

Turnbull Creek Community Development District

Board of Supervisors' Meeting November 14, 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

District Board of Supervisors Brian Wing Chairman

Jeremy Vencil Vice Chairman
Chris Delbene Assistant Secretary
Diana Jordan-Baldwin Assistant Secretary
Vacant Board Supervisor

District Manager Melissa Dobbins Rizzetta & Company

District Counsel Jennifer Kilinski Kilinski/Van Wyk

District Engineer 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

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

Board of Supervisors Turnbull Creek Community Development District **November 7, 2023**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on **November 14, 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 Repair
2.) Update on Walking Trail Improvement
B. LandscaperTab 1
1.) Trimac Landscape Reports
4. BUSINESS ITEMS
A. Consideration of Landscape Enhancement Proposal(s)Tab 2
B. Discussion Regarding Establishing Fees for District Licensing
Agreements
C. Discussion Regarding Pickleball Court RequestTab 3
D. Consideration of Poolsure Renewal ProposalTab
E. Consideration of Fighting Turtles Swim Team 2024 ScheduleTab 5
F. Consideration of Fish Stocking Proposal(s)Tab 6
G. Consideration of Wall Repair Proposal(s)Tab 7
5. BUSINESS ADMINISTRATION
A. Approval of Consent AgendaTab 8
1.) Consideration of Minutes of the Board of Supervisors' Regular
Meeting held September 12, 2023
2.) Ratification of the Operation and Maintenance of Expenditures
for August & September 2023
B. Ratification of Annual Audit of Fiscal Year Ending September 2022Tab 9
C. Appointment to Board Member Vacant Seat #5Tab 10
1.) Administration of Oath of Office
D. Consideration of Resolution 2024-02; Redesignating Assistant
Secretaries Tah 1

6. STAFF REPORTS - Part B

- A. District Counsel
- B. Amenity and Field Operation Managers......Tab 12
 - 1.) Field Operations & Amenity Management Report
 - 2.) Future Horizon Report
- 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 us at 904-436-6270.

Yours kindly,

Melissa Dobbins

District Manager

Tab 1

Landscape Maintenance Checklist (Trimac Outdoor)	
1.0 Maintenance	9/18/2023
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	All of the clubhouse are was mowed except the field which is mowed on Friday's. Lakes 1-5 were mowed as well.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6,7,8,9, 15 & 16	Verona Way, Memorial Park, ponds 6-9 and 15,16 and along SR 16 was completed.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescare Field and the playground were mowed completely. Pond 1b-5b were mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Water was standing in the low areas of Rugusa Field so everything was mowed except for those areas. Ponds 10-14 were completed
Friday - Outer berms off od SR16 & Pacetti Rd	Portions of the Athletic field were to wet to mow due to rain Thursday night. We were able to mow around the boche ball courts, basketball, baseball, tennis and playground. We also mowed the berms at the SR 16 entrance
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include Prepared by Jerry	String trimming was completed daily as part of the mowing

fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbiciedes daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. Herbicide applications were done on Monday, Tuesday and Wednesday this week. No applications were made Thurdsday or Friday due to weather.
1.6 Pruning	
Shrubs, vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and	We have started lifting tree canopies along sidewalks to allow for pedestrian traffic.
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shalll be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	ambert 11/1/2023

Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation
Turf is inspected weekly for insect or fungus issues
ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
Oleander at the entrance island were treated with insecticide for Oleander Catapillars. This will require multiple applications of
Incocricing I Work anarr
Fertilizer, Broarleaf Herbicide and Insecticide application was done the week of 9-4-2023
ambert 11/1/2023

One application of systemic insecticide and liquid fertilizer made to	
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	irrigation is running as scheduled
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	A lateral line was repaired near the round a bout
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: Prepared by Jerry L	ambert 11/1/2023

SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at	
the holidays	
Signature (Trimac):	Brian Stephens

Landscape Maintenance Checklist (Trimac Outdoor)	
1.0 Maintenance	9/25/2023
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	All of the clubhouse are was mowed except the field which is mowed on Friday's. Lakes 1-5 were mowed as well.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park and along SR 16 was completed. It started raining heavily this afternoon. We mowed the majority of lakes 6-9 and 15,16. We were not able to get low on the bank without possibly slidding into the water.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescare Field and the playground were mowed completely. Pond 1b-5b were not mowable due to heavy rains yesterday and this morning.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa field and Lakes 10-14 were not mowable due to consistant rains this week.
Friday - Outer berms off od SR16 & Pacetti Rd	All of the areas around the athletic field had standing water and were to wet to mow. We did mow the berms along SR 16.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include Prepared by Jerr	String trimming was completed daily as part of the mowing

fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbiciedes daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. Herbicide applications were done on Monday. Due to the strong wind and frequent rain we were not able to apply herbicides Tuesday-Friday.
1.6 Pruning	
Shrubs, vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and	We have started lifting tree canopies along sidewalks to allow for pedestrian traffic.
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shalll be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	

Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation. We focused heavily on removing large weeds and tree debris form the berms this week since we were not able to mow a lot of areas.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	Oleander was retreated with insecticide for Oleander Catapillars on Monday.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September), repared by Jerry I	ambert 11/1/2023

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	Irrigation was turned off Tuesday due to the large amount of rain
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: Prepared by Jerry L	ambert 11/1/2023
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 / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at	
the holidays	
Signature (Trimac):	Brian Stephens

Landscape Maintenance Checklist (Trimac Outdoor)	
1.0 Maintenance	10/23/2023
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	All of the clubhouse are was mowed except the field which is mowed on Friday's. Lakes 1-5 were mowed as well.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6,7,8,9, 15 & 16	Verona Way, Memorial Park and along SR 16 was completed. Lakes 6-9 and 15,16 were mowed as well.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field, the playground area and ponds 1b-5b were completly mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Ragusa field and ponds 10-14 were mowed today.
Friday - Outer berms off od SR16 & Pacetti Rd	The athletic field was dry this week, It was completely mowed. The berms were mowed along SR 16. The area behind the mail kiosk on San Giacomo was to wet to mow due to an irrigation leak.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing

fences on pond side, light poles, tress & shrubs.			
1.3 Edging			
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process		
1.4 Blowing			
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.		
1.5 Weed Control			
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.		
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbiciedes daily as weath allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. Herbicide was applied every day this week.		
1.6 Pruning			
Shrubs, vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and	We continue to lift tree canopies along sidewalks to allow for pedestrian traffic.		
maintain appropriate distances between pedestrian and vehicle areas.			
Trees (crape Myrtles) shall be pruned when dormant (winter)			
Palms trimming shalll be done one time per year (June-July)			
1.7 Berms			
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	Lambert 10/31/2023		

<u> </u>			
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.		
2.0 Pesticide Application			
2.1 Turf Pest Control			
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues		
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical			
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses			
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation		
2.2 Shrub & Tree Pest Control			
Shrubs & Trees Pest Control inspected bi-weekly			
3.0 Fertilization			
3.1 Turf Areas			
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	Turf is scheduled to be done the week of 10-30-2023		
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)	Shrubs will be fertalized the week of 11-6-2023		

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	we investigated a mainline leak behind the mail kiosk on San Giacomo. The water has been turned off to allow the area to dry enough for us to be able to dig.
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) Prepared by Jerry La	Annual flowers were installed the week of 10-16

Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
Signature (Trimac):	Brian Stephens

Tab 2

ROBERTS TREE SERVICE

5846 COUNTY ROAD 218

JAX, FL 32234

OFFICE: 904-777-4793 JASON: 509-0011

Date	CONTRACT#		
11/3/2023	22848		

BILLING ADDRESS	JOB LOCATIO	N	
TURNBULL CREEK CDD 101 W. POSITANO AVE. ST. AUGUSTINE, FL 32092 759-9833 jschieszer@rmsnf.com			
		Rep	Terms
		JRP	Due on receipt
Description			Total
REMOVE ALL DOWN TREE'S MARKED AND IN ACCESS DITCH.			6,200.00
HAUL AWAY ALL DEBRIS. REMOVE 2 DEAD TREE'S. GRIND STUMP'S.			600.00
`NOT RESPONSIBLE YARD DAMAGE, UNDERGROUND UTILITIES, C OR FENCE DAMAGE. IF AGREE PLEASE SIGN.	ONCRETE T	otal	\$6,800.00
	Signature		

Phone #	Fax#	E-mail	Web Site
904-509-0011	289-9233	jason2padgett@yahoo.com	www.robertstreeservice.com



Quote #8590 Awaiting response

Murabella Community

101 West Positano Avenue / St. Augustine, Florida 32092 9047599833

Sent on Nov 03, 2023

Tree Removal

Remove one dead Live Oak, and one dead river birch in pocket park off of E. Franchetta Ln. Grind the stumps.



QTY.	UNIT PRICE	TOTAL
1	\$700.00	\$700.00

Haul Debris

Haul organic debris from job site (not including resulting chips from stump grinding, if performed)
Debris will be removed from job site within 24 business hours of job completion

QTY. 1	UNIT PRICE \$0.00	TOTAL \$0.00
Subtotal		\$700.00
Total		\$700.00

Treeco Disclaimer and Liability Waiver

Whenever possible, Treeco avoids maneuvering heavy equipment (lifts, skids, cranes, etc.) over lawns, driveways, concrete patios, and pavers given the propensity to cause damage to them and/or subterranean fixtures (ie, septic tanks, piping, etc.) when exposed to even moderate weight and vehicle movements. Ultimately, it is impossible for Treeco to know the quality or thickness of asphalt or concrete located on the property and how they will react to the weight placed on them.

Certain projects require that Treeco uses heavy equipment in these areas. In these instances, the Treeco team might try to mitigate the risk of damage through reasonable efforts if the client has requested it such as laying plywood, roping/rigging techniques, and using other protective methods to disburse heavier weight more evenly.

However, the trimming and/or removal of trees involves machinery and heavy objects being moved around on the property. Under no circumstances will Treeco or any of its employees be held liable for any damage of any kind to asphalt, concrete, fences, utility lines, subterranean structures, screens, turf, plant pots, lawn ornaments, or any other property on the job site.

It is also not possible for Treeco to predict with 100% certainty how trees with dead or dying limbs over

rooftops or other structures will react to work being performed on them. For that reason, Treeco will not be held liable or compensate for any damage sustained to roofs, homes, or structures due to falling limbs from dead or dying trees. Treeco will not be held liable for damage to screens in proximity to trees being trimmed.

It is the responsibility of the property owner to notify Treeco personnel of any areas where underground equipment and other hazards are located. It is also the responsibility of the property owner to remove any and all breakable items from the job site in advance of the Treeco team arriving on the job site.

Stump Grinding

Stump grinding uses heavy machinery to grind a stump into wood chips. Due to the dangerous nature of this work and the high cost of the equipment, stump grinding will be performed no closer than 6 inches from any non-organic fixture or lawn ornament. For example, stumps growing near fences, rock beds, building foundations, driveways, irrigation lines, etc. Treeco reserves the right to alter grinding scope if subterranean fixtures are detected after grinding has commenced. This altered grinding scope will not result in an altered price as it is the customer's responsibility to notify Treeco of any and all subterranean fixtures. Area must be clear of rocks and inorganic debris prior to crew arrival. Crew can remove these objects at a rate of \$400/hr and minimum of 15 minutes.

Flush cut

This occurs when a tree is cut down and stump grinding is not requested or isn't an option. To avoid unsafe situations and damage to chainsaws, when performing a flush-cut Treeco employees will cut a stump level to the ground and no lower than 6 inches from the highest dirt point on the stump. Stumps will not be cut at an angle if the tree is growing on an incline.

Mistle Toe and Hazardous Dead Wood Removal

Treeco often performs tree work that involves the removal of invasive parasite species growing in trees or hazardous deadwood. Because Treeco does not employ climbers for safety reasons, it may not be possible for the lift to access certain areas of the tree to remove Mistle Toe and deadwood without cutting additional branches and possibly not at all. Treeco will make every effort, including cutting some additional branches to gain better access, to remove all instances of Mistle Toe and dead wood, however, cannot guarantee 100% removal. Hazardous dead wood is defined as completely dead branches still attached to the tree that is 3 inches in diameter or greater.

Inconvenience Fees

Customers have certain responsibilities when contracting Treeco to perform tree work. Not performing certain responsibilities create an unnecessary burden on Treeco. In order to incentivize customers to follow through with their responsibilities, a fee may be imposed upon them for failure to do so.

Failure to Perform Customer Responsibility

Prior to certain tree work beginning, customers sometimes have to complete certain objectives that will allow Treeco access to the tree. For example, there may be a vehicle on the property that needs to be moved prior to Treeco's arrival. Another example is the removal of a fence in order to provide better access. These responsibilities will be shown as line items in the quote and, if agreed to, performance is contractually enforceable. Failure of the customer to complete these previously agreed-to items may result in inconvenience fees if the job needs to be rescheduled or additional charges of \$400 per hour (minimum 1 hour) per crew to perform the customer responsibility (i.e. Remove the fence) or delay work.

Impeding Treeco from Completing its Contracted Work

Trees are important parts of our society and communities. As such, many people are incredibly sensitive to their alteration and removal. Some may even go so far as to attempt to impede Treeco's contracted work in various ways including harassment of crew members, verbal threats, entering work zones, standing in front of the equipment, and even brandishing weapons. Treeco maintains a strict policy for its crew members to deescalate these types of encounters and remain non-confrontational. It's the customer's responsibility to mitigate these situations by being onsite and available to mitigate such encounters. Should Treeco's work be stopped for any reason, the customer may be charged \$400 per hour per crew on site until the situation has

been mitigated and they are able to get back to work.

Cancelations

If a cancelation is requested by a customer, it must be done within 24 business hours of the crews' scheduled arrival time. For example: If a crew is scheduled to be at a customer's property on Monday between 10 am and 12 pm, the customer requesting a cancelation must notify Treeco via email prior to 10 am on the Friday before to avoid any inconvenience fees. If cancelation notification is not given within the 24 business hour window, the customer may be responsible for an inconvenience fee of \$350 if Treeco is unable to fill the reservation with a job of equal or more value. Treeco will make a best effort to move another job into the canceled reservation but makes no guarantees that this will be possible.

If a Tree crew arrives at a customer's property and service is refused for any reason, the customer will be responsible for an inconvenience fee of \$350 plus crane costs (determined by crane company contracted) if one had been requisitioned to complete the job. Customers will not be responsible for any fees if any decision to postpone work is made by Treeco.

It needs to be understood that these customer responsibilities are how Treeco is able to offer such competitive rates. Our bids are based on efficiencies that can only be achieved if the customer follows through on their part. It's never Treeco's desire to charge inconvenience fees as they never actually make up for lost revenue and can result in souring the customer experience. That said, they serve as a necessary deterrent and are 100% avoidable if prior proper planning is adhered to.

Payment and Late fees

All balances are due upon work completion unless otherwise agreed to in writing. Should payment not be remitted at the time of work completion, debris will be left on site until payment is collected. Should Treeco have to return to remove the debris, the cost of debris removal will be added to the invoice at a rate fo \$450/load.

If payment has not been received by Treeco within fifteen (15) days after billing, the invoice will be sent to collections. Treeco shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest will also accrue at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, will be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK, WILL RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Acceptance of Work Performed

All jobs performed will require a signature by an authorized representative of the property. This representative needs to be onsite to complete a walk-through on the last day of the job. This walk-through needs to be completed prior to the crew leaving. If nobody is present on the last day to complete the walk-through and agreed-upon arrangements have not been made prior to the crew completing their scope of work, Treeco will assume this work to be complete and will not return if discrepancies are discovered at a later date.

Quote and Job Shelflife

This quote is good for 14 days from the time it is provided. If approved, the job must be completed within 30 days unless mutually agreed to by both parties.

By signing and approving this quote, you acknowledge the risk of all manner of tree work being done on your property that involves machinery and heavyweight being moved around your property to complete the job. You also absolve Treeco of any liability for any damage sustained regardless of cause or fault. You also acknowledge your responsibilities as part of the contractual relationship that has been entered into with Treeco.

Quote Total \$700.00

Contact Treeco

PO Box 3247 , St. Augustine, Florida 32085 904-810-1033 info@treecofl.com Treecofl.com

Created with getjobber.com



Quote #8581 Awaiting response

Murabella Community

101 West Positano Avenue / St. Augustine, Florida 32092 9047599833

Sent on Nov 02, 2023

Tree Removal

Remove dead trees, uprooting trees and any fallen tree debris approximately 3 in diameter and larger along creek from Pacetti Drive down to 177 Terracina Drive.



TOTAL	UNIT PRICE	QTY.
\$6,500.00	\$6,500.00	1

Haul Debris

Haul organic debris from job site (not including resulting chips from stump grinding, if performed)
Debris will be removed from job site within 24 business hours of job completion

QTY. 1	UNIT PRICE \$0.00	TOTAL \$0.00
Subtotal		\$6,500.00
Total		\$6,500.00

Treeco Disclaimer and Liability Waiver

Whenever possible, Treeco avoids maneuvering heavy equipment (lifts, skids, cranes, etc.) over lawns, driveways, concrete patios, and pavers given the propensity to cause damage to them and/or subterranean fixtures (ie, septic tanks, piping, etc.) when exposed to even moderate weight and vehicle movements. Ultimately, it is impossible for Treeco to know the quality or thickness of asphalt or concrete located on the property and how they will react to the weight placed on them.

Certain projects require that Treeco uses heavy equipment in these areas. In these instances, the Treeco team might try to mitigate the risk of damage through reasonable efforts if the client has requested it such as laying plywood, roping/rigging techniques, and using other protective methods to disburse heavier weight more evenly.

However, the trimming and/or removal of trees involves machinery and heavy objects being moved around on the property. Under no circumstances will Treeco or any of its employees be held liable for any damage of any kind to asphalt, concrete, fences, utility lines, subterranean structures, screens, turf, plant pots, lawn ornaments, or any other property on the job site.

It is also not possible for Treeco to predict with 100% certainty how trees with dead or dying limbs over rooftops or other structures will react to work being performed on them. For that reason, Treeco will not be held liable or compensate for any damage sustained to roofs, homes, or structures due to falling limbs from dead or dying trees. Treeco will not be held liable for damage to screens in proximity to trees being trimmed.

It is the responsibility of the property owner to notify Treeco personnel of any areas where underground equipment and other hazards are located. It is also the responsibility of the property owner to remove any and all breakable items from the job site in advance of the Treeco team arriving on the job site.

Stump Grinding

Stump grinding uses heavy machinery to grind a stump into wood chips. Due to the dangerous nature of this work and the high cost of the equipment, stump grinding will be performed no closer than 6 inches from any non-organic fixture or lawn ornament. For example, stumps growing near fences, rock beds, building foundations, driveways, irrigation lines, etc. Treeco reserves the right to alter grinding scope if subterranean fixtures are detected after grinding has commenced. This altered grinding scope will not result in an altered price as it is the customer's responsibility to notify Treeco of any and all subterranean fixtures. Area must be clear of rocks and inorganic debris prior to crew arrival. Crew can remove these objects at a rate of \$400/hr and minimum of 15 minutes.

Flush cut

This occurs when a tree is cut down and stump grinding is not requested or isn't an option. To avoid unsafe situations and damage to chainsaws, when performing a flush-cut Treeco employees will cut a stump level to the ground and no lower than 6 inches from the highest dirt point on the stump. Stumps will not be cut at an angle if the tree is growing on an incline.

Mistle Toe and Hazardous Dead Wood Removal

Treeco often performs tree work that involves the removal of invasive parasite species growing in trees or hazardous deadwood. Because Treeco does not employ climbers for safety reasons, it may not be possible for the lift to access certain areas of the tree to remove Mistle Toe and deadwood without cutting additional branches and possibly not at all. Treeco will make every effort, including cutting some additional branches to gain better access, to remove all instances of Mistle Toe and dead wood, however, cannot guarantee 100% removal. Hazardous dead wood is defined as completely dead branches still attached to the tree that is 3 inches in diameter or greater.

Inconvenience Fees

Customers have certain responsibilities when contracting Treeco to perform tree work. Not performing certain responsibilities create an unnecessary burden on Treeco. In order to incentivize customers to follow through with their responsibilities, a fee may be imposed upon them for failure to do so.

Failure to Perform Customer Responsibility

Prior to certain tree work beginning, customers sometimes have to complete certain objectives that will allow Treeco access to the tree. For example, there may be a vehicle on the property that needs to be moved prior to Treeco's arrival. Another example is the removal of a fence in order to provide better access. These responsibilities will be shown as line items in the quote and, if agreed to, performance is contractually enforceable. Failure of the customer to complete these previously agreed-to items may result in inconvenience fees if the job needs to be rescheduled or additional charges of \$400 per hour (minimum 1 hour) per crew to perform the customer responsibility (i.e. Remove the fence) or delay work.

Impeding Treeco from Completing its Contracted Work

Trees are important parts of our society and communities. As such, many people are incredibly sensitive to their alteration and removal. Some may even go so far as to attempt to impede Treeco's contracted work in various ways including harassment of crew members, verbal threats, entering work

zones, standing in front of the equipment, and even brandishing weapons. Treeco maintains a strict policy for its crew members to de-escalate these types of encounters and remain non-confrontational. It's the customer's responsibility to mitigate these situations by being onsite and available to mitigate such encounters. Should Treeco's work be stopped for any reason, the customer may be charged \$400 per hour per crew on site until the situation has been mitigated and they are able to get back to work.

Cancelations

If a cancelation is requested by a customer, it must be done within 24 business hours of the crews' scheduled arrival time. For example: If a crew is scheduled to be at a customer's property on Monday between 10 am and 12 pm, the customer requesting a cancelation must notify Treeco via email prior to 10 am on the Friday before to avoid any inconvenience fees. If cancelation notification is not given within the 24 business hour window, the customer may be responsible for an inconvenience fee of \$350 if Treeco is unable to fill the reservation with a job of equal or more value. Treeco will make a best effort to move another job into the canceled reservation but makes no guarantees that this will be possible.

If a Tree crew arrives at a customer's property and service is refused for any reason, the customer will be responsible for an inconvenience fee of \$350 plus crane costs (determined by crane company contracted) if one had been requisitioned to complete the job. Customers will not be responsible for any fees if any decision to postpone work is made by Treeco.

It needs to be understood that these customer responsibilities are how Treeco is able to offer such competitive rates. Our bids are based on efficiencies that can only be achieved if the customer follows through on their part. It's never Treeco's desire to charge inconvenience fees as they never actually make up for lost revenue and can result in souring the customer experience. That said, they serve as a necessary deterrent and are 100% avoidable if prior proper planning is adhered to.

Payment and Late fees

All balances are due upon work completion unless otherwise agreed to in writing. Should payment not be remitted at the time of work completion, debris will be left on site until payment is collected. Should Treeco have to return to remove the debris, the cost of debris removal will be added to the invoice at a rate fo \$450/load.

If payment has not been received by Treeco within fifteen (15) days after billing, the invoice will be sent to collections. Treeco shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest will also accrue at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, will be charged on unpaid balance 30 days after billing. NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK, WILL RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

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complete the job. You also absolve Treeco of any liability for any damage sustained regardless of cause or fault. You also acknowledge your responsibilities as part of the contractual relationship that has been entered into with Treeco.

Quote Total \$6,500.00

Contact Treeco

PO Box 3247 , St. Augustine, Florida 32085 904-810-1033 info@treecofl.com Treecofl.com



Authoriz	ation for Extra Work			TD11.4		C. ITDOOD
Job Name:	Murabella			IRIMA	AC W	OUTDOOR
Attention:	James Schieszer				Jacksonvill	le, Florida
RE:	Memorial Park tree work			Phone:	904-735-05	597
City, ST:				Work Classifi	ication	
Estimator	Brian Stephens			Irrigation		Tree Trimming X
Date:	November 2, 2023			Enhancements		Other
	Material and Labor Based	on the I	Fc	ollowing Lands		
	DESCRIPTION	SIZE		QTY	UNIT COST	EXT'D COST
Remove dead (grind the stum	Oak Tree and River Birch Tree and ps			2		\$2,016.00
					Total	\$2,016.00
		0.00%		TAX:	\$ -	
		0.0070		177.	\$ -	\$2,016.00
						•
	INFORMATION:	C 1	1	/ DI N/L 4 . *	I Wal O 4 P	or an Tomic attion C
Note: Tri	mac Outdoor Can Not Warranty A	ny Sod an Date:	ıd	or Plant Materia	With Out Pro Work Order #:	per irrigation Coverage
Authorized by.		Date.			WOR Older #.	

Authorizat	tion for Extra Work		TOIM	^_ (OUTD	
Job Name:	Murabella		I POINT	70	0010	OUR
Attention:	James Schieszer			Jacksonvill	le, Florida	
RE:	Tree removal at ditch on Terracina		Phone:	904-735-0597		
City, ST:			Work Classif	ication		
Estimator	Brian Stephens		Irrigation		Tree Trimming	X
Date:	November 2, 2023		Enhancements	Other		
	Material and Labor Based	on the F	Following Lands	cape Enhand	cements:	
	DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D (COST
• •	emove dead/fallen trees and large he drainage ditch from Pacetti Rd					\$8,960.00
				Total		\$8,960.00
		0.00%	TAX:	\$ - \$ -		\$8,960.00
	NFORMATION: ac Outdoor Can Not Warranty A	nv Sod an	d/or Plant Materia	ıl With Out Pro	per Irrigation Co	overage
Authorized By:		Date:		Work Order #:		

Tab 3



Pickleball @ Murabella

Current PB at Murabella

Current tennis nets are not the correct height or width for Pickleball and need to be removed and replaced every time for proper play and safety.





Dedicated PB courts eliminate conflicts, change over time, confusion, and safety issues

Proposed Pickleball Courts

- Pickleball is the #1 growing sport in the US and has grown significantly in Murabella and surrounding communities.
- ▶ PB is an activity played by all ages and has become extremely popular with adults and seniors throughout the country.
- ▶ Many existing communities in the area have <u>dedicated</u> PB courts (ie: WGV, Trailmark, Windwood Ranch and much more).
 - o All new communities under development appear to have formal PB courts as part of their amenities.
- More Murabella residents are now playing Pickleball than Tennis (Based on observation not actual count).
- ▶ <u>Desired/Looked-for amenities is what helps to keep a community's appeal and attraction.</u>
 - This is significant due to the amenities helping justify the fees and monetary value of our community.
- ► High-level cost estimate 50k (Estimate includes everything required for 2 complete Pickleball courts).
 - NOTE: Official quotes will be requested once the board provides preliminary approval.



<u>Pickleball statistics - the numbers behind America's</u> <u>fastest growing sport</u>

- Pickleball is the fastest-growing sport in America for the past three years.*
- There are currently 36.5 million pickleball players estimated in the United States according to the Association of Pickleball Professionals in 2022.*
- Pickleball participation has grown an average of 158.6% over the last 3 years according to the SFIA.*
- The SFIA noted that the fastest growth rate is tied between age groups 18-34 and 65+.*

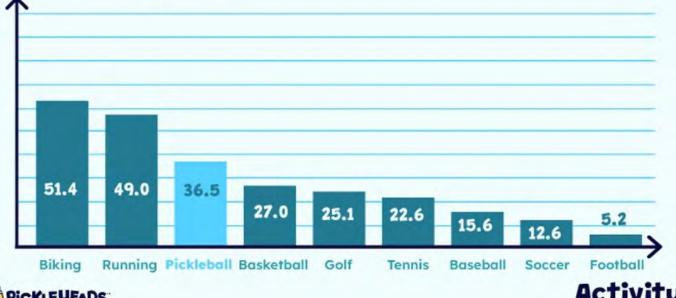
^{*} Data Source: SFIA Topline Report

Pickleball Statistics - Continued

*Source: SFIA 2022 Sports, Fitness and Leisure Activities

Participation Rates for Popular Sports and Activities

Participants (MM)





Activity

Tab 4



1707 Townhurst Drive Houston, Texas 77043 800.858.7665

www.poolsure.com

RECEIVED

OCT 3 U 2023

10/18/2023

Turnbull Creek CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614 13MUR100

Re: Turnbull Creek CDD: Annual Account Evaluation and Price Adjustment

Dear Customer,

We sincerely thank you for your continued partnership. It is our privilege to serve your chemical needs, and we remain committed to delivering the highest quality products and exceptional service you deserve.

Poolsure is pleased to announce that this year's price increase is minimal. This increase is influenced by reduced operational inflation this year. We are also happy to share the news that the commodity chemical markets have begun to stabilize. We continue to take every possible measure to absorb these more limited rising costs, and this minor adjustment is necessary to maintain the quality and innovation you expect from us.

Your new rate, which will be effective starting January 1, 2024, can be found below:

2024 Base Rate: \$ 1,716.85

Summer (Apr-Sep): \$ 1,716.85
 Winter (Oct-Mar): \$ 1,716.85

A prepayment discount of 5% is available if the entire amount for 2024 is paid by December 31, 2023. Please contact us at ar@poolsure.com or 1-800-858-7665 if you have any questions or need an annual invoice for prepayment.

Thank you once again for choosing Poolsure as your trusted partner. We look forward to another year of collaboration and success together.

Sincerely,

Alan Falik President Vincent Flaviani Vice President of Sales

Houston • Dallas – Ft. Worth • San Antonio • Austin • Corpus Christi • Baton Rouge • New Orleans • Lafayette Phoenix • Biloxi • Gulfport • Tampa • Jacksonville • Orlando • Melbourne • Daytona • St. Augustine • Gainesville

Tab 5

The following is the Fighting Turtles' Proposed schedule for the 2024 season.

- 1. Meet & Greet at Murabella Community Center
 - a. February 21st
 - b. 6:00pm 8:00pm
- 2. Practices:
 - a. May 28th -> July 20th (season ends)
 - b. Tuesday -> Friday
 - c. 7:00am 10:00am
- 3. Meets:
 - a. May 11th Mock meet access from 5:00am 12:00pm Fighting Turtles Team ONLY
- 4. Teaching the kids about a meet
 - a. May 18th access from 5:00am 12:00pm
 - b. June 1st access from 5:00am 12:00pm
- 5. Swimmers:
 - a. Team Capacity of 150
 - b. Age Range: 5yrs to 18yrs
 - c. Requirement: Swimmer must be able to complete one lap unassisted without touching the bottom or side of the pool. Must be able to put their face in water.

Tab 6

P.O Box 1115 Hastings, FL 32145



ENVIRONMENTAL CORP

3878 Prospect Ave Suite 13, Riviera Beach, FL 33404

November 1, 2023

QUOTATION

TO: Turnbull Creek CDD

c/o Rizzetta & Co

3434 Colwell Ave, Ste 200

Tampa, FL 33612

jschieszer@rmsnf.com

We are pleased to offer you the following quote for: Turnbull Mosquito Fish Stocking

	Description	Price
******	**************	*********
Pond #2	10,800 Mosquito Fish	\$1,620.00
Pond #7	34,500 Mosquito Fish	\$5,175.00
Pond #11	33,000 Mosquito Fish	\$4,950.00

^{*}Price includes delivery*

FUTURE HORIZONS

Chris Railing

President, Operations and Sales



The Lake Doctors, Inc Jacksonville Branch 11621 Columbia Park Drive West Jacksonville, FL 32258 904-262-5500

jacksonville@lakedoctors.com

Water Management Agreement Gamefish Stocking

This Florid	Agreement, made this da Corporation, hereinafter called "THE L	day of AKE DOCTORS" an	20	is between The	MAS721604 Lake Doctors, Inc., a
PRO	PERTY NAME (Community/Business/Individu	ıal)			
MAN	NAGEMENT COMPANY				
INVC	DICING ADDRESS				
CITY	<i></i>	_STATE	ZIP	PHONE ()
EMA	AIL ADDRESS			EMAIL	NVOICE: YES OR NO
THIR	RD PARTY COMPLIANCE/REGISTRATION	ON: YES OR NO	THIRD PARTY	INVOICING POR	ΓAL: YES OR NO
	einafter called "CUSTOMER"	REQUESTED S PURCHASE O	START DATE: RDER #:		
Α.	parties hereto agree to follows: THE LAKE DOCTORS agrees to stock fi location(s):	ish in accordance w	ith the terms and o	conditions of this A	Agreement in the following
I	Stocking of Bluegill and Gambusia with The Lake Doctors, Inc. guarantees 90% s beyond the control of The Lake Doctors, I date of fish.	survival of fish for 24	hours excluding pr	edation, pollution,	escape and other factors
	CUSTOMER agrees to pay THE LAKE DO services: 1. Stocking of twenty-eight thousan				cified aquatic management
	 Stocking of eight thousand four Delivery & Stocking Stocking Report 			\$ 8 \$ \$ IN	,400.00 200.00 CLUDED
	Total of Services Accepted 00 of the above sum-total shall be due			Agreement, plus	
use taxe	es, fees or charges that are imposed by a	ny governmental boo	dy relating to the se	ervice provided und	der this Agreement.
	THE LAKE DOCTORS agrees to deliver executed Agreement plus required depos			and weather per	mitting, with receipt of this
	The offer contained herein is withdrawn an by CUSTOMER to THE LAKE DOCTORS			orce and effect unl	ess executed and returned
;	The terms and conditions appearing on tacknowledges that he has read and is faconsidered valid.				
THE LAK	KE DOCTORS, INC.	CUST	OMER		
1	lack Sey				
Signed	•	Signe	d		Dated
Mark A. S	Seymour, Sales Manager	Name			

OFFICE/CUSTOMER

Terms & Conditions Triploid Grass Carp/Gamefish

- 1. The Fish Stocking Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a. Triploid grass carp stocking will be performed at rates determined by THE LAKE DOCTORS, within Florida Fish & Wildlife Conservation Commission permit guidelines.
 - CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
- CUSTOMER understands that loss of stocked fish can be caused by many factors beyond the control of THE LAKE DOCTORS such as low oxygen, pollution, predation, escape, starvation and fishing. THE LAKE DOCTORS is not responsible for such losses.
- 3. CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
- 6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment of failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
- 7. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 8. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 9. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
- 10. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 11. This Agreement is assignable by CUSTOMER upon prior written consent by THE LAKE DOCTORS.
- 12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 13. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.
- 14. THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.

Tab 7



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

Turnbull Creek CDD Murabella

Attn: Jim Schieszer -

10 20 23

Re:retaining wall

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

>create a retaining wall 25 ft long x 4ft tall using marine grade 6 x 6 post and 2 x 8 cross members

>the post will be set 2ft under the water lever and 2ft above the water level and wall to be built in location per management

>bring in clean fill dirt as needed and install 4" pvc pipe for drainage

>install 4 deadman to support the wall and use stainless teel threaded rods on new deadman

>pour a new foundation using concrete 12ft long x 1ft deep around the existing wall that holds the pavers

>repair a 24 sq ft paver area as needed to make it level in same location

>clean up job and haul away debris

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

This proposal may be with drawn at a set of

This proposal may be withdrawn at any time.

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

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

Total Price \$14,940.00

Proposal Signed by	Printed Name	
Thank you for your consideration-		

Tab 8

MINUTES OF MEETING 1 2 3 Each person who decides to appeal any decision made by the Board with respect 4 to any matter considered at the meeting is advised that the person may need to 5 ensure that a verbatim record of the proceedings is made, including the 6 testimony and evidence upon which such appeal is to be based. 7 8 **TURNBULL CREEK** 9 COMMUNITY DEVELOPMENT DISTRICT 10 11 12 The **regular meeting** of the Board of Supervisors of Turnbull Creek Community 13 Development District was held on September 12, 2023, at 6:30 p.m. at the Murabella 14 Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. 15 Present and constituting a quorum: 16 17 **Brian Wing** Board Supervisor, Chairman 18 Jeremy Vencil Board Supervisor, Vice Chairman 19 Chris DelBene Board Supervisor, Assistant Secretary 20 21 Also present were: 22 Carol Brown District Manager, Rizzetta & Co., Inc. 23 Jennifer Kiliniski District Counsel, Kilinski/Van Wyk (via speakerphone) 24 Meredith Hammock District Counsel, Kilinski/Van Wyk 25 Mike Yuro District Engineer, Yuro & Associates 26 Erick Hutchinson Amenity Manager, RMS 27 Jim Schieszer Field Operations Manager, RMS 28 **Brian Stephens** Account Manager, Trimac Outdoors 29 30 Audience members present. 31 32 Audience members via speakerphone. 33 FIRST ORDER OF BUSINESS 34 Call to Order / Roll Call 35 36 Mr. Wing called the meeting to order at 6:30 p.m. 37 38 SECOND ORDER OF BUSINESS **Audience Comments on** 39 Agenda Items 40 41 Audience members had estoppel question; why are there additional fees? Audience 42 also commented on Vallencourt proposal cost of trail improvement proposals, LPR 43 camera security insurance and what areas the trail improvements will occur. 44

45

46 47 48 THIRD ORDER OF BUSINESS Staff Reports - Part A 49 50 A. District Engineer 51 52 Mr. Yuro had no additional items. 53 54 B. Landscaper 55 56 Landscape manager provided update on response to deficiency notice with completion 57 date of September 1, 2023. 58 59 On September 8, 2023, received July 31st – August 28th reports. 60 61 Mr. Stephens provided an update to the Board that they put in 176-man hours specifically 62 the berm, debris removal, post hurricane clean-up, pine needles and pinecones. 63 64 Additional expansion of checklist in process. Mr. Vencil is pleased with presented report, 65 (Exhibit A). 66 67 Mr. Schieszer was pleased with the work that was completed. Ms. Brown asked the Board 68 for further direction on paying invoices. The Board advised if everything was completed on 69 the deficiency list and the work has been verified to move forward and pay invoices. 70 71 Mr. DelBene asked if their contract, crew size and schedule ensures work can get done 72 with man hours provided. Mr. Murphy stated "yes, extra crews are getting caught up." 73 74 Mr. Murphy said lawn maintenance is on-going, going to have weeds, trying to get 75 everything completed. Heavy rain is a challenge. 76 77 Mr. Schieszer commented that 5 guys barely cover everything. Discussion ensued. 78 79 Mr. Vencil stated there are large trees down in the berm. The Staff is to further review 80 conservation easement. 81 82 FOURTH ORDER OF BUSINESS **Ratification of Trimac Hurricane Response Plan Proposal** 83 84 85 This was presented to the Chairman outside of the meeting, bringing before the Board

86

87

for ratification.

On a motion by Mr. Wing and seconded by Mr. Vencil, with all in favor, the Board of Supervisors ratified Trimac Hurricane Response Plan proposal, for Turnbull Creek Community Development District.

Ms. Kilinski had small changes to the FEMA addendum. Ms. Hammock recommended preparing FEMA addendum with a few modifications to the agreement.

On a motion by Mr. DelBene and seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved FEMA addendum to the agreement, for Turnbull Creek Community Development District.

Trimac was excused at 6:53 p.m.

FIFTH ORDER OF BUSINESS

Consideration of Pond Bank 11 Repair Proposal(s)

Mr. Yuro reported that Bourdeaux's remaining balance is \$24,088.62.

Mr. Yuro had no response to pond bank repair proposals. One of the vendors uses sand/fill within pond and netting to restore. He will continue to work on obtaining proposals. Mr. Yuro feels the contractors are busy with larger projects. The Staff will continue to work on obtaining proposals.

SIXTH ORDER OF BUSINESS

Consideration of Trail Improvement Proposal(s)

Mr. Yuro presented both Duval and Vallencourt proposals. He explained Duval does not include a few drainage improvements. Vallencourt provided the drainage improvements; however, proposal was much higher. Discussion ensued.

Mr. Wing asked if Duval could do the work with the drainage improvement.

The Staff is to further review drainage/sink hole increasing.

The Staff is to continue with proposal review and obtain architectural proposal for drainage improvements.

The Board excused Mr. Yuro at 7:06 p.m.

SEVENTH ORDER OF BUSINESS

Acceptance of First Addendum to Professional District Services Agreement

Requesting a motion to accept. This amount was adopted in the budget.

126

On a motion by Mr. DelBene and seconded by Mr. Wing, with all in favor, the Board of Supervisors accepted the first addendum to Professional District Services Agreement, in the amount of \$47,800.00 to \$50,190.00, 5% increase, for Turnbull Creek Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of Second Amendment to Riverside Management Services Agreement

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On motion by Mr. Vencil, seconded by Mr. Wing, with Mr. DelBene opposed, the Board of Supervisors approved the second amendment to Riverside Management Services Agreement, with Facility Management, in the amount of \$71,166.00, Field Operations, in the amount of \$59,801.00, Field Maintenance, in the amount of \$57,166.00, Common Area Waste, in the amount of \$21,349.00, Program Director, in the amount of \$3,004.00, Pool Maintenance, in the amount of \$15,801.00, Facility Attendance and Monitors, in the amount of \$21.50, (\$19,973.00 annually), and Lifeguards, in the amount of \$19.00, (\$38,975.00 annually), 3.7% increase, motion carries, for Turnbull Creek Community Development District.

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Mr. Wing asked if this locks the District into a 1-year agreement. Ms. Kilinski advised it is 60 days without cause. Discussion ensued.

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NINTH ORDER OF BUSINESS

Consideration of Amendment to Jani-King Agreement

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Budgeted - \$9,885.00. Fiscal Year 2022/2023 - \$9,413.88.

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Ms. Brown informed the Board that the vendor emailed her that it would be a 2.5% increase to \$9,649.23.

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On motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved amendment to Jani-King Agreement, not-to-exceed 3% of contract, for Turnbull Creek Community Development District.

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TENTH ORDER OF BUSINESS

Consideration of Amendment to Future Horizon Agreement

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Budget - \$18,975.00 and proposed amount is the same.

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Mr. DelBene asked if the Staff are happy with vendor. Discussion ensued.

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On motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved amendment to Future Horizon Agreement, for Turnbull Creek Community

	Development District.	
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154	ELEVENTH ORDER OF BUSINESS	Consideration of C

3rau & **Associates Arbitrage Renewal Proposal for Bond Series** 2015B-1, 2015B-2 & 2016

The annual rebate calculation per bond is \$600.00 for 5 years, 2024-2028.

Within budget – Fiscal Year 23/24 \$3,000.00.

On motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved Grau & Associates Arbitrage Renewal proposal for Bond Series 2015B-1, 2015B-2 & 2016, for Turnbull Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of 2023-2024 **Insurance Renewal Policy**

Discussion ensued regarding coverage types and premium breakdown, including but not limited to:

169 Property - \$24,452.00

170 General Liability - \$5,782.00

Public Officials & Employment Practices Liability - \$4,293.00 171

Audience member commented on potential lawsuit. Mr. Wing and Mr. DelBene replied 174 that anyone can sue anyone.

On motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors approved Fiscal Year 2023-2024 insurance renewal policy, slightly under budget, for Turnbull Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

Ratification of Create-a-Cook Agreement

Mr. Vencil would like the Board to continue the discussion on fees.

Mr. Hutchinson stated that the vendor had no interest, and the event did not occur.

The Staff is to include agenda item for November to discuss rates.

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On motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors pment District.

	deferred the Create-a-Cook Agreement, for Turnbu	•
	FOURTEENTH ORDER OF BUSINESS	Consideration of Aeration Proposal(s)
)) <u>?</u>	Mr. Schieszer provided a review of proposals. He felt price.	the electrical proposal was a good
	Mr. DelBene asked why the District couldn't use power ensued.	er from the street light. Discussion
	Mr. Schieszer reminded the Board that the bugs were help with algae. The Staff informed the Board of Gamensued.	
	The Staff was directed to invite aquatic vendors to atterpresent Gambusia proposals.	end the November meeting and
	The Board tabled consideration of aeration proposals.	
	Mr. Schieszer informed the Board about Microbe and	can invite them to the next meeting.

FIFTEENTH ORDER OF BUSINESS

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Consideration of Resolution 2023-11; Designating Date, Time & Location of Regular Meetings for Fiscal Year 2023-2024

On motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors adopted Resolution 2023-11, as amended, designating date, time and location of regular meetings for Fiscal Year 2023-2024, for Turnbull Creek Community Development District.

212 213 SIXTEENTH ORDER OF BUSINESS

Acceptance of Board Supervisor's Resignation

Ms. Brown received a phone call from Supervisor Krol informing Ms. Brown that Supervisor Krol resigned from her seat, and she sent her Form 1F.

On motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors accepted board supervisor's resignation, for Turnbull Creek Community Development District.

Staff was directed to send E-blast every other week notifying the community of the vacancy. Candidates are to submit by November 1. Post vacancy on website, community

222	website, E-blasts and post for consideration at	the November 14, 2023 meeting.
223 224	SEVENTEENTH ORDER OF BUSINESS	Approval of Consent Agenda
225 226 227 228 229 230 231	Meeting held August 8, 20, 2.) Ratification of the Operation July 2023	of the Board of Supervisors' Regular 23 on & Maintenance Expenditures for catement (unaudited) for July 31, 2023
	approved the Consent Agenda and appro Supervisors' Regular Meeting held August	pelBene, with all in favor, the Board of Supervisors, oved, as amended, the Minutes of the Board of 8, 2023, ratified the Operations & Maintenance \$99,257.54, and accepted the Financial Statement reek Community Development District.
232 233	EIGHTEENTH ORDER OF BUSINESS	Staff Reports – Part B
234 235	A. District Counsel	
236 237 238	No report.	
239 240	B. Amenity & Field Operation Manag	ers
241 242	1.) Field Operations & Amenit September 12, 2023	y Management Report, dated
243 244 245	Mr. Schieszer is obtaining proposals to repair of working with the Staff and insurance company	
246 247 248 249	Mr. DelBene reminded the Staff to obtain all pr Trimac irrigation repair.	oposals for damages incurred, including
250 251 252	He also informed the Board that mushroom pudiscussion ensued.	mp needs to be replaced. Pool pump
253 254 255	Mr. Schieszer informed the Board that the Ponre-sodded damaged areas.	d 7 homeowner was duck feeding. Trimac
256 257	Mr. DelBene requested photographs with invoi sod repair at Pond 7 needs to be done.	ces of Pond 7. Mr. Schieszer said dirt and
258 259 260	C. District Manager	

Ms. Brown informed the Board that the next meeting is scheduled for November 14, 2023,

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at 6:30 p.m. at the Murabella Amenity Center. She also informed the Board that the payroll processing agreement is in full operation and supervisors have access to their account to add their direct deposit information. NINTEENTH ORDER OF BUSINESS **Audience Comments and Supervisors' Requests Audience Comments** An audience member commented on reserve study and utilizing Village Church for a future budget hearing location. **Supervisors' Requests** Mr. DelBene requested aeration proposals for ponds on the next agenda and to add grass clipping to not be blown into the ponds from mowers in the Trimac deficiency letter. Mr. DelBene requested Mr. Schieszer to work with the aquatic vendor in providing a priority list of ponds. Mr. Vencil requested the Staff rake baseball field weekly and asked the Staff to find out if soil sterilizer was applied to the baseball field. TWENTIETH ORDER OF BUSINESS **Adjournment** On a motion by Mr. Wing, seconded by Mr. DelBene, with all unanimously in favor, the Board adjourned the meeting at 8:27 p.m., for Turnbull Creek Community Development District.

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311	Secretary /Assistant Secretary	Chairman / Vice Chairman	_



Exhibit A

Landscape Maintenance Checklist (Trimac Outdoor)		
1.0 Maintenance	7/31/2023	
Growing Season Only (April 1st - October 31st)		
1.1 Mowing (by Friday of each week) 5 days / week		
All Turf & Pond Areas		
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	All of the mowing was completed at and around the amenity complex except for the field which is mowed on Friday. Lakes 1-5 were mowed and the entrance was mowed up to the round a bout	
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6,7,8,9, 15 & 16	All of the mowing has been completed at the San Marino park, along SR 16 and the SR 16 entrance the round a bout and Verona Way. All lakes in this section were cut as well, 7-9 and 15-16	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pezscara Field and playground area, lakes 1b-5b and the berm on the East side of Pescara have been mowed	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Lakes 10-14 have been mowed as well as the field at Rugusa.	
Friday - Outer berms off od SR16 & Pacetti Rd	The athletic filed has been mowed as well as the perimiter berms on the East side and South side of Murabella	
1.2 String Trimming		
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing routine	
fences on pond side, light poles, tress & shrubs.		
1.3 Edging Prepared by Jerry	Lambert 10/20/2023	

All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off daily once mowing was completed
1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied. We focused heavily on the berms on both sides of Positano. We pulled vines and large weeds, removed sticks and sprayed weeds
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbiciedes daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed
1.6 Pruning	
Shrubs, vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and	This week the hedges at the Pacetti entrance and Piscara entrance were trimmed
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)	This was completed in June.
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed Prepared by Jerry L	We continue to pull large weeds weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation

2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	all plant material is inspected weekly and treated as needed
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	Fertilization and weed treatment is scheduled for September
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	annuals will be treated mid August
4.0 Irrigation (All Inclusive Package) Guidelines Prepared by Jerry L	mbert 10/20/2023

Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as	irrigation is running as scheduled
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,	One valve was replaced in the berm at the SR 16 entrance and 2
Solenoid replacement, Head replacement,	heads were replaced on the same zone
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 / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation) ry La	mbert 10/20/2023

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

Landscape Maintenance Checklist (Trimac Outdoor)	
1.0 Maintenance	8/7/2023
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	All of the mowing was completed at and around the amenity complex except for the field which is mowed on Friday. Lakes 1-5 were mowed and the entrance was mowed up to the round a bout
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6,7,8,9, 15 & 16	All of the mowing has been completed at the San Marino park, along SR 16 and the SR 16 entrance the round a bout and Verona Way. All lakes in this section were cut as well, 7-9 and 15-16
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pezscara Field and playground area and the berm on the East side of Pescara have been mowed. Due to heavy rain, lakes 1b-5b were not able to be mowed due to being to wet.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Lakes 10-14 were to wet to mow due to yesterdays heavy rain. The field at Rugusa was mowed.
Friday - Outer berms off od SR16 & Pacetti Rd	The athletic field was spot mowed around the wet areas due to rains earlier this week. The perimiter berms on the East side and South side of Murabella were mowed.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing routine
fences on pond side, light poles, tress & shrubs.	
1.3 Edging Prepared by Jerry	Lambert 10/20/2023

All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off daily once mowing was completed
1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied. This week we focused our efforts on the berm around Memorial Park. We pulled vines and large weeds, removed sticks as well as smaller downed trees and sprayed weeds. on Saturday 8-19 we had 18 additional staff work on berms. We removed small down trees around Memorial Park and removed large weeds and sprayed the berms along SR 16 and the east side of Murabella.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbiciedes daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. We were unable to spray Wednesday due to wind and rain.
1.6 Pruning	
Shrubs, vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and	We trimmed the hedges at Memorial Park and at the round a bout
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)	This was completed in June.
1.7 Berms	

Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	This week we focused on cleaning the berm behind North and South Portofino and on Terranova Way. We also had 4 additional crew member work Saturday cleaning up the berm behind Piscara Field.
Weeds to be removed / treated year round as needed	We continue to pull large weeds weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	all plant material is inspected weekly and treated as needed
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	Fertilization and weed treatment is scheduled for September
3.2 Shrubs & Trees Prepared by Jerry L	ambert 10/20/2023

Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	annuals will be treated mid August
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	We have increased the irrigation run times for the turf due to the excessive heat
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	1 more lateral line and head were repaired in the Soccer Field.
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 Prepared by Jerry L	ambert 10/20/2023

Landscape Maintenance Checklist (Trimac Outdoor)	
1.0 Maintenance	8/14/2023
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	All of the mowing was completed at and around the amenity complex except for the field which is mowed on Friday. Lakes 1-5 were mowed and the entrance was mowed up to the round a bout
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6,7,8,9, 15 & 16	All of the mowing has been completed at the San Marino park, along SR 16 and the SR 16 entrance the round a bout and Verona Way. All lakes in this section were cut as well, 7-9 and 15-16
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pezscara Field and playground area and the berm on the East side of Pescara have been mowed. Lakes 1b-5b were to wet to mow due to heavy rain today.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Lakes 10-14 are still to wet to mow due to yesterdays rain. The field at Rugusa was mowed
Friday - Outer berms off od SR16 & Pacetti Rd	The athletic field was spot mowed this week due to water still standing in low areas. The perimiter berms on the East side and South side of Murabella were mowed.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing routine.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging Prepared by Jerry	y Lambert 10/20/2023

All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off daily once mowing was completed
1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied. This week we focused our efforts on the berms at Verona Way. We pulled vines and large weeds, removed sticks and sprayed weeds.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbiciedes daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. We were not able to spray Wednesday due to wind and rain.
1.6 Pruning	
Shrubs, vines and orimental 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)	This was completed in June.
1.7 Berms Prepared by Jerry L	ambert 10/20/2023

Berms to be cleaned, weeded and manicured, grasses trimmed	This week we focused on cleaning the berms on Verona Way. We
once a year at the same time pine straw is put down (Yearly)	removed sticks and large weeds and sprayed herbicide.
Weeds to be removed / treated year round as needed	We continue to pull large weeds weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication for (fire ant	
control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	all plant material is inspected weekly and treated as needed
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized	
with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	Fertilization and weed treatment is scheduled for September
3.2 Shrubs & Trees Prepared by Jerry L	ambert 10/20/2023

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)	
Seasonal annuals fertilized on 30 day cycles 4.0 Irrigation (All Inclusive Package) Guidelines	
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 Irrigation is still running additional cycles due to the weather the schedules and the schedules are the schedules and the schedules are the schedule	ther
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 Prepared by Jerry Lambert 10/20/2023	

Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	-
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
Signature (Trimac):	Brian Stephens

Landscape Maintenance Checklist (Trimac Outdoor)	
1.0 Maintenance	8/21/2023
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	All of the mowing was completed at and around the amenity complex except for the field which is mowed on Friday. Lakes 1-5 were mowed and the entrance was mowed up to the round a bout
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	All of the mowing has been completed at the San Marino park, along SR 16 and the SR 16 entrance the round a bout and Verona Way. All lakes in this section were cut as well, 7-9 and 15-16
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pezscara Field and playground area and the berm on the East side of Pescara have been mowed. This week we were able to mow lakes 1b-5b.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Lakes 10-14 dried out enough to be able to mow The field at Rugusa and lakes 10-14 were mowed.
Friday - Outer berms off od SR16 & Pacetti Rd	The athletic field was completely mowed this week as well as the perimiter berms on the East side and South side of Murabella. The field did not have any standing water.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing routine. The ditch along SR 16 was also weedeated.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging Prepared by Jerr	y Lambert 10/20/2023

All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off daily once mowing was completed
1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied. This week we focused our efforts on the berms along SR 16. We pulled vines and large weeds, removed sticks as well as smaller downed trees and sprayed weeds. On Saturday 8-26 we had 4 additional staff work on berms. We removed large weeds and branches and sprayed herbicide on the berm at Piscara Field.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbiciedes daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. We were able to spray everyday this week.
1.6 Pruning	
Shrubs, vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and	This week we trimmed the hedges at the Pacetti entrance and the clubhouse parking lot.
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)	This was completed in June.
1.7 Berms Prepared by Jerry L	mbort 10/20/2022

This week we focused on cleaning the berm in Piscara along the southern boundry of Murabella. We also had 4 additional crew member work Saturday cleaning up the berm behind Piscara Field.
We continue to pull large weeds weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
Turf is inspected weekly for insect or fungus issues
ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
all plant material is inspected weekly and treated as needed
Fertilization and weed treatment is scheduled for September
ambert 10/20/2023

Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	annuals were fertalized with liquid fertalizer on 8-23
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	We have increased the irrigation run times for the turf due to the excessive heat
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 Prepared by Jerry L	ambert 10/20/2023

Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	-
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
Signature (Trimac):	Brian Stephens

Landscape Maintenance Checklist (Trimac Outdoor)	
1.0 Maintenance	8/28/2023
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	All of the mowing was completed at and around the amenity complex except for the field which is mowed on Friday. Lakes 1-5 were mowed and the entrance was mowed up to the round a bout
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6,7,8,9, 15 & 16	All of the mowing has been completed at the San Marino park, along SR 16 and the SR 16 entrance the round a bout and Verona Way. All lakes in this section were cut as well, 7-9 and 15-16
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Hurricane Day
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	we all not mow any turn today. We worked to clean up the tree debris that fell in the berms and turf during the storm on
Friday - Outer berms off od SR16 & Pacetti Rd	The athletic filed waa mowed. The remainder of the day was used to continue to pick up limds and other debris from the storm on Wednesday.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing process.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging Prepared by Jerry	r Lambert 10/20/2023

All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbiciedes daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. No herbicide applications were done Wednesday or Thursday. The ball field, tennis and boche ball areas were sprayed Friday.
1.6 Pruning	
Shrubs, vines and orimental 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)	This was completed in June.
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation
2.0 Pesticide Application Prepared by Jerry L	mbert 10/20/2023

2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	all plant material is inspected weekly and treated as needed
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	Fertilization and weed treatment is scheduled for September
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	Fertilization was completed on 8-23
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year) Prepared by Jerry L	mbert 10/20/2023

All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	irrigation is running as scheduled
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Irrigation was turned off at SR 16 due to a car accident. 3 heads were replaced and 1 lateral line was repaired and the clock was turned back on
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 / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation) Prepared by Jerry L	mbert 10/20/2023

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

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

Operations and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:	
Approval of Expenditures:	\$89,286.55
Chairperson	
Vice Chairperson	
Assistant Secretary	

Vendor Name	Check Number	Invoice Number	Transaction Description	Che	eck Amount
Alfred W Grover	100305	72123	Replace Back Up Battery in Time Clock & Reprogram 07/23	\$	247.00
Alfred W Grover	100305	72323	Install Outdoor Fan/Light Units 07/23 Install Outdoor Time Clock for Pool	\$	360.00
Alfred W Grover	100305	72423	Lights 07/23	\$	315.00
Alfred W Grover Bob's Backflow & Plumbing	100313	72523	Replace Lighting Fixtures in Mail Kiosk 07/23	\$	545.00
Services, Inc.	100329	93843	Backflow Test & Certification 08/23	\$	135.00
Bob's Backflow & Plumbing					
Services, Inc.	100334	94005	Backflow Test & Certification 08/23	\$	45.00
COMCAST	EFT	8495 74 140 0863399 08/23 Autopay 8495 74 140 1701846	Cable Services 08/23	\$	322.37
COMCAST	EFT	08/23 Autopay	Internet Services 08/23	\$	131.25
Florida Power & Light Company	EFT	Monthly Summary 08/23 Autopay	Electric Services 07/23	\$	7,513.20
Future Horizons, Inc.	100330	79741	Aquatic Weed Control Service 07/23	\$	1,375.00
Governmental Management Services, LLC	100314	301	Website Maintenance 08/23	\$	100.00
Hancock Bank	EFT	CC Replenishment 07/23	CC Replenishment 07/23	\$	2,583.36
Hi-Tech System Associates	EFT	389625 Autopay	Alarm Access Control 08/23	\$	30.00

Vendor Name	Check Number	Invoice Number	Transaction Description	Ch	eck Amount
Integrated Access Solutions LLC	100320	2854	Repair Maglock on Gym Door 03/23	\$	532.50
Jeremy Vencil	100315	Vencil080223	Payroll 06/13/23	\$	184.70
Jeremy Vencil	100335	Vencil082423	Payroll 08/08/23	\$	184.70
Kilinski / Van Wyk, PLLC	100316	7088	Legal Services 06/23	\$	3,880.80
Kilinski / Van Wyk, PLLC	100331	7268	Legal Services 07/23	\$	888.50
Kilinski / Van Wyk, PLLC	100331	7269	Legal Services 07/23	\$	491.50
Neighborhood Publications, Inc	100306	MURA5894	Premium Website 07/23	\$	45.00
Neighborhood Publications, Inc	100321	MURA5895	Premium Website 08/23	\$	45.00
Paychex	EFT	Cash Requirements Application 08/23	Cash Requirements Application 08/23	\$	481.00
Paychex	EFT	2023072700	Payroll 08/23	\$	173.20
Paychex	EFT	Cash Requirements Application 08/23	Cash Requirements Application 08/23	\$	481.00
Poolsure	100322	131295616372	Pool Maintenance 08/23	\$	1,589.68
Republic Services	100323	0687-001346148	Waste Disposal Services 08/23	\$	175.87

Vendor Name	Check Number	Invoice Number	Transaction Description	Cł	neck Amount
Riverside Management Services, Inc Riverside Management	100317	134	Management Services 08/23	\$	20,578.34
Services, Inc	100332	135	Pool Maintenance 08/23	\$	1,269.42
Riverside Management Services, Inc	100324	136	Lifeguard Services 07/23	\$	10,393.67
Rizzetta & Company, Inc.	100304	INV0000082259	District Management Fees 08/23	\$	3,683.33
St Johns Utility Department	100307	532445-114371 07/23	Water Services 07/23	\$	660.58
St Johns Utility Department	100307	532445-124405 07/23	Water Services 07/23	\$	15.33
St Johns Utility Department	100307	532445-124406 07/23	Water Services 07/23	\$	48.02
St Johns Utility Department	100307	532445-124596 07/23	Water Services 07/23	\$	81.94
The Ledger / News Chief/ CA Florida Holdings, LLC	100325	5749309	Account #765148 Legal Advertising 07/23	\$	966.14
Trimac Outdoor	100333	TMNE 79406	Landscape Maintenance 08/23	\$	24,157.00
Turner Pest Control, LLC	100326	617607622	Pest Control Services 08/23	\$	180.00
Vector Security, Inc	100327	72377996	Security Monitoring Services 07/23	\$	22.62
Vector Security, Inc	100308	72427704	Security Monitoring Services 07/23	\$	590.03

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount	
Weather Engineers, Inc.	100328	C37183	Inspection of HVAC System 08/23	\$	199.50
Yuro & Associates, LLC	100309	3327-REV	Engineering Services 05/23	\$	435.00
Yuro & Associates, LLC	100319	3350	Engineering Services 07/23	\$	3,150.00
Report Total				\$	89,286.55

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

Operations and Maintenance Expenditures September 2023 For Board Approval

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

The total items being presented:	
Approval of Expenditures:	\$123,212.59
Chairperson	
Vice Chairperson	
Assistant Secretary	

Vendor Name	Check Number	Invoice Number	Transaction Description	_ Cł	neck Amount
Alfred W Grover	100341	90523	Installed Transformers for Pool Lights 09/23	\$	570.00
B&B Exterminating Co., Inc.	100342	136241 09/23	Subterranean Termite Control Annual Renewal 09/23	\$	453.00
Bob's Backflow & Plumbing Services, Inc.	100350	94317	Backflow Test & Certification 08/23	\$	166.00
COMCAST	ACH	8495 74 140 0863399	Cable Services 09/23	\$	321.92
COMCAST	ACH	09/23 Autopay 8495 74 140 1701846	Internet Services 09/23	\$	131.25
DoodyCalls of Jacksonville	100351	09/23 Autopay 00100134	Pet Waste Bags 07/23	\$	69.00
E3 Electric of NE FL, Inc.	100359	8495	Replace Pool Pump 07/23	\$	3,560.50
Egis Insurance Advisors, LLC	100352	19498	Gen Liability/Prop/PO FY23/24	\$	34,527.00
Egis Insurance Advisors, LLC	100353	19499	Policy #WC100123555 10/26/23 -	\$	850.00
First Coast Franchising	100354	JAK09230274	10/01/24 Janitorial Services 09/23	\$	709.00
First Coast Franchising	100360	JAK08230267	Janitorial Services 08/23	\$	709.00
Florida Power & Light	100361	Monthly Summary 09/23	Electric Services 08/23	\$	7,477.77
Company Future Horizons, Inc.	100362	Autopay 80155	Aquatic Weed Control Services 08/23	\$	1,375.00

Vendor Name	Check Number	Invoice Number	Transaction Description	Ch	eck Amount
Governmental Management Services, LLC	100343	302	Website Maintenance 09/23	\$	100.00
Hi-Tech System Associates	ACH	391371 Autopay	Alarm Access Control 09/23	\$	30.00
Hoover Pumping Systems	100344	175590	Pump System Annual Maintenance	\$	2,590.00
Corp. Kilinski / Van Wyk, PLLC	100355	7489	Agreement 09/23 Legal Services 08/23	\$	3,310.87
Kilinski / Van Wyk, PLLC	100355	7490	Legal Services 08/23	\$	2,118.38
Kilinski / Van Wyk, PLLC	100355	7491	Legal Services 08/23	\$	256.50
Kilinski / Van Wyk, PLLC	100357	6856	Legal Services 05/23	\$	1,802.39
Neighborhood Publications,	100345	MURA5896	Premium Website 09/23	\$	80.00
Inc Paychex of New York, LLC	ACH	2023083100	Payroll Fees 09/23	\$	173.20
Paychex of New York, LLC	ACH	0919 1718-6332	2023-09-13 Payroll Paid	\$	259.10
Poolsure	100363	131295617085	Pool Maintenance 09/23	\$	1,589.68
Republic Services	100346	00687-001353872	Waste Disposal Services 09/23	\$	181.32
Riverside Management Services, Inc	100347	137	Pool Maintenance 09/23	\$	1,269.42

Vendor Name	Check Number	Invoice Number	Transaction Description	C	heck Amount
Riverside Management Services, Inc	100347	138	Management Services 09/23	\$	20,654.54
Riverside Management	100356	139	Lifeguard Services 08/23	\$	4,447.03
Services, Inc Rizzetta & Company, Inc.	100336	INV0000083243	District Management Fees 09/23	\$	3,683.33
St Johns Utility Department	100337	532445-114371 08/23	Water Services 08/23	\$	870.49
St Johns Utility Department	100337	532445-124405 08/23	Water-Sewer Services 08/23	\$	14.95
St Johns Utility Department	100337	532445-124406 08/23	Water Services 08/23	\$	36.39
St Johns Utility Department	100337	532445-124596 08/23	Water Services 08/23	\$	80.47
St Johns Utility Department	100358	532445-114371 09/23	Water Services 09/23	\$	737.30
St Johns Utility Department	100358	532445-124405 09/23	Water-Sewer Services 09/23	\$	15.28
St Johns Utility Department	100358	532445-124406 09/23	Water Services 09/23	\$	36.53
St Johns Utility Department	100358	532445-124596 09/23	Water Services 09/23	\$	79.46
Trimac Outdoor	100364	TMNE 82268	Landscape Maintenance 09/23	\$	24,157.00
Turnbull Creek CDD	DC 082823	DC 082823	Debit Card Replenishment	\$	1,942.52

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount	
Turner Pest Control, LLC	100348	617711757	Pest Control Services 09/23	\$	180.00
Vector Security, Inc	100338	72593279	Security Monitoring Services 09/23	\$	590.03
Vector Security, Inc	100349	72602336	Security Monitoring Services 08/23	\$	228.00
Vector Security, Inc	100365	72754082	Camera Power Supply Repair 09/23	\$	268.99
Vector Security, Inc	100365	72754083	POE Switch Repair 09/23	\$	509.98
Report Total				\$	123,212.59

Tab 9

Turnbull Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

Turnbull Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors Turnbull Creek Community Development District St. Johns County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Turnbull Creek Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Turnbull Creek Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors Turnbull Creek Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether
 due to fraud or error, and design and perform audit procedures responsive to those risks.
 Such procedures include examining on a test basis, evidence regarding the amounts and
 disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of
 expressing an opinion on the effectiveness of the District's internal control. Accordingly,
 no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Turnbull Creek Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 2, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Turnbull Creek Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

October 2, 2023

Management's discussion and analysis of Turnbull Creek Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. The government-wide financial statements present an overall picture of the District's financial position and results of operations. The fund financial statements present financial information for the District's major funds. The notes to financial statements provide additional information concerning the District's finances.

The government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture and recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all governmental funds. A statement of revenues, expenditures, and changes in fund balances – budget and actual is provided for the District's General Fund. Fund financial statements provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The fund financial statements provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the fund financial statements to the government-wide financial statements, reconciliation is provided from the fund financial statements to the government-wide financial statements.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ♦ The District's total liabilities exceeded total assets by \$(1,584,152) (net position). Net investment in capital assets was \$(2,518,668), restricted net position was \$107,652 and unrestricted net position was \$826,864.
- ♦ Governmental activities revenues totaled \$2,612,616 while governmental activities expenses totaled \$2,246,664.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities		
	2022	2021	
Current assets	\$ 848,135	\$ 859,917	
Restricted assets	988,023	986,857	
Capital assets	10,730,563	11,188,521	
Total Assets	12,566,721	13,035,295	
Current liabilities	1,033,585	1,049,648	
Non-current liabilities	13,117,288	13,935,751	
Total Liabilities	14,150,873	14,985,399	
Net investment in capital assets	(2,518,668)	(2,849,030)	
Restricted net postion	107,652	109,373	
Unrestricted net position	826,864	789,553	
Total Net Position	\$ (1,584,152)	\$ (1,950,104)	

The decrease in capital assets is mainly related to current year depreciation.

The increase in net position is the result of revenues in excess of expenses in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

<u>Financial Analysis of the District</u> (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities		
	2022	2021	
Program Revenues			
Charges for services	\$ 2,593,871	\$ 2,509,048	
Investment earnings	4,703	372	
Miscellaneous revenues	14,042	19,661	
Total Revenues	2,612,616	2,529,081	
	<u> </u>		
Expenses			
General government	171,016	175,189	
Physical environment	866,531	576,514	
Culture/recreation	612,380	723,309	
Interest and other charges	596,737	626,386	
Total Expenses	2,246,664	2,101,398	
Change in Net Position	365,952	427,683	
Net Position - Beginning of Year	(1,950,104)	(2,377,787)	
Net Position - End of Year	\$ (1,584,152)	\$ (1,950,104)	

The increase in physical environment is mainly the result of the increase in field services, security monitoring services, insurance and repairs in the current year.

The decrease in culture/recreation is related to the decrease in repairs in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

	Governmental Activities		
	2022		2021
Land and improvements	\$ 3,846,133	\$	3,846,133
Infrastructure	5,052,657		5,052,657
Buildings	8,344,455		8,344,455
Equipment	19,046		19,046
Less: accumulated depreciation	 (6,531,728)		(6,073,770)
Capital Assets, net	\$ 10,730,563	\$	11,188,521

Current year activity consisted of depreciation of \$457,958.

General Fund Budgetary Highlights

Actual expenditures exceeded budgeted expenditures primarily due to more reserve and repairs and maintenance expenditures incurred in the current year than were anticipated.

The September 30, 2022 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

♦ In March 2015, the District issued \$13,375,000 Special Assessment Refunding Bonds, Series 2015A and \$1,280,000 Special Assessment Bonds, Series 2015B. The Bonds were issued to provide funds to refund and redeem the Special Assessment Bonds, Series 2005 and to finance the Phase 1 - Pond Bank Reconstruction Project. The balance outstanding at September 30, 2022 for the Series 2015A Bonds was \$9,585,000 and the Series 2015B Bonds was \$1,075,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

In April 2016, the District issued \$4,196,000 Special Assessment Refunding Bonds, Series 2016. The Bonds were issued to refund and redeem the outstanding Special Assessment Bonds, Series 2006 and retire the deferred costs. The balance outstanding at September 30, 2022 was \$3,278,000.

Economic Factors and Next Year's

The District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Turnbull Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Turnbull Creek Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614.

Turnbull Creek Community Development District STATEMENT OF NET POSITION September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 576,147
Investments	238,315
Accounts receivable	1,894
Prepaid expenses	31,479
Deposits	300
Total Current Assets	848,135
Non-Current Assets	
Restricted Assets	
Investments	988,023
Capital Assets, Not Being Depreciated	
Land and improvements	3,846,133
Capital Assets, Being Depreciated	
Infrastucture	5,052,657
Buildings	8,344,455
Equipment	19,046
Less: accumulated depreciation	(6,531,728)
Total Non-Current Assets	11,718,586
Total Assets	12,566,721
LIABILITIES	
Current Liabilities	
Accounts payable	21,271
Bonds payable, current	772,000
Accrued interest	240,314
Total Current Liabilities	1,033,585
Non-Current Liabilities	
Bonds payable, net	13,117,288
Total Liabilities	14,150,873
NET POSITION	
Net investment in capital assets	(2,518,668)
Restricted for debt service	104,896
Restricted for capital projects	2,756
Unrestricted	826,864
Total Net Position	\$ (1,584,152)

See accompanying notes to financial statements.

Turnbull Creek Community Development District STATEMENT OF ACTIVITIES For the Year Ended September 30, 2022

		Program Revenues	Net (Expense) Revenues and Changes in Net Position
Functions /Ducament	5	Charges for	Governmental
Functions/Programs Governmental Activities	Expenses	Services	Activities
General government	\$ (171,016)	\$ 174,349	\$ 3,333
Physical environment	(866,531)	709,088	(157,443)
Culture/recreation	(612,380)	331,765	(280,615)
Interest and other charges	(596,737)	1,378,669	781,932
Total Governmental Activities	\$ (2,246,664)	\$ 2,593,871	347,207
	General Revenue	S	
	Investment ear	nings	4,703
	Miscellaneous	revenues	14,042
	Total Gene	ral Revenues	18,745
	Change in l	Net Position	365,952
	Net Position - Oct	ober 1, 2021	(1,950,104)
	Net Position - Sep	otember 30, 2022	\$ (1,584,152)

Turnbull Creek Community Development District BALANCE SHEET GOVERNMENTAL FUNDS September 30, 2022

	General	De	bt Service	Capit	al Projects	Go	Total vernmental Funds
•	570 447	•		•		•	570 447
\$	•	\$	-	\$	-	\$	576,147
			-		-		238,315
	,		-		-		1,894
	•		-		-		31,479
	300		-		-		300
	-						988,023
\$	848,135	\$	985,267	\$	2,756	\$	1,836,158
\$	21,271	\$		\$	<u>-</u>	\$	21,271
	31,779		-		-		31,779
	_		985 267		_		985,267
	_		-		2 756		2,756
	151 121		_		2,700		454,424
			_		_		340,661
		-	985 267		2 756		1,814,887
\$		\$		\$		\$	1,836,158
	\$	238,315 1,894 31,479 300 \$ 848,135 \$ 21,271 31,779 - 454,424 340,661 826,864	\$ 576,147 \$ 238,315	\$ 576,147 \$ - 238,315 - 1,894 - 31,479 - 300 - - 985,267 \$ 848,135 \$ 985,267 \$ 21,271 \$ - 31,779 - - 985,267 454,424 - 340,661 - 826,864 985,267	\$ 576,147 \$ - \$ 238,315 - 1,894 - 31,479 - 300 - \$ \$ 848,135 \$ 985,267 \$ \$ \$ \$ 31,779 - \$ \$ \$ 454,424 - 340,661 - 826,864 985,267	\$ 576,147 \$ - \$ - 1	General Debt Service Capital Projects \$ 576,147 \$ - \$ - \$ 238,315 1,894 31,479 300 - 985,267 2,756 \$ 848,135 \$ 985,267 \$ 21,271 \$ - \$ - 985,267 - \$ - 2,756 - \$ 454,424 340,661 826,864 985,267 2,756

Turnbull Creek Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2022

Total Governmental Fund Balances	\$	1,814,887
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and improvements, \$3,846,133, infrastructure, \$5,052,657, buildings, \$8,344,455, and equipment, \$19,046, net of accumulated depreciation, \$(6,531,728), used in governmental activities are not current financial resources and therefore, are not reported		
at the fund level.		10,730,563
Long-term liabilities, including bonds payable, \$(13,938,000), net of bond discount, net, \$48,712, are not due and payable in the current period and therefore, are not reported at the governmental fund level.	(13,889,288)
Accrued interest expense for long-term debt is not a current financial use		

(240,314)

\$ (1,584,152)

and therefore, is not reported at the governmental fund level.

Net Position of Governmental Activities

Turnbull Creek Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				·
Special assessments	\$1,215,202	\$ 1,378,669	\$ -	\$ 2,593,871
Investment earnings	36	4,655	12	4,703
Miscellaneous revenues	14,042	-	-	14,042
Total Revenues	1,229,280	1,383,324	12	2,612,616
Expenditures				
Current				
General government	171,016	-	-	171,016
Physical environment	695,531	-	-	695,531
Culture/recreation	325,422	-	-	325,422
Debt service				
Principal	-	790,000	-	790,000
Interest	-	604,949	-	604,949
Total Expenditures	1,191,969	1,394,949		2,586,918
Net Change in Fund Balances	37,311	(11,625)	12	25,698
Fund Balances - October 1, 2021	789,553	996,892	2,744	1,789,189
Fund Balances - September 30, 2022	\$ 826,864	\$ 985,267	\$ 2,756	\$ 1,814,887

Turnbull Creek Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 25,698
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation	
in the current period.	(457,958)
Bond principal payments are recorded as expenditures at the fund level, but reduce liabilities at the government-wide level.	790,000
Amortization of bond discount does not require the use of financial current resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.	(3,537)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported	,
when due. This is the change in accrued interest in the current period.	 11,749
Change in Net Position of Governmental Activities	\$ 365,952

Turnbull Creek Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$1,207,047	\$1,207,047	\$1,215,202	\$ 8,155
Investment earnings	-	-	36	36
Miscellaneous revenues	5,000	5,000	14,042	9,042
Total Revenues	1,212,047	1,212,047	1,229,280	17,233
Expenditures				
Current				
General government	163,238	163,238	171,016	(7,778)
Physical environment	704,080	704,080	695,531	8,549
Culture/recreation	298,456	298,456	325,422	(26,966)
Total Expenditures	1,165,774	1,165,774	1,191,969	(26,195)
Net Change in Fund Balances	46,273	46,273	37,311	(8,962)
Fund Balances - October 1, 2021	431,266	431,266	789,553	358,287
Fund Balances - September 30, 2022	\$ 477,539	\$ 477,539	\$ 826,864	\$ 349,325

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 28, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance #2004-47 of the Board of County Commissioners of St. Johns County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Turnbull Creek Community Development District. The District is governed by a five member Board of Supervisors elected by qualified resident electors residing within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Turnbull Creek Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

<u>Debt Service Fund</u> – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment Bonds.

<u>Capital Projects Fund</u> – The Capital Projects Fund accounts for the acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- 2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- 3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, infrastructure, equipment and buildings, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Building 10-30 years Infrastructure 30 years Equipment 5–7 years

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Unamortized Bond Discounts

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B - CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$682,498 and the carrying value was \$576,147. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

NOTE B - CASH AND INVESTMENTS (CONTINUED)

<u>Investments</u>

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturity	F	air Value
First American Government Obligation Fund	18 days*	\$	803,752
Goldman Sachs Government Fund	22 days*		184,271
US Bank Money Market	N/A		238,272
Florida PRIME	21 days*		43
Total		\$	1,226,338

^{*} Weighted average maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund and Goldman Sachs Government Fund are Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE B - CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in the Goldman Sachs Government Fund, Florida PRIME, and First American Government Obligation Fund were rated AAAm by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligation Fund represent 66% of the District's total investments. The investments in Goldman Sachs Government Fund represent 15% of the District's total investments. The US Bank Money Market represents 19% of the Districts total investments. The District's investment in Florida PRIME represents less than 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended.

NOTE C - CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021			Additions Deletions			Balance September 30, 2022	
Governmental Activities:								
Capital assets, not being depreciated:								
Land and improvements	\$	3,846,133	\$		\$		\$	3,846,133
Capital assets being depreciated	•							
Infrastucture		5,052,657		-		-		5,052,657
Buildings		8,344,455		-		-		8,344,455
Equipment		19,046						19,046
Total Capital Assets Being Depreciated		13,416,158		-		-		13,416,158
Less: accumulated depreciation		(6,073,770)		(457,958)				(6,531,728)
Total Capital Assets Being Depreciated, Net		7,342,388		(457,958)				6,884,430
	•	44 400 504	•	(457.050)	•		•	10 700 500
Governmental Activites Capital Assets, Net	\$	11,188,521	\$	(457,958)	\$		\$	10,730,563

Depreciation was charged to physical environment, \$171,000, and culture and recreation, \$286,958.

NOTE D - SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually for the term of the bond. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Directly collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE E – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 14,728,000
Principal payments	(790,000)
Long-term Debt at September 30, 2022	13,938,000
Less: bond discount, net	(48,712)
Bonds Payable, Net	<u>\$ 13,889,288</u>

Long-term debt is comprised of the following:

Special Assessment Refunding Bonds

\$13,375,000 Series 2015A Bonds are due in annual principal installments beginning May 2016, maturing May 2035. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at variable rates of 1.25% to 4.75%.

\$ 9,585,000

\$1,280,000 Series 2015B Bonds are due in annual principal installments beginning May 2016, maturing May 2045. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at variable rates of 1.25% to 5.00%.

\$ 1,075,000

\$4,196,000 Series 2016 Bonds are due in annual principal installments beginning May 2017, maturing May 2037. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at fixed rate of 3,70%.

\$ 3.278.000

NOTE E - LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	 Principal	 Interest		Total
2023	\$ 772,000	\$ 576,754	\$	1,348,754
2024	798,000	548,385		1,346,385
2025	834,000	517,796		1,351,796
2026	866,000	485,261		1,351,261
2027	883,000	450,939		1,333,939
2028-2032	5,140,000	1,660,265		6,800,265
2033-2037	4,145,000	522,745		4,667,745
2038-2042	285,000	89,788		374,788
2043-2045	 215,000	 20,025		235,025
Totals	\$ 13,938,000	\$ 4,871,958	\$	18,809,958

Significant Bond Provisions

The Series 2015A, 2015B and 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, in the manner provided by the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption in the manner determined by the Bond Registrar if certain events occur as outline in the Bond Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

NOTE E - LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2016 Reserve Account was funded from the proceeds of the Series 2016 Bonds in an amount equal to the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve quirement
Series 2015A Special Assessment Bonds	\$ 547,128	\$ 490,498
Series 2015B Special Assessment Bonds	\$ 56,530	\$ 35,480
Series 2016 Special Assessment Bonds	\$ 114,988	\$ 114,079

NOTE F - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the past three years.

NOTE G - SUBSEQUENT EVENT

In May 2023, the District made prepayments on the Series 2015A and 2015B Bonds in the amounts of \$40,000 and \$10,000, respectively.



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Turnbull Creek Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 2, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Turnbull Creek Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Turnbull Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Turnbull Creek Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Private Companies practice Section



To the Board of Supervisors
Turnbull Creek Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Turnbull Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

October 2, 2023



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors Turnbull Creek Community Development District St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Turnbull Creek Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated October 2, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 2, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Turnbull Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Turnbull Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Turnbull Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Turnbull Creek Community Development District. It is management's responsibility to monitor the Turnbull Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Turnbull Creek Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 9
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$6,400
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$159,776
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District had Pond Bank 11 Repair, \$86,982.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The FY 2022 budget was not amended.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Turnbull Creek Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$1,249.25, and Debt Service Fund \$1,427.85 \$1,539.77
- 2) The amount of special assessments collected by or on behalf of the District: \$2,593,871.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2015A1-A2, \$9,585,000 matures May 2035, Series 2015B1-B2, \$1,075,000 matures May 2045, and the Series 2016, \$3,278,000, matures in May 2037.



To the Board of Supervisors
Turnbull Creek Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

Fort Pierce, Florida

October 2, 2023



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Turnbull Creek Community Development District St. Johns County, Florida

We have examined Turnbull Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Turnbull Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Turnbull Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Turnbull Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Turnbull Creek Community Development District's compliance with the specified requirements.

In our opinion, Turnbull Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

Fort Pierce, Florida

October 2, 2023

Tab 10

From: George Jacobs <gm.jacobs@yahoo.com>
Sent: Tuesday, September 26, 2023 2:07 PM
To: Melissa Dobbins <MDobbins@rizzetta.com>

Subject: [EXTERNAL]Opening for the Turnball Creek CDD position

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

I am applying for the open seat on the CDD Board, vacated by Gianna Krol.

I was the only other candidate who ran in the last election for this position. I received over 500 votes from the community, and feel I will fairly represent the community. I have attended CDD meetings numerous times over the past 11 years, including three of the last four meetings this year.

I am a board member on the Murabella HOA Board, and former president on that Board for 5 years. While president of the Murabella HOA, I worked with the CDD to coordinate financial assistance for several CDD projects, including the covers for the playgrounds and resealing the basketball courts, as well as money towards community events. As a member of the CDD, I would work for more cooperation between the two Boards.

I have been a resident of the community for the past 14 years and always looking to help make this a better community.

George M. Jacobs 2237 Cascadia Ct. St. Augustine, Fl. 32092 410-409-3870 gm.jacobs@yahoo.com From: Michael Fitcher < michael.fitcher@gmail.com >

Sent: Thursday, October 5, 2023 12:56 PM **To:** Melissa Dobbins MDobbins@rizzetta.com>

Subject: [EXTERNAL] Attention: Regional Manager, Melissa Dobbins, Turnbull Creek CDD, 3434 Colwell

Avenue, Suite 200, Tampa, Florida 33614

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Dear Turnbull Creek CDD Board,

I am writing to express my interest in serving as a board member for seat 5 of the Turnbull Creek Community Development District. I am a resident of the district and a proud owner of a home in the Murabella community. I have been living here for over five years and I have witnessed the growth and development of this area.

I have a background in Real Estate and finance, with over 10 years of experience in various industries. I currently work as a Managing Broker for Fitcher Group LLC, where I am responsible for budgeting, forecasting, reporting, and analysis. I have strong skills in financial management, strategic planning, problem-solving, and communication. I also have experience in working with different stakeholders, such as auditors, regulators, vendors, and customers.

I believe that my qualifications and skills would be valuable to the Turnbull Creek CDD Board and the district as a whole. I am interested in contributing to the fiscal oversight, operational efficiency, and long-term sustainability of the district. I am also committed to serving the best interests of the residents and enhancing the quality of life in our community.

I am aware of the responsibilities and expectations of a board member, as well as the ethical and legal standards that govern the district. I am willing to attend the regular board meetings, review the agenda materials, consult with the district staff, and participate in the decision-making process. I am also open to learning from the current board members and other experts in the field of community development.

I appreciate your consideration of my candidacy for seat 5 of the Turnbull Creek CDD Board. I would be honored to serve in this position and work with you to achieve the goals and vision of the district. Please feel free to contact me if you have any questions or need more information.

Sincerely,

Michael Fitcher

Michael Fitcher Managing Broker Fitcher Group Real Estate Direct: (904) 536-2223

E-mail: michael@fitchergroup.com

Michael Fitcher

Saint Augustine, Florida, United States



michael@fitchergroup.com



904-536-2223



linkedin.com/in/michaelfitcher

Experience

Principal Broker



Fitcher Group Real Estate



Jan 2023 - Present (8 months)

Michael Fitcher, CEO of the Fitcher Group LLC.

Michael Fitcher-As a Florida native and Principal Broker, I recognize and value the trust my clients place in me, and I strive every day to exceed their expectations.

I have been a leading top producer for over 18 years.

Prior to entering Real Estate, I completed my B.A. in International Business and studied abroad my senior year in London, England. My goal is to build the most powerful Real Estate team in Florida. Outside of real estate, I take pride in giving back to the community and serve as a Board Member of St. Johns County Behavioral Health Consortium which helps high-risk, disadvantaged youth become successful adults.

Real Estate Broker Associate, Coaching Partner



Fitcher Group LLC, Florida Homes Realty and Mortgage

Dec 2018 - Mar 2023 (4 years 4 months)

WA State Real Estate Broker

North Pacific Properties

May 2015 - September 2023

Set and managed appointments to show homes to prospective clients.

Managed Open Houses to generate sales for properties while generating leads and building business customer database.

Personally delt with lenders, home inspectors, pest control operators, escrow companies, and professionals to ensure that all terms and conditions of purchase agreement were met before closing. Compared recent property sales to current holdings to ensure competitive market price.

Helped clients decide between financing options to ensure satisfaction.

Kept up to date on competitive real estate knowledge through attending conventions, reviewing listings and trade journals.

Experienced with legal matters related to the real estate sales process.

Generated lists of properties compatible with buyer requests and needs.

Arranged meetings between buyers and sellers when terms needed to be negotiated.

Assisted in negotiation of terms.

Education

Florida State University

Bachelor of Arts (B.A.), International Relations and Affairs 1990 - 1993

International Relations is a multi-disciplinary major that draws from politics, history, economics, law, sociology, psychology, philosophy, ethics, and geography, dealing with foreign cultures, languages, worldviews, and values. I studied global issues from a variety of perspectives-issues including war, poverty, disease, diplomacy, democracy, trade, economics, and globalization, integrating many points of view in an effort to work together for a better world.

Bellevue College

Digital Video Degree



2008 - 2010

- •Fluency in video production techniques, including pre-production, shooting and lighting (studio and/or field production), editing and outputting to digital formats.
- •Knowledge of digital video and/or online delivery of video (editing for streaming, HTML) and special effects and graphics (green screen keying, etc.)
- •Producing segments for Bellevue TV by writing scripts, coordinating audio recordings, scheduling voice over talent, selecting background royalty free music, editing video work in Final Cut, Advid, and effects in Adobe Creative Suite 5.5

Skills

Negotiation • Luxury Goods • New Home Sales • Investment Properties • Professional Mentoring • Management • Contract Negotiation • Team Building • Public Relations • Video Production

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS OATH OF OFFICE

I,	, A CITIZEN OF THE ST	TATE OF FLORIDA AND OF THE
UNITED STATES OF AMER	ICA, AND BEING EMPLO	OYED BY OR AN OFFICER OF
TURNBULL CREEK COMMI	JNITY DEVELOPMENT DI	ISTRICT AND A RECIPIENT OF
PUBLIC FUNDS AS SUCH EN	MPLOYEE OR OFFICER, D	O HEREBY SOLEMNLY SWEAR
OR AFFIRM THAT I WILL S	SUPPORT THE CONSTITUT	TION OF THE UNITED STATES
AND OF THE STATE OF FLC	RIDA.	
Board Supervisor		
. cm .cm		
ACKNOV	VLEDGMENT OF OATH BE	EING TAKEN
STATE OF FLORIDA		
COUNTY OF ST. JOHNS		
COUNTY OF ST. JOHNS		
The foregoing oath was	administered before me by r	neans of □ physical presence or □
online notarization this	•	
110 000 2110 0110 0110	. who personally app	peared before me, and is personally
known to me or has produced	, ۲۰۰۰,	as identification, and is the persor
described in and who took the a	aforementioned oath as a Mer	nber of the Board of Supervisors of
		owledged to and before me that he
she took said oath for the purpo		8
	1	
(NOTARY SEAL)		
	Notary Public, State of I	Elovido
	Notary 1 done, State of 1	riorida
	Print Name:	
	Commission No.:	Expires:

Tab 11

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Turnbull Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Carol L. Brown as Assistant Secretary pursuant to Resolution 2023-01; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Gianna Krol as Assistant Secretary pursuant to Resolution 2023-01; and

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

_____ is appointed as Assistant Secretary.

Section 2.	is appointed as Assistant Secretary.			
Section 3. This Resolution	ion shall become effective immediately upon its adoption.			
PASSED AND ADOPTED THIS 14 th DAY OF NOVEMBER, 2023.				
ATTEST:	TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT			
ASSISTANT SECRETARY	CHAIRMAN/VICE CHAIRMAN			

Section 1.

TAB 12

Turnbull Creek

Community Development District

Field Operations & Amenity Management Report

11/14/23



Jim Schieszer

FIELD OPERATIONS MANAGER RIVERSIDE MANAGEMENT SERVICES, INC.

Erick Hutchison

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Turnbull Creek Community Development District

Field Operations & Amenity Management Report November 14, 2023

To: Board of Supervisors

From: Jim Schieszer

Field Operations Manager

Erick Hutchison Amenity Manager

RE: Murabella Field Operations & Amenity Management Report – November 14, 2023

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

Community Events

Kids Halloween 10/27/23 Adult Halloween 10/28/23

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

Community Information:

- Chili cook-off Saturday, November 18th 12pm
- HOA Board Meeting Monday, November 20th 6:30pm
- Food Truck Tuesday 3rd Tuesday Monthly

Private Rentals:

• November – 6 Rentals

Topics for Discussion:		
None		

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
- New light fixtures at doorway entrance
- Install new pump for pool water features
- Installed new electrical boxes for pool lighting and pump starter
- Reset drainage grates in Pescara field after it was removed by vandals
- Bids for fish stocking, retention wall and tree removal





November calendar



Community Groups

Coffee Hour Every Friday 10am

Ladies Book Club Every 1st Tuesday 12pm

Mahjong Every 2nd and 4th Monday 1:30pm

Book Borrowing Club/ Exchange Located in the social room



Programs

The Gift of Dance



Community/ CDD info

Community website

CDD website

HOA website

TriMac

Amenity Manager

Operations Manager



Amenity Center

Pool Hours

9am - 9:30pm

Gym Hours

5am - 10pm

Office Hours

Tuesday - Friday 10am - 7pm

Sat & Sun 11am - 6pm



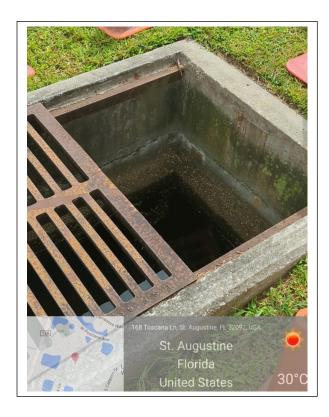
Completed Projects

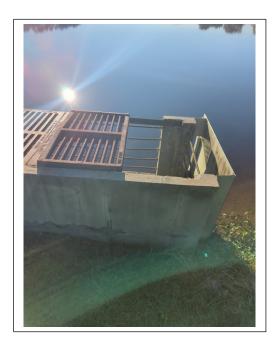




- Several mainline breaks have been repaired by the irrigation technicians
- New outdoor lights were installed at the amenity center entrance

Completed Projects





- Multiple grates fixed after vandals removed and pushed some into the water
- A crane was rented to put them back in place

In Progress Projects





- There is a wash out on the pond bank that staff received a bid for
- Rusted Electric boxes will be replaced in the pump room



Conclusion

For any questions or comments regarding the above information please contact Jim Schieszer, Field Operations Manager, at ischieszer@rmsnf.com and Erick Hutchinson, Amenity Manager, at murabellamanager@rmsnf.com.

Respectfully,

Jim Schieszer Erick Hutchison

Turnbull Creek Treat Sheet

Date: 10-2-23

Weather: Partly Cloudy

Winds: 0-10 MPH

MuraBella

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None
6	None	Yes	None
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	None	Yes	None
11	None	Yes	None
12	Algae	Yes	Copper Sulfate
13	None	Yes	None
14	None	Yes	None
Lake	Plants Treated	Trash Pickup	Chemical Used
1	Alligator Weed	Yes	Trycera, Aquashade
2	Alligator Weed	Yes	Trycera, Aquashado
Pescara			
Lake	Plants Treated	Trash Pickun	Chemical Used
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

Comments: None