

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors  
Turnbull Creek Community  
Development District

August 1, 2023  
Rev. 8.2.23

## REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on August 8, 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. Landscaper Manager.....Tab 1
    - 1.) Trimac Landscape Reports, dated June 5, 2023 - June 26, 2023
  - B. District Engineer
    - 1.) Acceptance of 1921 & 1925 Amalfi Court Improvements Final Inspection Report – (Under Separate Cover)
4. BUSINESS ITEMS
  - A. Consideration of Pond Bank 11 Repair Proposal(s)  
(Under Separate Cover).....Tab 2
  - B. Consideration of Trail Improvement Proposal(s)  
(Under Separate Cover).....Tab 3
  - C. Public Hearing on Fiscal Year 2023-2024 Final Budget.....Tab 4
    - 1.) Consideration of Resolution 2023-08, Approving Fiscal Year 2023-2024 Final Budget
  - D. Public Hearing on Fiscal Year 2023-2024 Special Assessments.....Tab 5
    - 1.) Consideration of Resolution 2023-09, Imposing Special Assessments
  - E. Consideration of Revised Amenity Policies.....Tab 6
  - F. Consideration of Hoover Pumping Systems Renewal Proposal.....Tab 7
  - G. Ratification of E3 Electric of Northeast Florida Pool Pump Repair Proposal.....Tab 8
  - H. Acceptance of Arbitrage Rate Reports for Series 2015B-1, 2015B-2 & 2016.....Tab 9

**I. Consideration of Suspension of Amenity Privileges –  
(Under Separate Cover)**

**5. BUSINESS ADMINISTRATION**

- A. Consideration of Resolution 2023-10, Redesignating Certain Officers.....Tab 10
- B. Approval of Consent Agenda:.....Tab 11
  - 1.) Consideration of Minutes of the Board of Supervisors’ Regular Meeting held June 13, 2023
  - 2.) Ratification of the Operation and Maintenance Expenditures for May 2023 & June 2023
  - 3.) Acceptance of Financial Statement (unaudited) for May 31, 2023 & June 30, 2023

**6. STAFF REPORTS - Part B**

- A. District Counsel.....Tab 12
  - 1.) Memo on Ethic Training for Supervisors
- B. Amenity and Field Operation Managers.....Tab 13
  - 1.) Field Operation & Amenity Management Report, dated August 8, 2023
  - 2.) Hoover Pumping Systems Report, dated June 1, 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 Carol L. Brown at 904-436-6270 Ext. 4631 [CLBrown@rizzetta.com](mailto:CLBrown@rizzetta.com) or Kristi Roxas, Administrative Assistant, at 904-436-6270 Ext. 4636 [Kroxas@rizzetta.com](mailto:Kroxas@rizzetta.com).

Yours kindly,

*Carol L. Brown*

District Manager