacetti Rd		Mow and weedeat berms 2 guys
<b>1.2 String Trimming</b>	<b>Comments</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		
<b>1.3 Edging</b>	<b>Comments</b>	
All hardscape and paved trails at each mowing cycle		
<b>1.4 Blowing</b>	<b>Comments</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		
<b>1.5 Weed Control</b>	<b>Comments</b>	
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>	<b>Comments</b>	
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shalll be done one time per year (June-July)		
<b>1.7 Berms</b>	<b>Comments</b>	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)		Friday Prune Grasses on SR16 Berm 2 guys
Weeds to be removed / treated year round as needed		
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>	<b>Comments</b>	
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		





**Murabella / Turnbull Creek CDD / Landscape Irrigation Audit**

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 ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
BI-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		X	
<p>Note: This contract shall include the following at N/C</p> <p>Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under &amp; over watering</p> <p>These are to be completed within 24 hours of notification.</p>			
<p>Note: Things that fall outside the contract</p> <p>The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.</p>			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terracina 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 (Trimac Outdoor, Robert		Signature (Operations Manager) :	

all annuals on property were damaged by multiple frost conditions and were all removed

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting <b>March 27-31, 2023</b>
<b>1.0 Maintenance</b>		<b>Page 1 of 2</b>
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>	<b>Comments</b>	
<b>All Turf &amp; Pond Areas</b>	<b>Note below all areas or ponds not mowed per schedule with reason</b>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	<b>x</b>	<b>Mow, Edge , and Blow</b>
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	<b>x</b>	<b>Mow, Edge , and Blow</b>
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	<b>x</b>	<b>Mow Edge, and Blow</b>
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	<b>X</b>	<b>Mow, weedeat Lakes</b>
Friday - Outer berms off od SR16 & Pacetti Rd		
<b>1.2 String Trimming</b>	<b>Comments</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		
<b>1.3 Edging</b>	<b>Comments</b>	
All hardscape and paved trails at each mowing cycle		
<b>1.4 Blowing</b>	<b>Comments</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		
<b>1.5 Weed Control</b>	<b>Comments</b>	
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>	<b>Comments</b>	
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shalll be done one time per year (June-July)		
<b>1.7 Berms</b>	<b>Comments</b>	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)		<b>Friday Prune Grasses on SR16 Berm</b>
Weeds to be removed / treated year round as needed		
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>	<b>Comments</b>	
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		





**Murabella / Turnbull Creek CDD / Landscape Irrigation Audit**

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 ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
BI-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		X	
<p>Note: This contract shall include the following at N/C</p> <p>Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under &amp; over watering</p> <p>These are to be completed within 24 hours of notification.</p>			
<p>Note: Things that fall outside the contract</p> <p>The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.</p>			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terracina 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 (Trimac Outdoor, Robert		Signature (Operations Manager) :	

all annuals on property were damaged by multiple frost conditions and were all removed

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting <span style="color: red;">March 20-24, 2023</span>
<b>1.0 Maintenance</b>		<b>Page 1 of 2</b>
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>	<b>Comments</b>	
<b>All Turf &amp; Pond Areas</b>	<b>Note below all areas or ponds not mowed per schedule with reason</b>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	<span style="color: red;">x</span>	<span style="color: red;">Mow, Edge , and Blow</span>
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	<span style="color: red;">x</span>	<span style="color: red;">Mow, Edge , and Blow</span>
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	<span style="color: red;">x</span>	<span style="color: red;">Mow Edge, and Blow</span>
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	<span style="color: red;">X</span>	<span style="color: red;">Mow, weedeat Lakes</span>
Friday - Outer berms off od SR16 & Pacetti Rd	<span style="background-color: #00b050; color: white;"> </span>	
<b>1.2 String Trimming</b>	<b>Comments</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	<span style="background-color: #00b050; color: white;"> </span>	
<b>1.3 Edging</b>	<b>Comments</b>	
All hardscape and paved trails at each mowing cycle	<span style="background-color: #00b050; color: white;"> </span>	
<b>1.4 Blowing</b>	<b>Comments</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	<span style="background-color: #00b050; color: white;"> </span>	
<b>1.5 Weed Control</b>	<b>Comments</b>	
Weeding of plant beds, all natural areas and berms	<span style="background-color: #00b050; color: white;"> </span>	
Pre & Post emergents applied at appropriate times	<span style="background-color: #00b050; color: white;"> </span>	
<b>1.6 Pruning</b>	<b>Comments</b>	
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	<span style="background-color: #00b050; color: white;"> </span>	
Trees (crape Myrtles) shall be pruned when dormant (winter)	<span style="background-color: #00b050; color: white;"> </span>	
Palms trimming shalll be done one time per year (June-July)	<span style="background-color: #00b050; color: white;"> </span>	
<b>1.7 Berms</b>	<b>Comments</b>	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	<span style="background-color: #00b050; color: white;"> </span>	<span style="color: red;">Friday Prune Grasses on SR16 Berm</span>
Weeds to be removed / treated year round as needed	<span style="background-color: #00b050; color: white;"> </span>	
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>	<b>Comments</b>	
Turf inspected weekly and spot treated <span style="color: blue;">(As Needed)</span>	<span style="background-color: #00b050; color: white;"> </span>	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	<span style="background-color: #00b050; color: white;"> </span>	
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	<span style="background-color: #00b050; color: white;"> </span>	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	<span style="background-color: #00b050; color: white;"> </span>	



**Murabella / Turnbull Creek CDD / Landscape Irrigation Audit**

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 ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
BI-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		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 splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering These are to be completed within 24 hours of notification.			
Note: Things that fall outside the contract The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terracina 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 (Trimac Outdoor, Robert		Signature (Operations Manager) :	

all annuals on property were damaged by multiple frost conditions and were all removed

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: <span style="color: red;">March 13-17, 2023</span>
<b>1.0 Maintenance</b>	<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; display: flex; flex-wrap: wrap;"> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> </div>	<b>Page 1 of 2</b>
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>	<b>Comments</b>	
<b>All Turf &amp; Pond Areas</b>	<b>Note below all areas or ponds not mowed per schedule with reason</b>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	<span style="color: red;">x</span>	<span style="color: red;">Mow, Edge , and Blow</span>
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	<span style="color: red;">x</span>	<span style="color: red;">Mow, Edge , and Blow</span>
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	<span style="color: red;">x</span>	<span style="color: red;">Mow Edge, and Blow</span>
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	<span style="color: red;">X</span>	<span style="color: red;">Mow, weedeat Lakes</span>
Friday - Outer berms off od SR16 & Pacetti Rd		
<b>1.2 String Trimming</b>	<b>Comments</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		
<b>1.3 Edging</b>	<b>Comments</b>	
All hardscape and paved trails at each mowing cycle		
<b>1.4 Blowing</b>	<b>Comments</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		
<b>1.5 Weed Control</b>	<b>Comments</b>	
Weeding of plant beds, all natural areas and berms		
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>	<b>Comments</b>	
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shalll be done one time per year (June-July)		
<b>1.7 Berms</b>	<b>Comments</b>	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	<span style="color: red;">Friday</span>	<span style="color: red;">Prune Grasses on SR16 Berm</span>
Weeds to be removed / treated year round as needed		
<b>2.0 Pesticide Application</b>	<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; display: flex; flex-wrap: wrap;"> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> <div style="width: 50%; height: 50%; border: 1px solid black;"></div> </div>	
<b>2.1 Turf Pest Control</b>	<b>Comments</b>	
Turf inspected weekly and spot treated <span style="color: blue;">(As Needed)</span>		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		



**Murabella / Turnbull Creek CDD / Landscape Irrigation Audit**

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 ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
BI-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		X	
<p>Note: This contract shall include the following at N/C</p> <p>Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under &amp; over watering</p> <p>These are to be completed within 24 hours of notification.</p>			
<p>Note: Things that fall outside the contract</p> <p>The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.</p>			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terracina 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 (Trimac Outdoor, Robert		Signature (Operations Manager) :	

all annuals on property were damaged by multiple frost conditions and were all removed



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)		Week Starting: March 6-10, 2023
<b>1.0 Maintenance</b>		<b>Page 1 of 2</b>
<b>Non-Growing Season Only (November 1 - March 31st)</b>		
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>		<b>Comments</b>
<b>All Turf &amp; Pond Areas</b>	<b>Note below all areas or ponds not mowed per schedule with reason</b>	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	x	Mow, Edge , and Blow
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	x	Mow, Edge , and Blow
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	x	Mow Edge, and Blow
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		
Friday - Outer berms off od SR16 & Pacetti Rd		
<b>1.2 String Trimming</b>		<b>Comments</b>
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.		
<b>1.3 Edging</b>		<b>Comments</b>
All hardscape and paved trails at each mowing cycle		
<b>1.4 Blowing</b>		<b>Comments</b>
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		
<b>1.5 Weed Control</b>		<b>Comments</b>
Weeding of plant beds, all natural areas and berms		Spray Turf Weeds
Pre & Post emergents applied at appropriate times		
<b>1.6 Pruning</b>		<b>Comments</b>
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.		
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shalll be done one time per year (June-July)		
<b>1.7 Berms</b>		<b>Comments</b>
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)		Thursday and Friday Clean Up Grasses on Pacceti Road
Weeds to be removed / treated year round as needed		
<b>2.0 Pesticide Application</b>		
<b>2.1 Turf Pest Control</b>		<b>Comments</b>
Turf inspected weekly and spot treated (As Needed)		
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed		

**Murabella / Turnbull Creek CDD / Landscape Irrigation Audit**

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 ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers To be completed in 4 rounds (March, May, September & November)			
3.2 Shrubs & Trees		Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)			
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)			
Seasonal annuals fertilized on 30 day cycles			
4.0 Irrigation (All Inclusive Package) Guidelines			
BI-Weekly Inspections (26 per year)		Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		X	
<p>Note: This contract shall include the following at N/C</p> <p>Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Relocation or adjustments to heads, Wire splces or cut wires, Valve box replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under &amp; over watering</p> <p>These are to be completed within 24 hours of notification.</p>			
<p>Note: Things that fall outside the contract</p> <p>The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.</p>			
5.0 Mulching		Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth			
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth			
6.0 Seasonal Color		Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)			
Areas of seasonal color are:			
SR16 / San Giacomo entrance (420 plants per installion)			
Pacetti Rd / Terracina 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 (Trimac Outdoor, Robert		Signature (Operations Manager) :	

all annuals on property were damaged by multiple frost conditions and were all removed

# **Exhibit B**



[illegible]

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			\$	-
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			\$	-
		Total	\$	1,540.00
	0.00%	TAX:	\$	-
			\$	-
<b>APPROVAL INFORMATION:</b>				
<b>Note: Trimac Outdoor Can Not Warranty Any Sod and/or Plant Material With Out Proper Irrigation Coverage</b>				
Authorized By: _____ Date: _____ Work Order #: _____				



May 2, 2023

To Whom It May Concern:

I was asked to inspect 2 pine trees on berm at Murabella, upon inspecting, the trees are in decline and recommend removal.



Thank You,

Daniel LeBlanc,

A handwritten signature in black ink that reads "Daniel LeBlanc".

Certified Arborist #FL-6402A

ISA Tree Risk Assessment Qualification (TRAQ)

Taylor Tree Services, Inc.

4600 Ave B

St. Augustine, FL 32095

(904)-692-2008

[info@taylor-tree.com](mailto:info@taylor-tree.com)



# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FL 33614

## **Operations and Maintenance Expenditures April 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$146,432.70**

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



**Company name:** Turnbull Creek Community Development District  
**Report name:** Check register  
**Created on:** 6/6/2023  
**Location:** 616--Turnbull Creek

Bank	Date	Vendor	Document no.	Amount	Cleared
616HANCOCKOP - Hancock Bank	Account no: 0047999151				
	4/24/2023	V02878--Alfred W Grover	100206	\$ 150.00	4/30/2023
	4/6/2023	V0332--Bouncers, Slides and More, Inc.	100198	\$ 2,000.00	4/30/2023
	4/21/2023	V0550--COMCAST	EFT	\$ 141.25	4/30/2023
	4/19/2023	V0550--COMCAST	EFT	\$ 334.43	4/30/2023
	4/4/2023	V03451--Dilorio Property Services, Inc.	100193	\$ 7,483.50	5/31/2023
	4/24/2023	V0727--Disclosure Services, LLC	100207	\$ 550.00	5/31/2023
	4/24/2023	V0879--First Coast Franchising	100208	\$ 709.00	4/30/2023
	4/24/2023	V0881--First Coast Mulch	100209	\$ 3,970.00	5/31/2023
	4/25/2023	V02863--Florida Power & Light Company	EFT	\$ 3,455.04	4/30/2023
	4/18/2023	V02863--Florida Power & Light Company	EFT	\$ 3,478.39	4/30/2023
	4/27/2023	V0956--Future Horizons, Inc.	100216	\$ 2,496.00	5/31/2023
	4/27/2023	V03024--Governmental Management Services, LLC	100217	\$ 100.00	5/31/2023
	4/18/2023	Hancock Whitney	EFT	\$ 2,669.44	4/18/2023
	4/24/2023	V02930--Hi-Tech System Associates	100210	\$ 190.00	4/30/2023
	4/5/2023	V02930--Hi-Tech System Associates	EFT	\$ 30.00	4/30/2023
	4/4/2023	V03572--Integrated Access Solutions LLC	100194	\$ 405.00	4/30/2023
	4/4/2023	V03403--James M Teter	100195	\$ 750.00	4/30/2023
	4/24/2023	V03505--Kilinski / Van Wyk, PLLC	100211	\$ 1,827.04	5/31/2023
	4/27/2023	V03097--Life Fitness, LLC	100218	\$ 7,132.04	5/31/2023
	4/24/2023	V02722--Neighborhood Publications, Inc	100212	\$ 45.00	5/31/2023
	4/13/2023	V1902--Poolsure	100199	\$ 1,806.78	4/30/2023
	4/13/2023	V1996--Republic Services	100200	\$ 186.32	4/30/2023
	4/27/2023	V02843--Riverside Management Services, Inc	100219	\$ 1,269.42	5/31/2023
	4/24/2023	V02843--Riverside Management Services, Inc	100213	\$ 19,920.74	5/31/2023
	4/13/2023	V02843--Riverside Management Services, Inc	100201	\$ 1,785.25	4/30/2023
	4/4/2023	V1954--Rizzetta & Company, Inc.	100192	\$ 3,683.33	4/30/2023
	4/24/2023	V2198--Southern Recreation, Inc.	100214	\$ 2,900.00	5/31/2023
	4/27/2023	V2487--Trimac Outdoor	100220	\$ 24,841.60	5/31/2023
	4/13/2023	V2487--Trimac Outdoor	100202	\$ 41,550.00	4/30/2023
	4/13/2023	V2502--Turner Pest Control, LLC	100203	\$ 180.00	4/30/2023
	4/24/2023	V2513--U.S. Bank	100215	\$ 5,618.49	5/31/2023
	4/4/2023	V2513--U.S. Bank	100196	\$ 3,771.25	4/30/2023
	4/13/2023	V2539--Vector Security, Inc	100204	\$ 35.94	4/30/2023
	4/4/2023	V2539--Vector Security, Inc	100197	\$ 24.95	4/30/2023
	4/13/2023	V03361--Yuro & Associates, LLC	100205	\$ 942.50	4/30/2023
Total for 616HANCOCKOP				<b>\$ 146,432.70</b>	



Rizzetta & Company

# **Turnbull Creek Community Development District**

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**Financial Statements  
(Unaudited)**

**April 30, 2023**

**Prepared by: Rizzetta & Company, Inc.**

**turnbullcreekcdd.com**  
**rizzetta.com**

**Turnbull Creek Community Development District**

Balance Sheet

As of 04/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	99,184	0	0	0	99,184	0	0
Investments	848,202	374,499	2,042,822	2,814	3,268,337	0	0
Accounts Receivable	41,018	0	45,825	0	86,844	0	0
Prepaid Expenses	3,913	0	0	0	3,912	0	0
Refundable Deposits	100	0	0	0	100	0	0
Due From Other	0	232,557	0	0	232,557	0	0
Fixed Assets	0	0	0	0	0	17,269,423	0
Amount Available in Debt Service	0	0	0	0	0	0	2,088,647
Amount To Be Provided Debt Service	0	0	0	0	0	0	11,849,353
Total Assets	992,417	607,056	2,088,647	2,814	3,690,934	17,269,423	13,938,000
Liabilities							
Accounts Payable	21,047	0	0	0	21,047	0	0
Accrued Expenses	24,166	0	0	0	24,166	0	0
Due To Other	232,557	0	0	0	232,557	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	13,938,000
Total Liabilities	277,770	0	0	0	277,770	0	13,938,000
Fund Equity & Other Credits							
Beginning Fund Balance	372,441	454,424	985,267	2,756	1,814,888	0	0
Investment In General Fixed Assets	0	0	0	0	0	17,269,423	0
Net Change in Fund Balance	342,206	152,632	1,103,380	58	1,598,277	0	0
Total Fund Equity & Other Credits	714,647	607,056	2,088,647	2,814	3,413,165	17,269,423	0
Total Liabilities & Fund Equity	992,417	607,056	2,088,647	2,814	3,690,934	17,269,423	13,938,000

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	2,000	2,000	505	1,495
Special Assessments				
Tax Roll	1,040,591	1,040,591	1,050,401	(9,810)
Other Misc. Revenues				
Facility Rentals	3,000	3,000	10,225	(7,225)
Miscellaneous Revenue	0	0	650	(650)
<b>Total Revenues</b>	<b>1,045,591</b>	<b>1,045,591</b>	<b>1,061,781</b>	<b>(16,190)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	7,000	4,083	800	3,283
Employee - Payroll Taxes	536	313	61	251
Employee - Workers Comp Insurance	0	0	792	(792)
<b>Total Legislative</b>	<b>7,536</b>	<b>4,396</b>	<b>1,653</b>	<b>2,742</b>
Financial & Administrative				
District Management	43,000	25,083	25,083	0
District Engineer	16,000	9,334	8,030	1,303
Trustees Fees	14,620	14,620	9,390	5,231
Assessment Roll	4,800	4,800	4,800	0
Printing & Binding	1,800	1,050	0	1,050
Dissemination Agent	1,000	583	1,000	(417)
Auditing Services	3,745	2,184	0	2,185
Arbitrage Rebate Calculation	3,000	3,000	1,200	1,800
Telephone	1,000	584	0	583
Postage & Delivery	1,000	583	231	353
Public Officials Liability Insurance	10,713	10,713	4,089	6,624
Legal Advertising	2,000	1,167	367	799
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	1,000	583	1,050	(467)
Office Supplies	170	99	0	99
Website Hosting, Maintenance, Backup & Email	1,200	700	700	0
ADA Website Compliance	1,200	700	700	0
<b>Total Financial &amp; Administrative</b>	<b>106,423</b>	<b>75,958</b>	<b>56,815</b>	<b>19,143</b>
Legal Counsel				
District Counsel	47,000	27,417	32,292	(4,875)
<b>Total Legal Counsel</b>	<b>47,000</b>	<b>27,417</b>	<b>32,292</b>	<b>(4,875)</b>

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Security Operations				
Security Monitoring Services	7,755	4,524	4,982	(458)
Total Security Operations	7,755	4,524	4,982	(458)
Electric Utility Services				
Utility Services	39,240	22,890	28,720	(5,830)
Utility - Street Lights	42,111	24,564	24,766	(201)
Total Electric Utility Services	81,351	47,454	53,486	(6,031)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	11,900	6,942	4,015	2,926
Total Garbage/Solid Waste Control Services	11,900	6,942	4,015	2,926
Water-Sewer Combination Services				
Utility Services	13,080	7,630	5,579	2,051
Total Water-Sewer Combination Services	13,080	7,630	5,579	2,051
Stormwater Control				
Lake Maintenance	16,500	9,625	11,200	(1,574)
Total Stormwater Control	16,500	9,625	11,200	(1,574)
Other Physical Environment				
General Liability & Property Insurance	20,000	20,000	22,112	(2,112)
Landscape Maintenance	289,884	169,099	209,633	(40,534)
Irrigation Maintenance & Repair	6,000	3,500	9,616	(6,117)
Landscape Miscellaneous	28,000	16,333	38,076	(21,743)
Total Other Physical Environment	343,884	208,932	279,437	(70,506)
Parks & Recreation				
Licenses, Fees & Permits	2,100	1,225	1,885	(659)
Facility Management	68,608	40,022	40,021	0
Telephone, Internet, Cable	4,079	2,379	2,720	(340)
Pest Control	3,123	1,822	1,404	418
Pressure Washing	2,700	1,575	2,800	(1,225)
Maintenance & Repairs	48,000	28,000	61,429	(33,430)
Field Services	57,652	33,630	33,630	0
Clubhouse Janitorial Services	9,644	5,626	5,058	568
Clubhouse Facility Maintenance	55,111	32,148	52,261	(20,113)
Pool Chemicals & Permits	17,463	10,187	8,563	1,623
Pool Repair & Maintenance	15,233	8,886	9,845	(958)
Program Director	2,896	1,689	1,689	0
Miscellaneous Expense	540	315	329	(14)
ID & Access Cards	800	467	0	466

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	1,800	1,050	1,599	(548)
Lifeguard/Pool Monitors	38,975	22,735	1,785	20,950
Facility Monitors	27,627	16,116	9,176	6,940
Facility Attendants	18,494	10,788	8,088	2,700
Garbage Collection - Common Areas	20,582	12,006	12,006	0
Total Parks & Recreation	395,427	230,666	254,288	(23,622)
Special Events				
Holiday Decorations	4,735	4,735	2,980	1,755
Special Events	10,000	5,834	12,848	(7,014)
Total Special Events	14,735	10,569	15,828	(5,259)
Total Expenditures	1,045,591	634,113	719,575	(85,463)
Total Excess of Revenues Over(Under) Expenditures	0	411,478	342,206	69,272
Fund Balance, Beginning of Period	0	0	372,441	(372,441)
Total Fund Balance, End of Period	0	411,478	714,647	(303,169)

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	166,456	166,456	166,456	0
Total Revenues	<u>166,456</u>	<u>166,456</u>	<u>166,456</u>	<u>0</u>
Expenditures				
Contingency				
Capital Reserve	166,456	166,456	13,824	152,632
Total Contingency	<u>166,456</u>	<u>166,456</u>	<u>13,824</u>	<u>152,632</u>
Total Expenditures	<u>166,456</u>	<u>166,456</u>	<u>13,824</u>	<u>152,632</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>152,632</u>	<u>(152,632)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>454,424</u>	<u>(454,424)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>607,056</u>	<u>(607,056)</u>



**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	18,020	(18,020)
Special Assessments				
Tax Roll	1,061,966	1,061,966	1,079,168	(17,201)
Total Revenues	<u>1,061,966</u>	<u>1,061,966</u>	<u>1,097,188</u>	<u>(35,221)</u>
<b>Expenditures</b>				
Debt Service				
Interest	491,966	491,966	227,734	264,232
Principal	570,000	570,000	0	570,000
Total Debt Service	<u>1,061,966</u>	<u>1,061,966</u>	<u>227,734</u>	<u>834,232</u>
Total Expenditures	<u>1,061,966</u>	<u>1,061,966</u>	<u>227,734</u>	<u>834,232</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>869,454</u>	<u>(869,454)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>800,996</u>	<u>(800,996)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,670,450</u>	<u>(1,670,450)</u>

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,316	(4,316)
Special Assessments				
Tax Roll	286,505	286,505	290,253	(3,748)
Total Revenues	<u>286,505</u>	<u>286,505</u>	<u>294,569</u>	<u>(8,064)</u>
<b>Expenditures</b>				
Debt Service				
Interest	118,505	118,505	60,643	57,862
Principal	168,000	168,000	0	168,000
Total Debt Service	<u>286,505</u>	<u>286,505</u>	<u>60,643</u>	<u>225,862</u>
Total Expenditures	<u>286,505</u>	<u>286,505</u>	<u>60,643</u>	<u>225,862</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>233,926</u>	<u>(233,926)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>184,272</u>	<u>(184,272)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>418,198</u>	<u>(418,198)</u>

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	58	(58)
Total Revenues	<u>0</u>	<u>0</u>	<u>58</u>	<u>(58)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>58</u>	<u>(58)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,756</u>	<u>(2,756)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,814</u>	<u>(2,814)</u>

**Turnbull Creek CDD  
Investment Summary  
April 30, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of April 30, 2023</u>
State Board of Administration	Money Market	\$ 44
US Bank Custodial Agreement/General Account	US Bank Money Market 5 - Ct	848,158
<b>Total General Fund Investments</b>		<b>\$ 848,202</b>
Wells Fargo Bank Commercial Account	Commercial Checking Account	\$ 208,043
US Bank Custodial Agreement/General Account	US Bank Money Market 5 - Ct	166,456
<b>Total Reserve Fund Investments</b>		<b>\$ 374,499</b>
US Bank Series 2015A Revenue	First American Government Obligation Fund Class Z	\$ 956,292
US Bank Series 2015A-1 Reserve	First American Government Obligation Fund Class Z	396,691
US Bank Series 2015A-2 Reserve	First American Government Obligation Fund Class Z	109,043
US Bank Series 2015A-1 Prepayment	First American Government Obligation Fund Class Z	2,719
US Bank Series 2015A-2 Prepayment	First American Government Obligation Fund Class Z	37,795
US Bank Series 2015B Revenue	First American Government Obligation Fund Class Z	76,682
US Bank Series 2015B-1 Reserve	First American Government Obligation Fund Class Z	32,498
US Bank Series 2015B-2 Reserve	First American Government Obligation Fund Class Z	9,755
US Bank Series 2015B-1 Prepayment	First American Government Obligation Fund Class Z	4,488
US Bank Series 2015B-2 Prepayment	First American Government Obligation Fund Class Z	8,289
US Bank Series 2015 Bond Redemption	First American Government Obligation Fund Class Z	108
Hancock Whitney Series 2016 Revenue	Goldman Sachs Government Fund - Class Inst #465	63,309
Hancock Whitney Series 2016 Reserve	Goldman Sachs Government Fund - Class Inst #465	117,510
Hancock Whitney Series 2016 Interest	Goldman Sachs Government Fund - Class Inst #465	60,643
Hancock Whitney Series 2016 Sinking Fund	Goldman Sachs Government Fund - Class Inst #465	167,000
<b>Total Debt Service Fund Investments</b>		<b>\$ 2,042,822</b>
US Bank Series 2015 Construction	First American Government Obligation Fund Class Z	\$ 2,814
<b>Total Capital Projects Fund Investments</b>		<b>\$ 2,814</b>

**Turnbull Creek Community Development District**  
**Summary A/R Ledger**  
**From 04/01/2023 to 04/30/2023**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>616, 2806</b>							
	616-001	616 General Fund	St Johns County Tax Collector	AR00000457	12110	10/01/2022	41,018.19
<b>Sum for 616, 2806</b>							<b>41,018.19</b>
<b>616, 2812</b>							
	616-200	616 Debt Service Fund S2015	St Johns County Tax Collector	AR00000457	12110	10/01/2022	33,410.28
	616-200	616 Debt Service Fund S2015	St Johns County Tax Collector	AR00000457	12110	10/01/2022	2,678.59
<b>Sum for 616, 2812</b>							<b>36,088.87</b>
<b>616, 2813</b>							
	616-201	616 Debt Service Fund S2016	St Johns County Tax Collector	AR00000457	12110	10/01/2022	9,736.29
<b>Sum for 616, 2813</b>							<b>9,736.29</b>
<b>Sum for 616</b>							<b>86,843.35</b>
<b>Sum Total</b>							<b>86,843.35</b>

See Notes to Unaudited Financial Statements



**Turnbull Creek Community Development District**  
**Summary A/P Ledger**  
**From 04/1/2023 to 04/30/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>616, 2806</b>	616 General Fund	04/24/2023	Alfred W Grover	42423	Clubhouse Electrical Repairs 04/23	211.00
	616 General Fund	04/20/2023	Alfred W Grover	42023	Pool Pump Motor Repair 04/23	990.00
	616 General Fund	04/12/2023	Alfred W Grover	41223	Rewire Pool Pump Motor 04/23	160.00
	616 General Fund	04/30/2023	Florida Power & Light Company	95613-70132 05/23 Autopay 616	Electric Services 04/23	307.93
	616 General Fund	04/30/2023	Florida Power & Light Company	27817-98307 05/23 Autopay 616	Electric Services 04/23	473.23
	616 General Fund	04/30/2023	Florida Power & Light Company	Monthly Summary 05/23 Autopay 616	Electric Services 04/23	2,994.12
	616 General Fund	04/30/2023	Florida Power & Light Company	Monthly Summary 05/23 Autopay 616	Electric Services 04/23	102.82
	616 General Fund	04/26/2023	Florida Power & Light Company	22988-93591 04/23 Autopay 616	Electric Services 04/23	3,511.18
	616 General Fund	04/14/2023	Florida Power & Light Company	27817-98307 04/23 Autopay 616	Electric Services 04/23	397.16
	616 General Fund	04/30/2023	Future Horizons, Inc.	78284	Aquatic Weed Control Service 04/23	1,375.00
	616 General Fund	04/19/2023	Future Horizons, Inc.	78067	Aerator Service 04/23	453.43
	616 General Fund	04/26/2023	Grau & Associates, P.A.	23988	Arbitrage Calculation-Series 2015A FYE 04/23	1,200.00
	616 General Fund	04/27/2023	James M Teter	194	Pressure Washing Amenities 04/23	1,100.00
	616 General Fund	04/14/2023	Kilinski / Van Wyk, PLLC	6365	Legal Services 03/23	3,526.00
	616 General Fund	04/19/2023	Riverside Management Services, Inc	128	Install Rebuilt Pool Pump Motor 04/23	650.00
	616 General Fund	04/01/2023	Southern Recreation, Inc.	10535	Balance of Shade Top Replacement 03/23	2,649.50
	616 General Fund	04/19/2023	St Johns Utility Department	515577-114371 04/23	Water-Sewer Services 04/23	554.78
	616 General Fund	04/19/2023	St Johns Utility Department	532445-124405 04/23	Water-Sewer Services 04/23	10.64
	616 General Fund	04/10/2023	Vector Security, Inc	71908494	Security Monitoring Services 04/23	325.00
	616 General Fund	04/16/2023	Vector Security, Inc	71932983	Security Monitoring Services 04/23	54.90
<b>Sum for 616, 2806</b>						<b>21,046.69</b>
<b>Sum for 616</b>						<b>21,046.69</b>
<b>Sum Total</b>						<b>21,046.69</b>

**Turnbull Creek Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 11**

06/13/23

# *Turnbull Creek*

Community Development District

Field Operations & Amenity Management Report



**Jim Schieszer**

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Erick Hutchinson**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

Turnbull Creek  
Community Development District

Field Operations & Amenity Management Report  
June 13, 2023

To: Board of Supervisors

From: Jim Schieszer  
Field Operations Manager

Erick Hutchinson  
Amenity Manager

RE: Murabella Field Operations & Amenity Management Report – June 13,  
2023

The following is a summary of items related to the field operations,  
maintenance and amenity management of Murabella.

# Community Events

## Community Clubs:

- Coffee Hour – Fridays 10am
- Ladies Book Club – First Tuesday monthly 12pm
- Mahjong – Second and Fourth Mondays 1:30pm
- Book Exchange Club – Located in the Social Room
- Fighting Turtles Practice – Tuesday-Friday 7am-10am
- Fighting Turtles Swim Meet – Saturday, June 10<sup>th</sup> 5am-12pm

## Community Information:

- HOA Board Meeting – Monday, June 19<sup>th</sup> 6:30pm
- New Homeowners Meeting – Wednesday, June 21<sup>st</sup> 6:30pm
- Food Truck Tuesday – 3<sup>rd</sup> Tuesday Monthly

## Summer Slide Hours

(Started May 27<sup>th</sup>)

Mondays 1pm-6pm

Tuesday – Sunday 11am-6pm

## Private Rentals:

- May – 11 Rentals
- June – 12 Rentals

## Topics for Discussion:

- Suspensions
- Dirt bike trails through landscaping berms



## Weekly Maintenance

Below is a list of maintenance responsibilities that are completed weekly:

- Debris is removed throughout the community including the lake banks, roadways, tennis courts, soccer field, playgrounds, pool area, mail kiosks, sports complex and parking lot
- All trash receptacles are emptied and bags replaced
- All dog pot waste receptacles are emptied and restocked
- All pool furniture on the pool deck is straightened and organized
- Lighting inspections are conducted and bulbs are replaced
- Minor repairs to signage, paint, fencing, handrails, etc. are handled

Additional maintenance tasks and projects are conducted on an as needed basis. Examples of these projects are detailed on the following pages.

## Completed Projects



- Outdoor shower has been repainted
- Mesh fencing around the pool gate has been replaced as needed

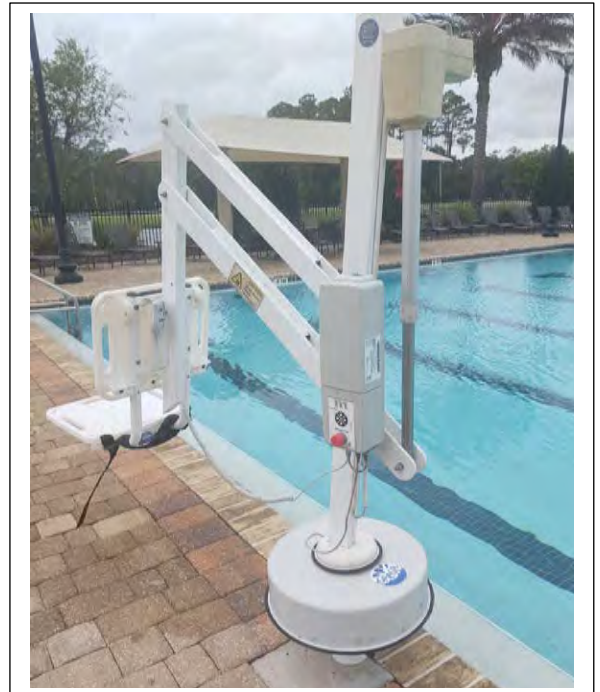


## Completed Projects



- A new NEMA box was installed for the new security camera system

- One ADA pool lift chair has been repaired and parts are ordered to repair the other





## Completed Projects

### Before



Rooftop & sidewalks appearance improved

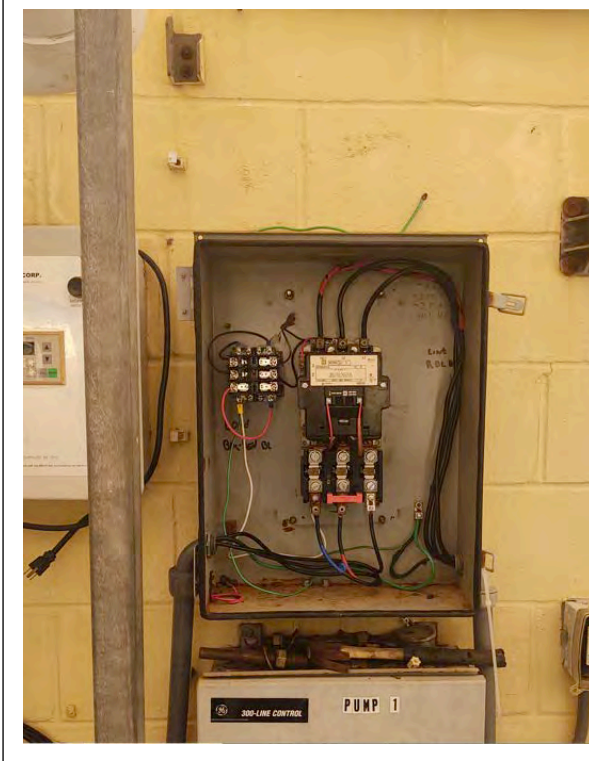
- The slide area, sunshade, covered area at the pool, bandstand and sidewalk going to bandstand were all pressure washed



### After



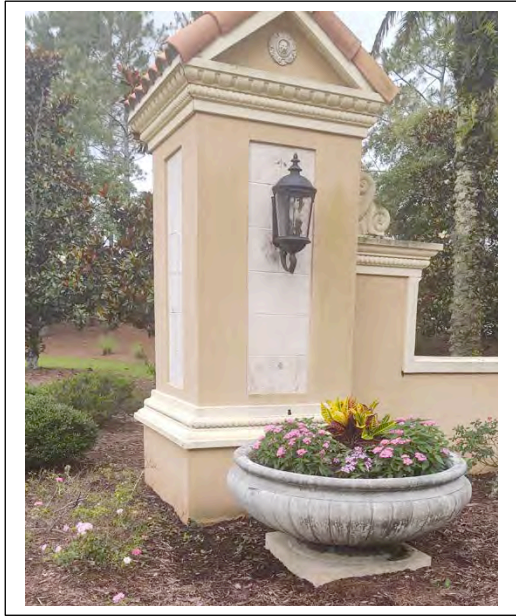
## Completed Projects



- A new starter for pool pump #2 was installed due to failure
- The motor for the mushroom pump was rebuilt



## Completed Projects



- New plants were installed at the center island at the amenity center
- New plants were installed at the pot at 16 entrances
- Trimac has fixed irrigation issues at Pescara Park and has located a valve at 201 Porta Rosa Circle
- Pine straw and mulch to be installed





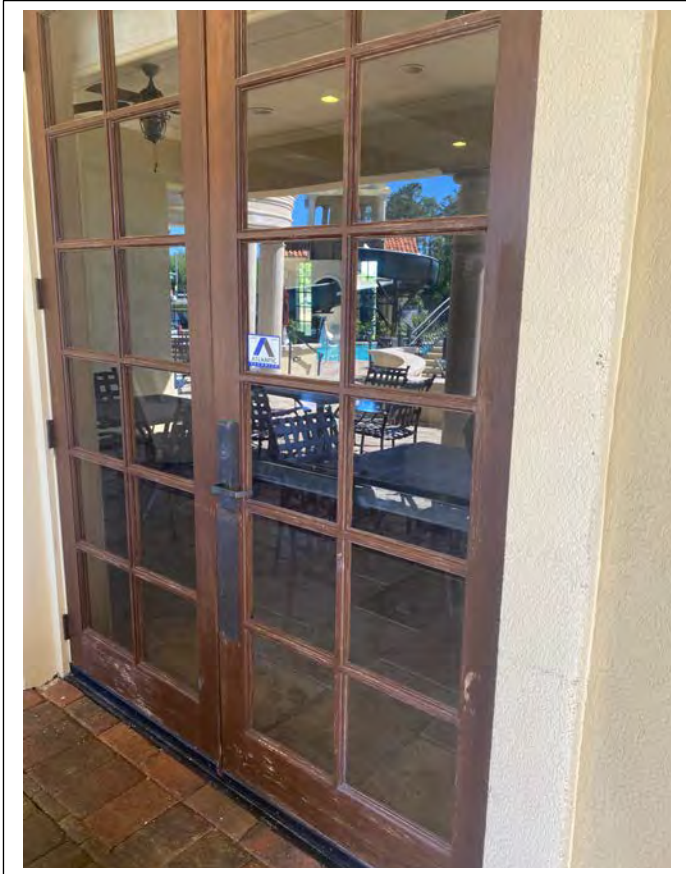
## Completed Projects

- The sunshade at the amenity center playground was replaced



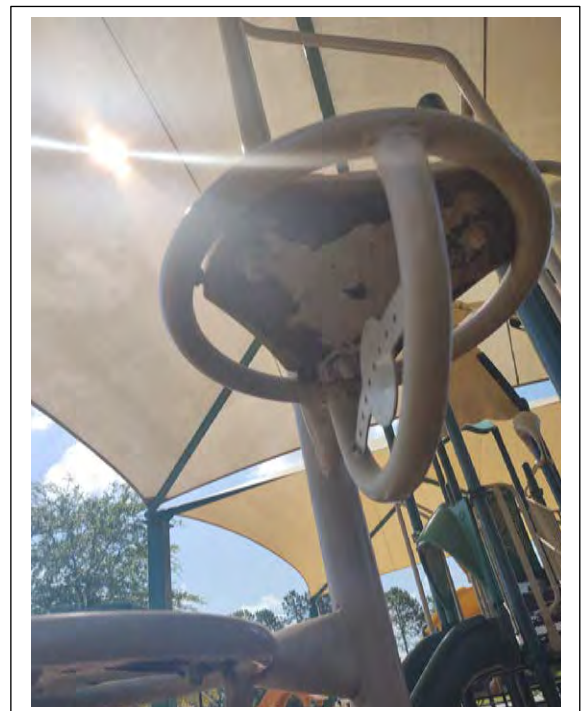
- The playground water fountain has been repaired again
  - Children continue to fill the fountain with sand

## In Progress Projects



- Proposals to paint all amenity center brown doors are being requested

- Rusted playground equipment will be replaced



## In Progress Projects



- Water Slide Rules sign appearance has been improved
- Staff is unable to paint the sign and will be looking into options for replacement



## In Progress Projects



- Staff continues to find dirt bike trails and jumps throughout CDD property and landscaping berms
- Planted grasses are being torn out and holes dug throughout landscaping areas
- Staff has sent out email blasts about the issue
  - Staff suggests signage installed stating potential prosecution in these areas
  - Trail cams could be installed to identify individuals



# Action Items Report

## Turnbull Creek CDD

Action Items Reported on by:

Jim Schieszer  
Erick Hutchinson

Action Items	Date Completed	Initials	Comments
Replace Pond bubbler at San Marino Park	May	JS	Completed - One bubbler replaced, one was rebuilt
Irrigation issues at Pescara Park	May	JS	Trimac completed
Locate valve at 201 Porta Rosa Circle	May	JS	Trimac completed
Obtain bids for down trees at World Trail		JS	
Obtain bids for sink hole and washouts on pond #7		JS	
Obtain bids for rusted playground equipment		JS	
Obtain bids for painting all amenity center doors		JS	
Obtain quote to replace Water Slide Rules sign		JS/EH	
Pine Straw Install		JS	
Mulch Install		JS	
Install replacement parts for other pool lift chair		JS	



## Conclusion

For any questions or comments regarding the above information please contact Jim Schieszer, Field Operations Manager, at [jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com) and Erick Hutchinson, Amenity Manager, at [murabellamanager@rmsnf.com](mailto:murabellamanager@rmsnf.com) .

Respectfully,

Jim Schieszer  
Erick Hutchinson

## Turnbull Creek Treat Sheet

Date: 5-4-23

Weather: Sunny

Winds: 3-8 MPH

### MuraBella

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Plankton, Shoreline	Yes	Aquaneat, Triclopyr, Copper Sulfate
2	None	Yes	None
3	Shoreline	No	Aquaneat, Triclopyr
4	Shoreline	No	Aquaneat, Triclopyr
5	Shoreline	Yes	Aquaneat, Triclopyr
6	Shoreline	No	Aquaneat, Triclopyr
7	Shoreline	Yes	Aquaneat, Triclopyr
8	None	No	None
9	None	No	None
10	Shoreline	Yes	Aquaneat, Triclopyr
11	Plankton, Shoreline	Yes	Aquaneat, Triclopyr, Copper Sulfate
12	Algae	Yes	Copper Sulfate
13	None	Yes	None
14	Shoreline	Yes	Aquaneat, Triclopyr

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	No	Aquashade
2	None	No	Aquashade

### Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	No	None
2	None	No	None
3	None	No	None
4	None	Yes	None
5	None	No	None

Comments: Very low water throughout Property.

**Turnbull Creek Treat Sheet****Date:** 5-25-23**Weather:** Sunny**Winds:** 3-8 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	Babytears, Roadgrass, Niad	No	FL 909, Tribune
4	None	Yes	None
5	None	Yes	None
6	None	No	None
7	None	No	None
8	Shoreline	Yes	Aquaneat, Trycera
9	Shoreline	Yes	Aquaneat, Trycera
10	None	Yes	None
11	None	No	None
12	Shoreline	Yes	Aquaneat, Trycera
13	Shoreline	No	Aquaneat, Trycera
14	None	Yes	None

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Pondweed, Southern Watergrass, Alligator Weed	Yes	Aquaneat, Trycera
2	Pondweed, Babytears	Yes	Diqaut

**Pescara**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	Shoreline	Yes	Aquaneat, Trycera
5	None	Yes	None

**Comments:** None