



Rizzetta & Company

Turnbull Creek Community Development District

Board of Supervisors' Special Meeting February 13, 2024

**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

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

Board of Supervisors
Turnbull Creek Community
Development District

February 6, 2024

FINAL AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on **February 13, 2024, 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. **BUSINESS ADMINISTRATION – Part A**
 - A. Appointment to Board Member Vacant Seat #5.....Tab 1
 - 1.) Administration of Oath of Office
4. **STAFF REPORTS - Part A**
 - A. District Engineer.....Tab 2
 - 1.) Update on Pond Repair
 - 2.) Update on Walking Trail Improvement
 - 3.) Update on Wall Repair
 - B. Landscaper.....Tab 3
 - 1.) Trimac Landscape Reports
 - 2.) Consideration of Annual Mulch Proposal
5. **BUSINESS ITEMS**
 - A. Discussion Regarding Fish Stocking (Midge Control).....Tab 4
 - 1.) Future Horizons Proposal
 - 2.) The Lake Doctors
 - 3.) Solitude Lake Management
 - B. Update on Pickleball Court Location.....Tab 5
 - C. Consideration of Planter Proposal(s) for Monument Damage.....Tab 6
 - D. Consideration of Assignment from Trimac Landscape to Yardnique.....Tab 7
 - E. Consideration of Fighting Turtles Swim Team - 2024 Revised Schedule.....Tab 8
6. **BUSINESS ADMINISTRATION – Part B**
 - A. Approval of Consent Agenda.....Tab 9
 - 1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held November 14, 2023
 - 2.) Ratification of the Operation and Maintenance of Expenditures for October, November & December 2023
 - B. Consideration of Resolution 2024-03, 2024 General Election.....Tab 10
 - C. Consideration of Resolution 2024-04; Redesignating Assistant Secretaries.....Tab 11
 - D. Consideration of Resolution 2024-05; Adopting Interim Rates for License Agreements.....Tab 12

7. STAFF REPORTS - Part B

- A. District Counsel.....Tab 13
 - 1.) Review of Bingo/Card Game Rules
 - 2.) Discussion Regarding Direction on Pond Bank Defects
- B. Amenity and Field Operation Managers.....Tab 14
 - 1.) Field Operations & Amenity Management Report
 - a.) Comcast Update
 - b.) Amenity Center Upgrades
 - c.) Kids Triathlon
 - 2.) Future Horizon Report
- C. District Manager

8. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

9. 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

To: Turnbull Creek CDD Board

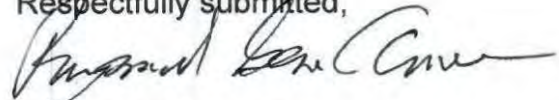
December 5, 2023

Attn: Regional Manager, Melissa Dobbins

I am submitting this letter of interest to be considered for the position of CDD BOARD OF SUPERVISORS SEAT #5.

My name is Raymond Gene Ames. I reside at 175 E. Positano Ave, St. Augustine. I have lived here with my wife since October 2017. My family and I are firmly established here in St. Augustine, and I view this is an opportunity to serve my community in a positive way. I believe that with my past experiences and knowledge, I would be a valuable asset to the CDD board. I have attached my resume and will be sending a copy to the Amenity Manager, Erick Hutchinson. Your consideration of this request is greatly appreciated.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Raymond Gene Ames', written over a horizontal line.

Raymond Gene Ames

Email: amesraymondg@gmail.com

Phone: 703-565-8953

Raymond G. Ames
175 E. Positano Ave.
St. Augustine, FL 32092

(703) 703-565-8953
amesraymondg@gmail.com

Summary

Senior Support Officer with over 28 years of experience in the Central Intelligence Agency, as well as 5 years as a Government Contractor (Senior Logistics Manager) for Leidos working on an overseas project. Served 15 years abroad in leading large support platforms, providing logistical, security, facilities, administrative, procurement and finance support. Experience in working with multiple United States Government Agencies, Congress and Staff, the Military Services and Foreign Officials. Excellent briefing skills, with a record of success and accomplishment as a leader, manager, trainer and mentor.

Work Experience

Leidos – 2015 - 2020

Senior Logistics Manager – supporting a multi million dollar Quality of Life contract for an overseas facility. Responsible for all logistics requirements- to include: facilities management, transportation requirements, vehicle management, shipping requirements, visitation requirements, and providing mission security during operations.

Central Intelligence Agency – 2004 - 2014

Support Officer – In 2004 I was promoted to GS-15. During this period I had 3 assignments and in each of these assignments I was responsible for the support requirements of 3 large support platforms. The staff for each was multi-faceted - that included additional staff officers; i.e. finance officers, security officers, facility officers, personnel officers, logs officers and junior support officers. Duties involved accountable property, security, finance, facilities, transportation requirements, shipping requirements, high profile visitors - i.e., to include foreign dignitaries as well as Congress and their staff. I also was the Contract Technical Representative Officer for a multi-million dollar airlift contract. Two of these assignments were overseas; one was in a War Zone, and the other was in Europe.

During my European assignment, I was elected by the American community (approximately 200 families) to serve as President of the U.S. State Department Housing Complex and Association, where all consulate staff and their families resided. This was a volunteer one year position. I was responsible for oversight of Consulate housing, all furnishings, a day care center, a restaurant and bar, a small hotel (10 rooms), cable tv, and onsite gym. The General Manager, whom we hired to run the day to day operations, reported to me. I conducted monthly meetings with American community, as well as providing the agenda. I met with the Consulate General on a monthly basis to ensure all issues with the local national community and our American community were addressed and resolved.

Central Intelligence Agency- 1986-2003

Served as Logistics Officer on several assignments to include 3 overseas locations. I provided logistical support to all operations. This included accountable property, vehicle management, process improvement requirements (LEAN/Six-Sigma), transportation, shipping, procurement, and provided visitation assistance to include foreign dignitaries, as well as congressional staffers.

Pall Land & Marine Corporation 1981-1985

Served as a Production Control Planner. Responsible for ensuring that approximately \$300,000 worth of product got through the production cycle and shipped out to our various customers.

UNITED STATES MARINE CORPS - 1974 - 1980 Honorably discharged

CIA AWARDS and Commendations

Intelligence Commendation Medal

Exceptional Performance Awards (21)

Meritorious Unit Citation (3)

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](https://www.linkedin.com/in/michaelfitcher)

Experience

Principal Broker



Fitcher Group Real Estate

BK3429008, NRDS ID 270533225, NEFAR 68494

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

Statement of Interest

My name is Michael Gernhard and I am a homeowner who resides at 472 Porta Rosa Circle Saint Augustine, FL 32092. I am a current board member on the Murabella HOA and have decided to declare interest in filling the vacancy on the Turnbull CDD. I have lived in Murabella for 8 years now and try to be an active participant in this community. This has been my first year as a HOA board member and I feel I have learned a lot from the other members. I have much to learn about the processes of the CDD and compared to some of the candidates definitely lack experience. What I do bring to the table is a willingness to learn and contribute to the community as well as a fresh perspective to the board. Thank you for your time and consideration.

MICHAEL GERNHARD

472 Porta Rosa Circle, Saint Augustine, FL, 32092 · 904-214-5299

mrgernhard@gmail.com

Objective: Looking to serve as a board member on the Turnbull CDD

EXPERIENCE

2018 – PRESENT

GERNHARD HOUSEHOLD GENERAL MANAGER, GERNHARD FAMILY HOUSEHOLD

~ Responsible for managing family budget, maintaining and repairing property, providing IT and technical support for spouse while working from home during pandemic, educating and supervising the development and growth of child from infancy through early childhood.

~ Volunteered to manage social media presence of local chapter of The American Legion Post 194

~ Volunteered as a poll worker in 2020 presidential election

2015 – 2017

AUTOMOTIVE DAMAGE ADJUSTER, GEICO

~ Responsible for handling customer automotive damage claims for accidents. Interacting with customers from accident scene all the way through repairs to the return of the vehicle. Investigating fraudulent claims and damage.

~ Graduated top of my class from GEICO adjuster training course

2013 – 2014

CONTRACT SERVICES PROCESSOR, ADT SECURITY LLC

~ Responsible for processing and auditing all new contracts being sold to new customers in the field.

~ Achieved Pay for Performance Bonus 1st qualifying month

~ Received Perfect Attendance Award Highest training scores in class

~ Received Multiple Royal Blue Awards for Customer Satisfaction

2012 – 2013

ASSISTANT GUEST SERVICE MANAGER, RENAISSANCE WORLD GOLF VILLAGE

~ Responsible for handling training and day to day management of all guest service staff.

~ Implemented New Marriott Rewards Program

~ Lead Associate Training Program

~ Implemented AAA 5 Diamond Audit Program

2012 – 2012

FRONT OFFICE SUPERVISOR, SHERATON JACKSONVILLE

~Responsible for guest interaction and managing front of house employees.

~ Doubled Starwood Preferred Guest Membership Enrollment

~Spearheaded LEED Green Development in Hotel

~ Decreased Total FTE budget and increased productivity and guest satisfaction

2009 – 2012

GUEST SERVICE SUPERVISOR, RITZ CARLTON GRANDE LAKES

~ Responsible for managing all front drive employees and handling the guest experience as they arrived at the resort.

~ Implemented (W.I.G) Wildly Important Goals to department to increase departmental efficiency

~ Decreased claims 35% for front drive through new training program

~ Increased positive customer feedback 22% quarterly over previous years

2005 – 2007

FIELD RADIO OPERATOR, UNITED STATES MARINE CORPS RESERVE

~Responsible for establishing and maintaining front line field communications

~ Youngest Squad Leader in Company

~ Commendations for outstanding community service

~ Lead community effort to increase turnout for local TOYS 4 TOTS charity event

EDUCATION

2007-2012

UNIVERSITY OF CENTRAL FLORIDA

2001-2005

RIDGEVIEW HIGH SCHOOL

4.2 weighted GPA, National Honors Society Graduate, Member of Student Council, Command Master Chief of NJROTC

SKILLS

- Managerial and Financial Accounting classes
- Experience with auditing forms and contracts
- Experience in investigating fraudulent activity
- Knowledge and experience in dealing with IT and Computer technology

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

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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: ashley kennedy <ashleek85@gmail.com>
Sent: Tuesday, December 5, 2023 3:55 PM
To: Melissa Dobbins <MDobbins@rizzetta.com>
Subject: [EXTERNAL]CDD seat #5 interest

NOTICE: This email originated from outside of the organization.

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Good afternoon,

My name is Ashley Kennedy. My husband and I are both active duty Navy and moved here for our final duty station in 2021, I will be retiring from the Navy in a few years after putting in over 20 years of service in. I have 4 wonderful children who attend Mill Creek and Toco Creek. Although I do not have a resume at this time, I do have my Associates in Business Administration as well as my Bachelor's in Human Resources. We have fallen in love with this area and community, and I feel that I could bring a great deal of knowledge and passion if granted the opportunity to hold this seat as this is our forever home. We have been seen our fair share of things thus far, as a drunk driver did damage property in front of our home and we had to help him from the accident and the police during investigation so we are here to help the community however we can. I love being involved and sharing thoughts and ideas that could make things better for everyone. Also, with my current job in the military, I specialize in customer service and finances, not to mention the structure and organization from being in the military as well. Thank you for your time and consideration.

V/r

Ashley Kennedy
619-253-9270

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ASHLEY KENNEDY

Ashleek85@gmail.com | 619-253-9270 | Saint Augustine, FL 32092

Summary

Versatile Human Resources Specialist offers recruitment, policy development and office management expertise paired with outstanding multitasking and communication abilities. Goal-oriented professional with 12 years of comprehensive experience retaining employee relations. Commended for superior performance and consistently going above and beyond to exceed goals.

Skills

- Personnel recruitment
- HRIS applications proficient
- Personnel engagement
- Policies implementation
- Customer relations
- Recruiting
- Conflict resolution tactics
- Employee relations
- HR services
- Negotiation

Experience

US Navy

Human Resources Specialist

06/2006 - Current

- Conducted background checks and orientation, coordinating new employee onboarding process.
- Researched and analyzed recruitment data to provide detailed statistical reports.
- Established and generated various reports to verify HR compliance.
- Participated in educational opportunities and read technical publications, updating job knowledge.
- Safeguarded human resource information, maintaining employee confidence and protecting operations.
- Worked with HR department to devise and update policies as needed for corporate accountability and workplace health.
- Assisted candidates with application processes by answering questions about application, performing background checks, providing I-9 forms and handling drug screening paperwork.
- Assisted with recruitment initiatives by interviewing and talent sourcing.
- Processed employee rehires, transfers, terminations and withholdings.
- Worked with HR staff to accurately track and update paid time off.
- Calculated and managed deductions for group health, life and disability insurance premiums.
- Onboarded new employees in time reporting and payroll systems.
- Determined proper handling of financial transactions and approved transactions within designated limits.

Food Lion | Ahoskie, NC

Cash Office Assistant

06/2004 - 05/2006

- Recorded debit, credit and account transactions in computer spreadsheets and databases.
- Reconciled or entered report discrepancies found in financial records.
- Prepared bank deposits by verifying and balancing receipts and sending

cash and checks to banks.

- Reduced financial discrepancies by accurately managing accounting documentation.
- Accepted cash and credit card payments, issued receipts and provided change.
- Trained new team members in cash register operation, stock procedures and customer services.
- Helped customers find specific products, answered questions and offered product advice.

Food Lion | Ahoskie, NC

Cashier

05/2001 - 06/2004

Education and Training

Liberty University | Lynchburg, VA

Bachelor of Science in Human Resources Management

07/2019

Liberty University | Lynchburg, VA

Associate of Arts in Business Administration

08/2016

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of _____ District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 2



Duval Asphalt Products, Inc.
7544 Phillips Highway
Jacksonville, FL 32256
(904) 296-2020
(904) 296-6574 fax



PROPOSAL: Murabella Walking Path

To:	Property:
------------	------------------

Action Management Group of NE Florida LLC
5448 2nd Street
Saint Augustine, FL 32080
Phone: 9043779605

101 W Positano
St Augustine, FL 32092

Proposal Date:	Jan 18, 2024	Quote ID:	QUO-02185-Y3T5Y2 (Rev. 2)
Effective From:	1/18/2024	Effective To:	2/17/2024

Line No.	Product	Price	Approval (your initials)
10	Pescara Walking Path: Asphalt Overlay Approx. 4000 Sq Yds @ \$18.12 / Sq Yd Clip edges to remove overgrown grass. Haul debris off site. Broom sweep asphalt and apply tack. Overlay existing asphalt with 1" SP 9.5 asphalt. Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$72,480.00	
20	Pescara Walking Track: Asphalt Repairs Approx. 180 Sq Yds @ \$94.05 / Sq Yd Saw cut and remove damaged asphalt. Cut and remove tree roots Haul debris off site Install hot mix asphalt in patches and compact *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$16,929.00	
30	Pescara Walking Path: Asphalt Overbuild Approx. 180 Sq Yds @ \$94.08 / Sq Yd Clip edges to remove overgrown grass. Haul debris off site. Broom sweep asphalt and apply tack. Overlay existing asphalt with hot mix asphalt *Cannot guarantee drainage/ponding *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$16,934.40	
40	Pescara Walking Path: Base and Asphalt Installation Approx. 294 Sq Yds @ \$158.75 / Sq Yd Blade off top layer of grass and dirt and dispose of. Scarify existing base material. Add 6" crushed aggregate base. Finish grade and compact. Install 1.5 type SP 9.5 asphalt. *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote. *Upon completion and acceptance of our stated scope Duval Asphalt is not responsible for maintenance or cleanup required at the site between completion of the base work and asphalt installation. Corrective work on existing base will be charged at the current daily rate and any material required. If corrective work is required but declined we will charge the current per ton cost for any overruns incurred	\$46,672.50	

Line No.	Product	Price	Approval (your initials)
50	San Marino Walking Track: Asphalt Repairs Approx. 28 Sq Yds @ \$209.32 / Sq Yd Saw cut and remove damaged asphalt. Cut and remove tree roots Haul debris off site Install hot mix asphalt in patches and compact *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$5,860.96	
60	Underdrain Installation Install approx. 565LF of 6" underdrain pipe along the edge of asphalt walkway with 57 stone up to finish elevation of asphalt walkway Discharge underdrain pipe into 6" PVC and run 265 LF of 6" PVC to existing structure on site *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$99,871.79	

Drainage is not implied or guaranteed by this quote. It is understood that Duval Asphalt will receive compensation for any drainage related work. This quote is figured without adding money for rework of areas lacking sufficient pitch to allow for drainage. As a contingency, \$450 per hour with a 4 hour minimum should be factored for drainage adjustment. 2%, or greater, prevailing pitch is required for complete drainage.

Prime is \$.65 per SY with a 1,500 SY minimum per mob. Anything under 1,500 SY is \$4.75 per GI for material plus a \$500 mob. All Prime is scheduled thru Allen Shirley at (904) 219-7447.

Estimated Total (assuming all line items)	\$258,748.65
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The terms contained in Exhibit A are hereby fully incorporated by reference into this proposal

THIS CONTRACT IS CONTINGENT ONLY UPON CREDIT APPROVAL BY DUVAL ASPHALT PRODUCTS.

TERMS - NET 30 DAYS ANY PAYMENTS NOT RECEIVED BY THAT TIME SHALL BEAR INTEREST AT THE RATE OF 1 1/2 % PER MONTH, AND CUSTOMER ALSO AGREE TO PAY DUVAL ASPHALT PRODUCTS, INC. COST AND EXPENSES OF COLLECTION, FOR ANY BREACH OF THIS PROPOSAL, INCLUDING REASONABLE ATTORNEYS FEES WHETHER OR NOT A SUIT IS FILED. NO RETAINAGE IS TO BE WITHHELD FROM PAYMENTS DUE FROM THIS CONTRACT. ALL PAYMENTS DUE HEREUNDER SHALL BE MADE AT THE OFFICES OF DUVAL ASPHALT PRODUCTS, INC. OR BY MAIL.

ACCEPTANCE OF PROPOSAL - THE ABOVE OR ATTACHED PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

RESPECTFULLY SUBMITTED,

Duval Asphalt Products, Inc.

Nick Schaber

E-mail: NSchaber@duvalasphalt.com

Cell Phone: 9045341484

ACCEPTED BY:

Signature _____

Name _____

Title _____

Date _____

Exhibit A

1. Any damage to our work will be repaired on a cost plus 20% basis.
 2. All work is guaranteed to be installed as specified. Duval Asphalt warranties the installation of pavement / sealcoating against defects in material and workmanship for (1) year from date of completion.
 3. Asphalt is a flexible pavement, unless otherwise noted, Duval Asphalt does not guarantee against ponding water or make provisions for the repair of such areas under this contract
 4. Duval Asphalt requires a representative of your company be on-site during project operations in order to resolve any related issues.
 5. Changes to contract quantity in excess of 10 percent (10%) will result in adjustment of unit prices.
 6. Permits, bonds, testing, layout, saw cutting, maintenance of traffic, and striping, are not included unless otherwise noted in the scope of this contract.
 7. Dumpsters must be removed from pavement surface and irrigation systems must be turned off 24 hours prior to start of project. Any delay or change in schedule by owner or owner's representative after Duval Asphalt has mobilized on site, such as base not being ready or wet pavement due to irrigation being left on, will result in a re-mobilization charge of \$3,500 for paving and \$1,250 for sealcoating. Quotes based on one mobilization unless stated otherwise.
 8. Changes to a project that require additional days of work are to be priced on an individual basis. The mobilization charge above in #7 is not sufficient or applicable to add additional days of work.
 9. A two-week notice is required, prior to start of project, to schedule job. It is understood that the schedule is subject to change due to inclement weather.
 10. Duval Asphalt is not responsible for damage to underground utilities caused by the normal prosecution of our work.
 11. Installation of new asphalt surfaces will not prevent reflective cracking; no warranty is stated or implied.
 12. Adequate curing period must be allowed in order to minimize scuffing and tearing. Scuffing and tearing of the asphalt will occur in the hot summer months, no warranty is stated or implied.
 13. Duval Asphalt does not guarantee against surface defects (i.e., cracking, ponding, settling, etc.) resulting from base installed by others, or areas where inadequate base is discovered.
 14. Duval Asphalt recommends the removal and replacement of oil and other solvent deteriorated asphalt. We do not guarantee sealcoat adhesion to raised and exposed aggregate, pavements with coquina shell, concrete areas with spilled mortar or other films or coatings, extremely dirty areas or areas containing mold or mildew.
 15. Sealed areas shall be barricaded to all traffic. Duval Asphalt is not responsible for damages to sealed areas, sidewalks, or tracking of sealer due to foot traffic and or vehicle traffic crossing barricaded areas. Barricades may be opened to traffic no less than 24 hours after application
 16. Cost of towing vehicles is the responsibility of owner or management. There will be a charge of \$250 per hour for sealcoat, and \$750 per hour and any trucking delay charges for paving and patching.
 17. The removal of unsuitable material such as much, marl, clay, organic material, sand, etc. or the replacement of clean fill, and the removal of vegetation is not included in this contract unless otherwise stated.
 18. Quote based on normal non-union rates, no payroll transcripts required, no retainage will be withheld from payments to this contract. Final payment based on in-place measurements unless otherwise stated as "total investment". Duval Asphalt is an EOE in accordance with 41CFR 60-250.4(m), 60-741.4 and 61.250
 19. Contracts are bid at specific thickness, additional material needed to complete project due to curb being cut to deep, base not smooth and level, or unforeseen problems will be billed according to contract.
 20. Should customer cancel this contract before work begins, the parties agree that 20% of the proposed contract price will be payable to Duval Asphalt as liquidated damages (not as penalty) representing the reasonable admin. Expenses incurred on the project and lost profit.
 21. If during normal completion of scope, inadequate base is discovered, the customer can proceed and void any warranty in affected area and incur no additional cost. If corrective action is elected, cost will be determined on a case-by-case basis and will result in additional cost for labor and material.
 22. This quote assumes no testing will be performed and no DOT, or DOT style specifications will be required. DOT specifications cannot be achieved on any project outside DOT roadways built entirely with DOT approved processes and material.
 23. Price is based on Duval Asphalt retaining all milled asphalt material to use for recycled content. If prime or owner elect to retain any or all of the milled material, asphalt price is subject to change to reflect the need for virgin material substitute.
- IT IS ANTICIPATED THAT, WHEN RESURFACING PAVEMENTS CONSTRUCTED WITH AN INVERTED CROWN, SOME ROLLER MARKING WILL BE VISIBLE IN THE FINISHED SURFACE.

Agreed: _____ (please initial) Date: _____

Job Information Sheet

(Please complete entirely with addresses and phone numbers)

____ Private (not bonded)
____ Bonded Private or State (bonded by general contractor)
____ Federal Work (Miller Act)

ATTACH NOTICE OF COMMENCEMENT

(If one has been recorded)

Project Name: Murabella Walking Path
Address: 101 W Positano St Augustine FL 32092
Description (if available): Lot: _____ Block: _____ OR Book: _____
Page: _____ Township: _____ Range _____ County _____

Your Company Name: Action Management Group of NE Florida LLC
Address: 5448 2nd Street
City: Saint Augustine State: FL Zip: 32080
Phone #: 9043779605

General Contractor: _____
Address: _____
Phone #: _____

Name of Company your Contract is with: _____
Address: _____
Phone #: _____

Property Owner: _____
Address: _____
Phone #: _____

Bonding Company and/or Bond Agent: _____
Address: _____
Phone #: _____

Bank Name or Funding Source: _____
Address: _____
Contact Name: _____ Phone #: _____



Contract Amount: _____ RETAINAGE: _____ %

Tab 3

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)										10/30/2023	
1.0 Maintenance										Page 1 of 2	
Non-Growing Season Only (November 1 - March 31st)											
1.1 Mowing (by Friday of each week) 3 days / week					Comments						
All Turf & Pond Areas					Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5					Mowed all turf in the Monday section except the soccer field which is mowed on Friday						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16					Verona Way and Memorial Park were mowedas well as the roadway along SR 16. Ponds 6-9 and 15,16 were mowed as well.						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5					Pescara field and the park were mowed today. Ponds 1b-5b were mowed						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,					Rugusa Field and ponds 10-14 were mowed.						
Friday - Outer berms off od SR16 & Pacetti Rd					All of the outer berms were mowed today. The athletic field at the clubhouse was mowed as well.						
1.2 String Trimming					Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.					Obstacles are mowed as part of each mowing cycle						
1.3 Edging					Comments						
All hardscape and paved trails at each mowing cycle					Edging is completed as part of each mowing cycle						
1.4 Blowing					Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots					Each area is blown clean of debris once mowing is completed						
1.5 Weed Control					Comments						
Weeding of plant beds, all natural areas and berms					Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times											
1.6 Pruning					Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain 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					Comments						
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											
2.0 Pesticide Application											
2.1 Turf Pest Control					Comments						
Turf inspected weekly and spot treated (As Needed)					All turf is inspecte weekly for pest						
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical											
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses											
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed					Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments					Page 2 of 2	



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers were fertalized on 11-1-2023	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	A zone valve was repaired at the mail kiosk on San Giacomo and 2 heads were repaired in Pescara 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 be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							11/6/2023
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
1.1 Mowing (by Friday of each week) 3 days / week					Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Detail week- Trimmed hedges at the Amenity center and Positano entrance						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Detail week- Cleaned tree debris from berms at Memorial Park and along Verona Way						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Detail week- Trimmed hedges at the Pescara entrance also removed tree debris in berms around the Pescara Fields						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Detail week- Trimmed hedges at the SR 16 entrance. Started weedeating the ditch along SR 16						
Friday - Outer berms off od SR16 & Pacetti Rd	The ditch along SR 16 was finished and removed tree debris in the berms along SR 16						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Obstacles are mowed as part of each mowing cycle						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain 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	Comments						
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							
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
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	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers were fertalized on 11-1-2023	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							11/13/2023
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
1.1 Mowing (by Friday of each week) 3 days / week					Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse area and berm along Pacetti Rd was mowed today. Ponds 1-5 were mowed						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way and Memorial park were completed. Ponds 6-9 and 15-16 were completed.						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara field and the park were mowed today. Pond 1b-5b were not mowed to to being to wet to safely mow.						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was mowed today. Ponds 10-14 were to wet to safely mow due to recent rain						
Friday - Outer berms off od SR16 & Pacetti Rd	The athletic field and SR 16 entrance were mowed today. Some areas of the athletic field were to wet so we mowed around them						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Obstacles are mowed as part of each mowing cycle						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
1.7 Berms	Comments						
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)							
Weeds to be removed / treated year round as needed							
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
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	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers were fertalized on 11-1-2023	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
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 on the pool deck under pavers	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							11/20/2023
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
1.1 Mowing (by Friday of each week) 3 days / week					Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Detail week- cut back Ornamental Grasses at the round a bout and removed tree debris the the Positano berms. Blew off the Amenity Center						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Detail week- Removed vines in round a bout and hand pulled weeds in the Positano Entrance						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Detail week- Handpulled weeds at the Pescara and SR 16 entrances and cut dead outt of plant material at the Positano entrance.						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Holiday						
Friday - Outer berms off od SR16 & Pacetti Rd	Holiday						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Obstacles are mowed as part of each mowing cycle						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain 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	Comments						
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							
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspecte weekly for pest						
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	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers are scheduled for fertilizer the week of 12-4-2023	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Repaired 1 valve along Positano	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							11/27/2023
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
1.1 Mowing (by Friday of each week) 3 days / week					Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The berms along Pacetti and the clubhouse area were mowed. Pond banks were spot mowed based on growth.						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park and the SR 16 entrance were mowed. Ponds 6-9 and 15-16 were spot mowed. The SR 16 berms were mowed as well						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and playground were mowed. Ponds 1b-5b were completely mowed.						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was mowed and the ponds were spot mowed based on growth.						
Friday - Outer berms off od SR16 & Pacetti Rd							
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Obstacles are mowed as part of each mowing cycle						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain 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	Comments						
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							
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspecte weekly for pest						
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	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers are scheduled for fertilizer the week of 12-4-2023	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							12/4/2023
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Detail week- started trimming grasses along Positano and the clubhouse. Also pulled large weeds in berms and removed tree debris						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Detail week- continued trimming grasses, pulling weeds and removing tree debris along Positano						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Detail week- continued trimming grasses, pulling weeds and removing tree debris along Positano						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Detail week- continued trimming grasses, pulling weeds and removing tree debris along Positano						
Friday - Outer berms off od SR16 & Pacetti Rd	Detail week- all of the grasses along Positano have been cut back						
1.2 String Trimming							
Trimming around all obstacles at every mowing cycle to include	Triming around obstacles is done as part of each mowing cycle						
fences on pond side, light poles, tress & shrubs.							
1.3 Edging							
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing							
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control							
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
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)							
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							
2.0 Pesticide Application							
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>							
2.1 Turf Pest Control							
Turf inspected weekly and spot treated (As Needed)	All turf is inspecte weekly for pest						
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	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control							
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Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers were fertalized this week	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)										12/11/2023	
1.0 Maintenance					<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> </div>					Page 1 of 2	
Non-Growing Season Only (November 1 - March 31st)											
1.1 Mowing (by Friday of each week) 3 days / week											
All Turf & Pond Areas					Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5					The Clubhouse area and the berms at Pacetti Rd ere mowed. Ponds 1-5 were spot mowed as needed						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16					Verona Way, Memorial Park and the SR 16 entrance were mowed. Ponds 6-9 and 15-16 were spot mowed as needed						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5					Pescara Field and the playground were mowed. Ponds 1-5 were mowed as well						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,					Rugusa Field was mowed and ponds 10-14 were spot mowed as needed						
Friday - Outer berms off od SR16 & Pacetti Rd					The berms along SR16 and Pacetti Rd were mowed. The athletic field was to wet to mow without leaving damage.						
1.2 String Trimming					Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.					Triming around obstacles is done as part of each mowing cycle						
1.3 Edging					Comments						
All hardscape and paved trails at each mowing cycle					Edging is completed as part of each mowing cycle						
1.4 Blowing					Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots					Each area is blown clean of debris once mowing is completed						
1.5 Weed Control					Comments						
Weeding of plant beds, all natural areas and berms					Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times											
1.6 Pruning					Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and											
maintain 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					Comments						
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											
2.0 Pesticide Application					<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> </div>						
2.1 Turf Pest Control					Comments						
Turf inspected weekly and spot treated (As Needed)					All turf is inspepte weekly for pest						
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical											
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses											
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed					Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments					Page 2 of 2	



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers are scheduled to be fertalized the second week of January	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to to completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							12/18/2023
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Comments
Note below all areas or ponds not mowed per schedule with reason							
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5							Detail week- started trimming grasses and removing debris in the berms along Pacetti
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16							Detail week- continued trimming grasses and removing debris from Pacetti Berms
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5							Detail week- continued trimming grasses and removing debris from Pacetti Berms
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,							Detail week- continued trimming grasses and removing debris from Pacetti Berms
Friday - Outer berms off od SR16 & Pacetti Rd							Detail week- continued trimming grasses and removing debris from Pacetti Berms
1.2 String Trimming							Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.							Triming around obstacles is done as part of each mowing cycle
1.3 Edging							Comments
All hardscape and paved trails at each mowing cycle							Edging is completed as part of each mowing cycle
1.4 Blowing							Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots							Each area is blown clean of debris once mowing is completed
1.5 Weed Control							Comments
Weeding of plant beds, all natural areas and berms							Post emergent herbicide is applied as part of our detail rotation
Pre & Post emergents applied at appropriate times							
1.6 Pruning							Comments
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain 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							Comments
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							
2.0 Pesticide Application							<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>
2.1 Turf Pest Control							Comments
Turf inspected weekly and spot treated (As Needed)							All turf is inspected weekly for pest
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							Fire ant control is applied as needed on ant mounds
2.2 Shrub & Tree Pest Control							<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>



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Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers are scheduled to be fertalized the second week of January	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	Two (2) irrigation heads and One (1) zone line were repaired on the Pacetti Berms	
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							12/25/2023
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas							Comments
Note below all areas or ponds not mowed per schedule with reason							
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5							Holiday
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16							Blew off clubhouse and Positano and removed debris. Hand pulled weeds in annual beds
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5							Blew off Pescara parking lot and entrance and memorial park. Removed any debris present
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,							Blew off both SR 16 entrances and all mail kiosks and removed debris
Friday - Outer berms off od SR16 & Pacetti Rd							Holiday
1.2 String Trimming							Comments
Trimming around all obstacles at every mowing cycle to include							Triming around obstacles is done as part of each mowing cycle
fences on pond side, light poles, tress & shrubs.							
1.3 Edging							Comments
All hardscape and paved trails at each mowing cycle							Edging is completed as part of each mowing cycle
1.4 Blowing							Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots							Each area is blown clean of debris once mowing is completed
1.5 Weed Control							Comments
Weeding of plant beds, all natural areas and berms							Post emergent herbicide is applied as part of our detail rotation
Pre & Post emergents applied at appropriate times							
1.6 Pruning							Comments
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain 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							Comments
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							
2.0 Pesticide Application							<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>
2.1 Turf Pest Control							Comments
Turf inspected weekly and spot treated (As Needed)							All turf is inspected weekly for pest
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							Fire ant control is applied as needed on ant mounds
2.2 Shrub & Tree Pest Control							<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>
Comments							Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers are scheduled to be fertalized the second week of January	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							1/1/2024
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
1.1 Mowing (by Friday of each week) 3 days / week					Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Holiday						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Mowed all turf as needed at the clubhouse and along Pacetti and Verona Way. Spot mowed ponds as well. Picked up debris from weekend winds						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	The playground area and walk path were mowed at Pescara Field. Ponds were mowed as needed. Picked up debris from weekend winds						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Turf was mowed as needed						
Friday - Outer berms off od SR16 & Pacetti Rd	The berms along SR16 and the entrance was mowed as needed. Picked up debris from weekend winds.						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include	Triming around obstacles is done as part of each mowing cycle						
fences on pond side, light poles, tress & shrubs.							
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain 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	Comments						
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							
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
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	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers are scheduled to be fertalized the week of 1-8-2024	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
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,	An irrigation line was relocated and two (2) spray heads were replaced at the pool.	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed in October	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							1/8/2024
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
1.1 Mowing (by Friday of each week) 3 days / week					Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Detail week- Continuing to trim ornamental grasses along Pacetti						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Detail week- Continued trimming the ornamental grasses along Pacetti						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Detail week- completed trimming the ornamental grasses along Pacetti and started San Giacomo						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Detail week- continued trimming the ornamental grasses on the East side of San Giacomo						
Friday - Outer berms off od SR16 & Pacetti Rd	Blew the Clubhouse area as well as parks and entrances						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Triming around obstacles is done as part of each mowing cycle						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain 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	Comments						
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							
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
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	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers were fertalized this week. New annual flowers are scheduled to be installed the week of 1-25-2024	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
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,	One mainline was repaired in the island on San Giacomo	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annuals are scheduled for install the week of 1-25-2024	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							1/15/2024
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
1.1 Mowing (by Friday of each week) 3 days / week					Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Mowed the clubhouse area and berm along Pacetti. We advanced the mow schedule due to the forecast of rain Tuesday afternoon						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Mowed as needed throughout the community ahead of the forecasted rain. We mowed as needed to allow us to get as many areas complete as possible before the turf was to wet to mow						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Turf was to wet to mow. We continued to trim the ornamental grasses on the East side of San Giacomo						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Completed trimming the grasses on the East side of San Giacomo						
Friday - Outer berms off od SR16 & Pacetti Rd	Blew the Clubhouse area as well as parks and entrances						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Triming around obstacles is done as part of each mowing cycle						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain 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	Comments						
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							
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical							
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	All turf was fertalized in October	
To be completed in 4 rounds (March, May, September & November)		
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	Annual flowers were fertalized the week of 1-8-2024.	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report		
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annuals are scheduled for install the week of 1-25-2024	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							1/22/2024
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
1.1 Mowing (by Friday of each week) 3 days / week					Comments		
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Detail week- started trimming the ornamental grasses on the back side of the East San Giacomo berm						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Detail week- continued trimming the grasses on the back side of the East San Giacomo berm						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Detail week- finished trimming the grasses on the back side of the San Giacomo berm and started trimming the berm along SR16						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Detail week- continued trimming the grasses along SR 16 between San Giacomo and the east boundry						
Friday - Outer berms off od SR16 & Pacetti Rd	Detail week- completed trimming the grasses along SR 16 between the east boundry and San Giacomo						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Triming around obstacles is done as part of each mowing cycle						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain 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	Comments						
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							
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical							
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
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)	All turf is scheduled to be fertalized in February	
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Trees and Ornamentals were fertalized in October	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	The new annual flowers are scheduled for fertalizer the week of 2-5-2024	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	The irrigation controllers have been set for the new annual flowers	
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,		
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annuals are scheduled for install the week of 1-25-2024	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							1/29/2024
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Mowed all turf as needed at the clubhouse and Pacetti berm. Also spot mowed pond 1-5 as needed. Soccer field is mowed at the end f the week.						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Spot mowed Verona Way, Memorial Park and the SR16 entrance as needed. Mowed ponds 6-9,15 and 16 as needed						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Mowed turf as needed at the Pescara Field and playground area. Mowed ponds 1b-5b as needed						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field and ponds 10-14 were mowed as needed						
Friday - Outer berms off od SR16 & Pacetti Rd	SR16 and Pacetti Rd berms were spot mowed. The soccer field was mowed as well						
1.2 String Trimming							Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Triming around obstacles is done as part of each mowing cycle						
1.3 Edging							Comments
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing							Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control							Comments
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation						
Pre & Post emergents applied at appropriate times							
1.6 Pruning							Comments
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain 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							Comments
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							
2.0 Pesticide Application							
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> </div>							
2.1 Turf Pest Control							Comments
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical							
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Fire ant control is applied as needed on ant mounds						
2.2 Shrub & Tree Pest Control							Page 2 of 2

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
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)	All turf is scheduled to be fertilized in February	
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)		
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	The new annual flowers are scheduled for fertalizer the week of 2-5-2024	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	The irrigation controllers have been set for the new annual flowers	
Note: This contract shall include the following at N/C		
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Two (2) irrigation heads were adjusted at the mail kiosk on San Giacomo. They were spraying onto the sidewalk	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,		
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
These are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract		
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
5.0 Mulching	Comments	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth		
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers have been installed	
Areas of seasonal color are:		
SR16 / San Giacomo entrance (420 plants per installation)		
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):	Signature (Operations Manager) :	Brian Stephens

PO BOX 8699
1880 Eastwest Pkwy
Fleming Island, FL 32006
Brians@trimacoutdoor.com
www.yardnique.com



ADDRESS

Melissa Dobbins
Rizzetta & Company
101 E Positano Ave
St Augustine, FL 32092

SHIP TO

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

Estimate 57325

DATE 01/30/2024

Expires in 30 days

Materials and Labor based on the following landscape Installation:

1. Mulch: Install 440cy Brown Mulch at 2" depth in all specified areas on site map
2. Pine Straw: Install 5355 Bales to cover all Main Berm area
3. Additional Pine Straw: 900 Bales to Cover Back Berm area

ACTIVITY	QTY	UNIT	RATE	AMOUNT
EN - General - Mulch - 2024			\$67,985.00	\$67,985.00
Mulch	440.00	Dollars	\$55.00	\$24,200.00
Pine Straw	5,355.00	Dollars	\$7.00	\$37,485.00
Additional Pine Straw	900.00	Dollars	\$7.00	\$6,300.00

TOTAL \$67,985.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"



Tab 4



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.
Aquatic Management Services

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

MAS721604

This Agreement, made this _____ day of _____, 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to stock fish in accordance with the terms and conditions of this Agreement in the following location(s):

Stocking of Bluegill and Gambusia within 3 lakes at Murabella Community Development District, St. Augustine FL.

The Lake Doctors, Inc. guarantees 90% survival of fish for 24 hours excluding predation, pollution, escape and other factors beyond the control of The Lake Doctors, Inc. The Lake Doctors, Inc. will notify CUSTOMER regarding the delivery date of fish.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Stocking of twenty-eight thousand (28,000) Gambusia minnows	\$ 8,400.00
2. Stocking of eight thousand four hundred (8400) fingerling bluegill	\$ 8,400.00
3. Delivery & Stocking	\$ 200.00
4. Stocking Report	\$ INCLUDED
Total of Services Accepted	\$ 17,000.00

\$8,500.00 of the above sum-total shall be due and payable upon execution of this Agreement, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS agrees to deliver and stock, per availability from fishery and weather permitting, with receipt of this executed Agreement plus required deposit and/or required government permits.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before December 3, 2023.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

Signed _____ Dated _____

Mark A. 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.
 - b. CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
2. 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.

AQUATIC MIDGE FLIES

Are swarms of bugs keeping you inside?

Order: Diptera

Family: Chironomidae

Genus & Species: 2000+ species in North America

Habitat

- Bodies of water 3'-30' deep
- Lakes with excess organic waste from landscaping, turf, reclaimed water, paved surfaces, septic tanks, and other watershed sources
- Ponds with low oxygen conditions that allow waste products to release ammonia, hydrogen sulfide gas, phosphorus and other nutrients
- Water with higher levels of muck accumulation, murky color, bad odors
- Ponds with excessive blue-green algae and phytoplankton

Control Methods

- Increase oxygen in the lake with an aeration system - Destratifies lake bottom - Increases beneficial bacteria - Reduces nutrients
- Use larvacides as needed
- Treat algae quickly to avoid creating more problems
- Add fish that feed on midge larvae

Info

Aquatic midge flies are non-biting insects found in lakes and ponds throughout Florida and are known by many common names including blind mosquito and fuzzy bill. They do not bite, suck blood, or carry disease like true mosquitoes do, so they are more of a nuisance than anything.

Midge flies are a food source for other aquatic insects, such as dragon fly nymphs and several varieties of fish, so the goal is not to completely eliminate them, but to keep them in proper balance within the ecosystem. Midge fly populations grow exponentially in water that is high in nutrients and bottom muck, and low in oxygen environments that don't support fish.

- Can be a problem in Florida all year but swarms tend to be worse in the spring and early fall
- At night they are attracted to lights around houses and businesses
- Outdoor activity can be difficult as swarming midges can be inhaled into the mouth and nose and get into eyes and ears
- Swarms fly to cool shady areas & stain paint, stucco, roofs, cars, etc.
- Small & large pond and lakes, whether natural or man-made
- Larvae live on and in the lake bottom making them more difficult to control and to detect imminent adult swarming

What can be done about them?

Shorter term control with fast results includes applying larvacides to the lake to prevent midge flies from developing into flying adults.

For longer term control, you need to improve the water quality of the lake. As lakes age many develop layers of organic bottom muck that dramatically lowers dissolved oxygen levels favoring growth of midge fly larvae while preventing fish and other insect predators from feeding on them. Infested lakes can easily support populations of 2,000 larvae per square meter.

Lakes low in oxygen and high in nutrients, pollution and algae are a perfect habitat for midges. The most effective long term remedy for midge flies may be installing a Vertex diffused air aeration system to raise oxygen levels and improve overall water quality. Call SOLitude Lake Management today for the best SOLUTION to your swarming Midge fly problems.



SOLITUDE SERVICE QUOTE




CUSTOMER NAME: **Murabell Turnbull Creek CDD**

By: **Kristi Roxas**

DATE: **December 21, 2023**

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

Quote Expires: January 21, 2024

Who we are:  WHO WE ARE | SOLitude Lake Management **Website:** [SOLitude Lake Management](https://www.solitudelakemanagement.com)

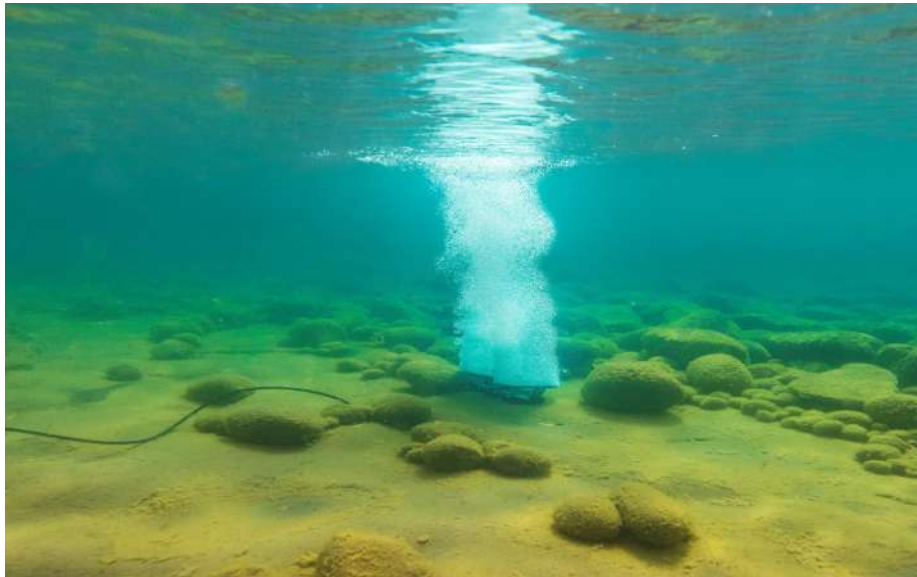


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Services: Installation of custom-designed bottom diffused aeration system in ponds 2 at Murabella Turnbull Creek CDD in St. Augustine, FL 32092.

AERATION SYSTEM INSTALLATIONS



[Robust-Aire™ Diffused Aeration - Kasco Marine](#)

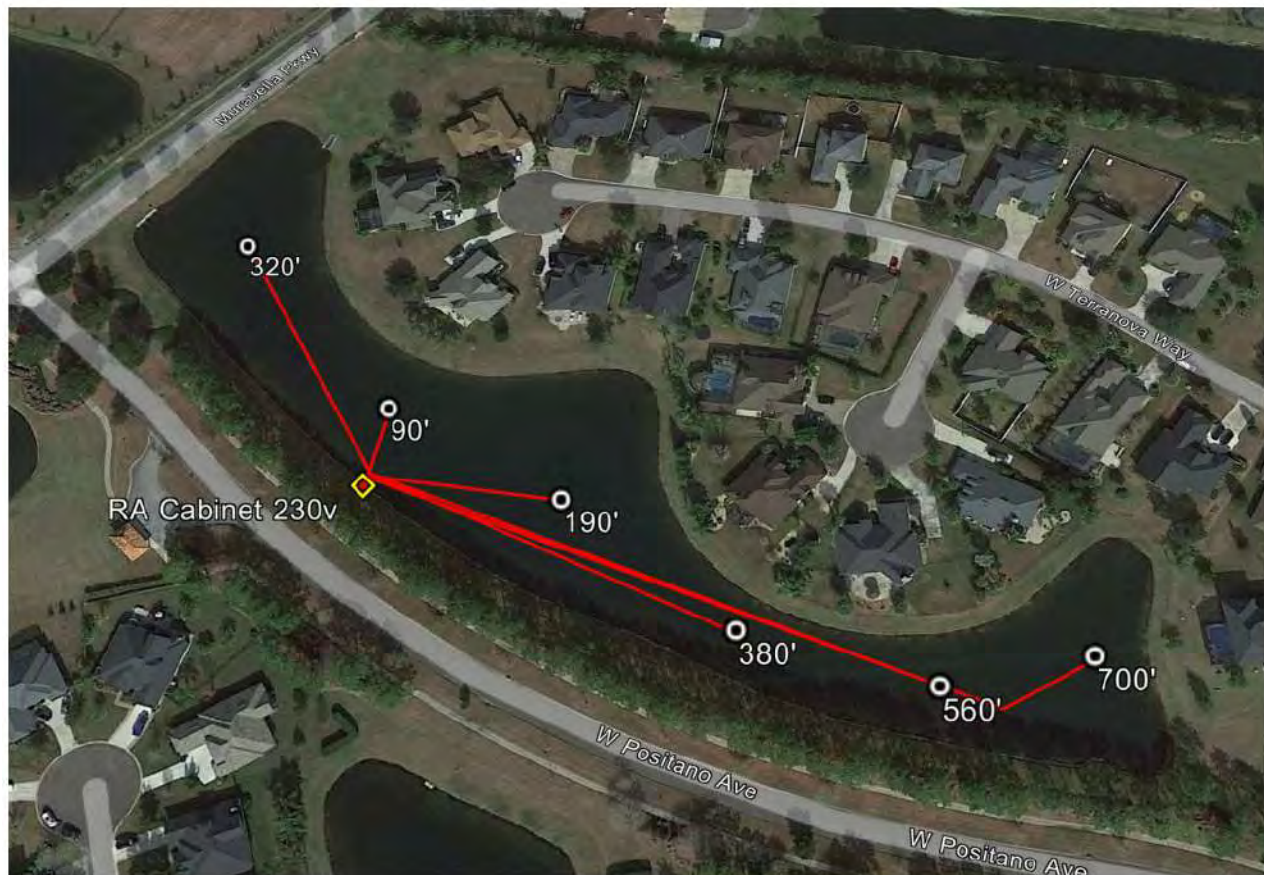
Pond 2:

1. Contractor will install the following submersed air diffused aeration system:
Kasco RAH6 Robust-Aire™ Diffused Aeration System (240V)*
 - Two (2)** ½ HP Compressors
 - Six (6)** Diffuser Assemblies (self-weighted, stainless-steel base)
 - 280 ft.** of 3/8" SureSink™ self-weighted tubing &
 - 1,960 ft.** of 5/8" SureSink™ self-weighted tubing
 - Base Mounted Cabinet**
 - Cooling fan with guard
 - Air filter assembly
 - 40 PSI pressure relief valve
 - Brass outlet air elbow
 - 6 ft. power cord
 - All labor and parts necessary for proper installation**
2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

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Site Information	
Surface Area (acres):	3.75
Average Depth (feet):	6
Water Body Volume (gallons):	7,331,647.50
Volume (acre feet):	22.50
System Specifications	
HP of Full System	1HP
Compressor	(2)1/2
CFM per System	9.6
Total Diffusers:	6
Amount of Air Tubing:	2240
Pond Turnover Calculation	
System Total Daily Pumpage (Gallons)	8,519,417.25
Water Body Turnover's per Day	1.16
System	(2)1/2
CFM per Diffuser	1.71
Max PSI	4.12



Total Investment: \$11,400

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Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants Post Mount and Base Mount Cabinets for **lifetime** against any defects in materials and workmanship.
3. Manufacturer warrants Compressor for **three (3) years** from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants Air Station Membrane Diffusers for **lifetime** against any defects in materials and workmanship.
5. Manufacturer warrants Tubing for **fifteen (15) years** from the date of installation against any defects in materials and workmanship.
6. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
7. The manufacturer's warranty and the SOLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SOLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Assumptions:

1. Company will have free and unimpeded access to the work locations.
2. Price is based on a reasonable plan / field design of the specified work.
3. Should any additional issues be identified during work activity, Company will notify Customer immediately to discuss modified scope, related additional costs, and confirm project path forward.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing an access point for the equipment needed.
 - b. Checking in with our progress so the project can keep moving forward.
 - c. Must be onsite on the last day of the project to approve completion, if not, project will be considered complete after notifying Customer.

General Qualifications:

1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

PAYMENT TERMS. The Customer shall pay 50% of this service fee upon execution of the Agreement. Once approved, Agreement will be sent for signature. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Tab 5



December 15, 2023

Att: Jim Schieszer
Murabella, St. Augustine FL

Please call 800-331-1723 or send email to info@courtsurfacesfla.com should you have any questions.

Following are the specifications and price to build two asphalt pickleball courts at Murabella HOA, St. Augustine, FL. This quote will be for level area, no trees or underbrush. Site has access for equipment. Water will be required on site. Approx 400' from site. There is fence in this quote included. 10' long and 8' wide asphalt walk from court to gazebo.

Scope of Work
New Build – Two Pickleball Courts – Asphalt
(64' x 64') 4,096 sq ft

1. **Mobilization to site**
2. **Grade Ground 64' x 64' 4,096 sq ft.**
3. **Fill Dirt** - Fill dirt will be needed. Low area and fill will be determined after elevation shoot.
4. **Install 6" Base Course** - A base course of lime rock having an average thickness of 6" shall be placed on the subgrade and properly graded and compacted following a 1" in 10' slope.
5. **Laser grade and roll for compaction**
6. **Asphalt** - A one and one-half (1 ½) inch thick surface course of plant-mix asphalt (Type III) shall be placed over the base course. *(The paved area will be several inches larger than finished asphalt dimensions so that all sides of the courts can be sawed to straight and square edges with an asphalt saw.)*
7. **Saw Cut** - Courts will be saw cut along perimeter which the courts have to extend approx. 4" from the court size to give enough area to have clean cut edge.
8. **Price DOES NOT INCLUDE ADDITIONAL FILL IF REQUIRED.**
9. **Equipment** – Provide and install two (2) pickleball nets, two (2) sets of pickleball net posts in sleeves.
10. **Fence** – 8' along outside perimeter of courts sides with two 4' x 7' gates to be installed.
11. **Prep** - Scrape the court's surface of all dirt, debris and loose material.
12. **Sanding** - Machine sand the surface of court as necessary to smooth and repair any uneven areas.
13. **Patching** - Using outdoor court grade patch compounds:



- a) One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not eliminate all water ponding.
 - b) Cover and fill any rough areas of asphalt.
 - c) The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
 - d) Light sanding on edges to smooth down.
14. **Leveling Course** - Apply two coats of sand - acrylic resurfacer mix over the entire surface of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
15. **Texture and Finish Courses** - Apply two successive coats of outdoor court grade filler coat (sand-filled acrylic color coating) to the entire area of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
16. **Finished colors** – Two colors will be owner's choice of any manufacturer's standard colors.
17. **Lines** - Paint two (2) sets of regulation two-inch-wide white playing lines for pickleball.
18. **Clean-up** - Remove all excess materials and debris from the job after completion of the work.

Pricing
New Build – Two Pickleball Courts – Asphalt
(62' x 62') 3,844 sq ft

The total price for the above outlined work is **\$81,225.00**, payable in three draws:

First Draw: Due upon acceptance	\$ 27,075.00
Second Draw: Due upon completion of asphalt	\$ 27,075.00
Final Draw: Due upon completion of job	\$ 27,075.00

This Price is good for thirty (30) days.

ACCEPTED BY: _____ Court Surfaces

For: _____

Bryan McMandon
Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.



Terms and Conditions

Scope of Work. The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans, specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.

Damages/Delays. Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.

Permitting. Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.

Warranty. All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.

Exception to warranty. Any of the cracks in existing court's surface and / or any new cracks/blisters may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Court Surfaces is responsible for "top-down" workmanship only. We are not responsible for "bottom-up" issues due to existing base material including moisture, cracking, blisters, peeling, etc.

Payment. Payments are due upon receipt unless otherwise stated in writing. Payments over 30 days past due are subject to late fees outlined below:

30 days after Completion date OF 2.5% applied to bill balance

60 days after Completion date OF 5% applied to bill balance

90 Days after Completion date OF 7% applied to bill balance

120 days after Completion date OF 10% applied to bill balance

At 90 days liens will be placed on said property and WILL NOT BE RELEASED UNTILL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED.

Failure to pay on time will result in the forfeiture of Warranty.



Work Site. Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.

Irrigation. Direct irrigation will cause damage to surfacing. It is required that any irrigation that directly contacts the court(s) be disabled for the duration of the job.

Weather. Our work schedule is weather dependent, and we will likely not be on the jobsite from 9:00 to 5:00. While we will make every effort to finish your job in a reasonable amount of time, there may be days we are not able to work due to the weather or other scheduling conflicts. Please set these expectations with all stakeholders in advance.

Landscaping. All landscaping work is the responsibility of the customer. While we will do our best to minimize our impact on the surrounding area, landscaping, grass, plants, hedges, etc may be damaged during the job. Court surfaces is not responsible for damage done to existing landscaping or adding landscaping around new construction.

Cancellation. Should customer/contractor cancel or reschedule this project after contract signature and return, before work has started, or within 24 hours of projected start date, a \$3,500.00/new construction or \$1,000.00/surfacing charge will be paid to Court Surfaces as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to Court Surfaces work schedule.

Entrance/Exit. Please note that we will take caution to try to protect concrete, asphalt or material that is used for entrance or exit points however with weight of construction equipment it is not a guarantee that damage will not occur. Court Surfaces will not be responsible for these damages. Broken areas will be a separate charge to repair or replace at a minimum per square ft. We are not responsible to damage to construction entrance or exits.

Change Orders. All Change Orders will be discussed by all parties and signed upon before changes can be made.

Digging and Setting Sleeves. Quote assumes digging and setting of sleeves will be in normal tennis spec asphalt/limerock. There will be an additional charge if we have to dig through multiple layers of asphalt or rebar or any other material that requires more time.

Remobilization. Our remobilization fee is \$1,500.00.



Duval Asphalt Products, Inc.
7544 Phillips Highway
Jacksonville, FL 32256
(904) 296-2020
(904) 296-6574 fax



PROPOSAL: Murabella Pickle Ball

To:	Property:
Riverside Management Services, LLC 9655 Florida Mining Blvd. Bldg 300 - suite 305 Jacksonville, fl 32257 Phone: (904) 288-7667	Murabella Pickle Ball St Augustine, FL 32095

Proposal Date:	Nov 20, 2023	Quote ID:	QUO-02897-F2D0G2 (Rev. 0)
Effective From:	11/20/2023	Effective To:	12/20/2023

Line No.	Product	Price	Approval (your initials)
10	Base and Asphalt Installation Dual Courts Approx. 506 Sq Yds @ \$81.96 / Sq Yd Installation for two courts 65'x70' Excavate grass, dirt and earth at an average depth of 7.5" Haul debris off site Deliver, dump and spread base material at an average depth of 6" Grade for paving Install hot mix asphalt at an average depth of 1.5" *not responsible for landscaping and irrigation. Both will need to be removed prior to our arrival. *not responsible any damage to grass *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote. *Upon completion and acceptance of our stated scope Duval Asphalt is not responsible for maintenance or cleanup required at the site between completion of the base work and asphalt installation. Corrective work on existing base will be charged at the current daily rate and any material required. If corrective work is required but declined we will charge the current per ton cost for any overruns incurred	\$41,471.76	

Drainage is not implied or guaranteed by this quote. It is understood that Duval Asphalt will receive compensation for any drainage related work. This quote is figured without adding money for rework of areas lacking sufficient pitch to allow for drainage. As a contingency, \$450 per hour with a 4 hour minimum should be factored for drainage adjustment. 2%, or greater, prevailing pitch is required for complete drainage.

Prime is \$.65 per SY with a 1,500 SY minimum per mob. Anything under 1,500 SY is \$4.75 per GI for material plus a \$500 mob. All Prime is scheduled thru Allen Shirley at (904) 219-7447.

Estimated Total (assuming all line items)	\$41,471.76
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Details and Research Results for Murabella Pickleball Courts

Court/Platform/Pad

Duval Asphalt (See Proposal Attached)

Two courts (Total 65x70, 6in Thick), Excavation, Materials, Transport, and Labor \$41,500

Note:

Asphalt w/delivery \$125 a ton (45 tons needed/1.5 thick)

Crushcrete w/delivery \$20 a ton (128 tons needed/4.5 thick)

Fencing (Same Color & Style as Tennis Courts)

Note:

Waiting for Quote (Verbal Estimate from Reliable Source)

8ft. Commercial Grade Galvanized Black Link Fence with One Door and Labor \$9,000

Surface Painting and Striping

Pro Sealed Asphalt (PSA)

Waiting for Quote – Court Paint, Stripe, & Labor \$2,000

Note:

This company painted and striped Murabella's Tennis Courts for \$1,000 ea.

Lighting (Can be Tapped from nearby Sidewalk & Gazebo Light Pole)

Research

Two 20ft Powder Coated Light Poles with Four Led lights, install and Electrical Hook up \$15,000

Note:

20ft Powder Coated Poles (lightpolesplus.com) \$1,000ea.

4 Commercial Grade Led Lights (ledlightexpert.com) \$250ea.

See below for screenshots.

Labor should be less than no more than \$12,000.

***Option - two 15ft pole with bullhorn and
two 300-watt sport lights (bronze) see below
screenshots. (ledlightexpert.com)

\$4,020

Pickleball Equipment

Two high grade nets and four posts \$2,450

Note:

Rhino Tournament Pickleball Net \$150ea. (rhinopickleball.com, see screenshot below)

Black Premier Round Pickleball Net Posts \$534ea. (Tennis Supplies and Equipment.com/see screen
shots below for net and post pricing which can be more or less)

Permits should be less than no more than \$1,000

Project Estimate \$71,950

Project Engineer (Mike) \$?,???

Lighting (\$15,000) can be installed next budgeted year -\$15,000

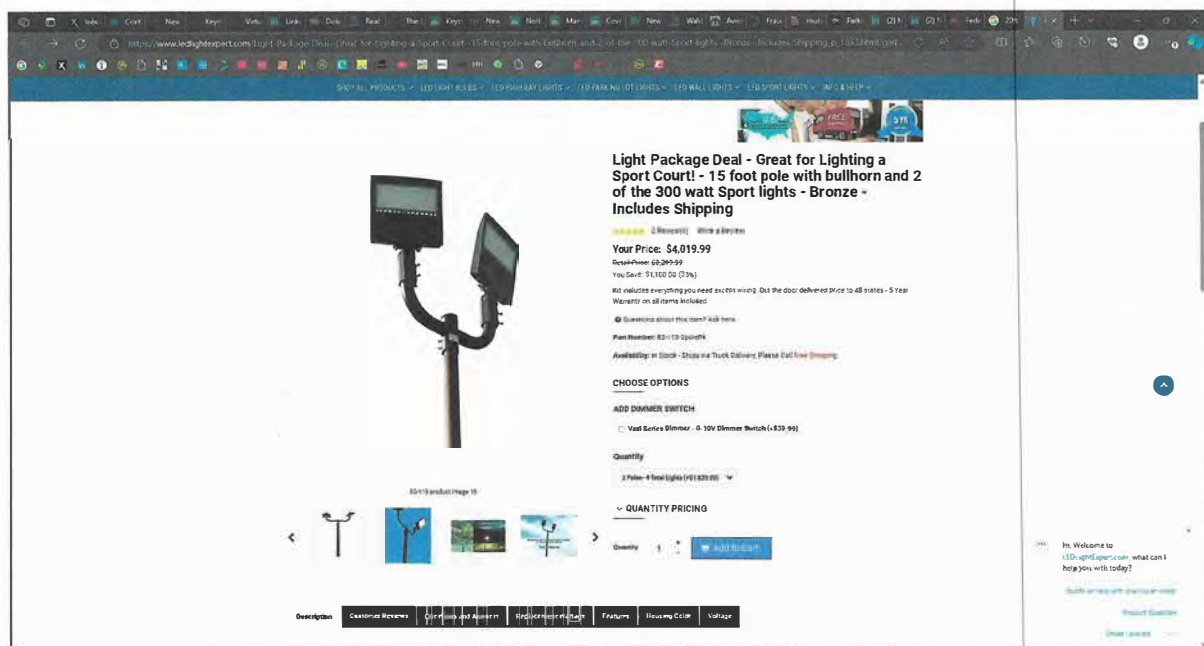
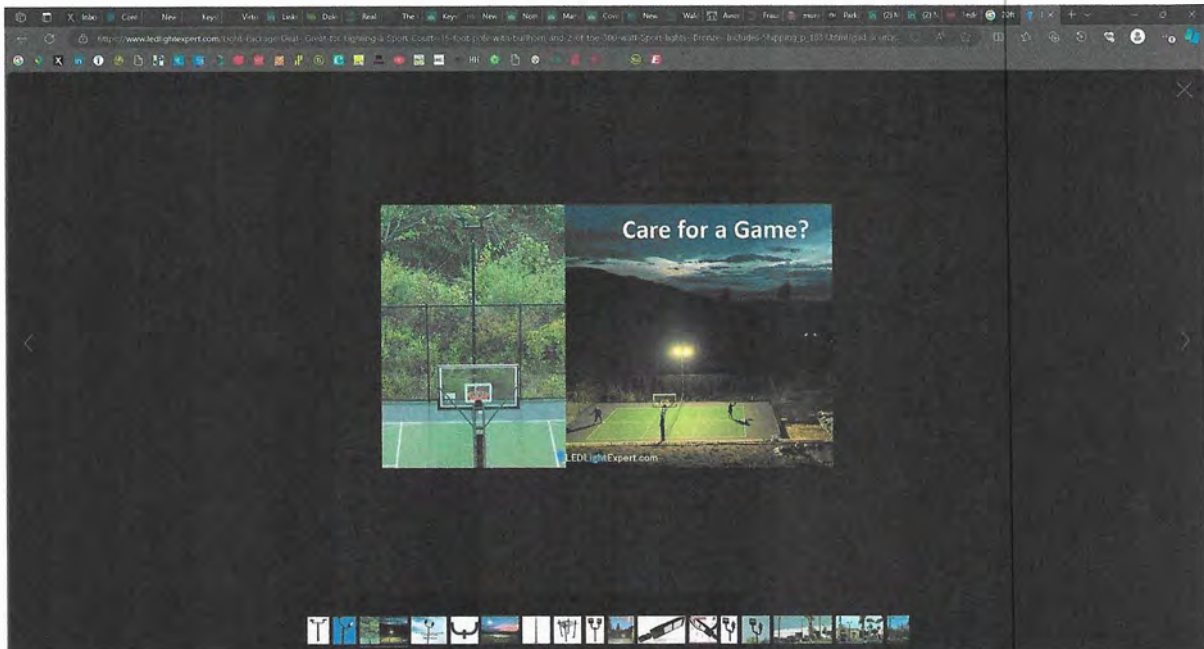
Project Estimate \$55,950

Note:

This project was initially proposed at 50K. The completed project can be over initial proposal between 6K – 22K which still comes under nearby community pickleball court project of \$525,000 for 4 pickleball courts. Compare their two courts at \$262,500 to Murabella Courts at \$71,000 (27%) for two courts with lights or \$56,000 (21%) without.

*****Gazebo doesn't have power. Once gazebo power is connected, gazebo can be set up with fan, lighting, and outdoor furniture.**

Screenshots for above research:



Fencescape, Llc

450-106 S.R. 13 North, #402

St. Johns, FL 32259

904.465.0423

December 4, 2023

Proposal/Invoice for:

Attn: Jim Schieszer

Operations Manager

Riverside Management Services

9655 Florida Mining Blvd.

Building 300, Suite 305

Jacksonville, Florida 32257

Business: (904) 288-7667

Cell: (904)759-9833

C/o: Murabella H.O.A.

101 West Positano Avenue

St. Augustine, Florida 32092

Fence work scope is as follows: Pickleball Court

Supply labor materials & equipment to install 280 linear feet of new 8' tall commercial 9 gage galvanized chain link fence with two (2) 4' wide access gates per customer provided information. All post will be set with concrete.

Materials will consist of the following:

- 1-5/8" Top rail.
- 9ga. Galvanized mesh.
- 2" Line posts.
- 2-1/2" Terminations.
- 3" Gate hinge posts.
- Bottom tension wire.
- All required connection hardware.

Total cost: \$11,892.00

Payment: Signed Proposal and 50% deposit, balance will be due upon job completion.

I/We the owner/agent of the premises mentioned herein, hereby contract with you and authorize you as the contractor, to furnish all necessary labor and materials to construct the improvements described herein. In the event the payment is not made as specified, the company reserves its right to exercise the provisions provided for under the Florida mechanics lien law. All expenses associated with collection, including but not limited to, attorney, court fees, and association costs. All materials are guaranteed as specified. **Fencescape Llc, warrants our installation up to one year. We offer NO warranties on wood fencing materials. Wood is a natural product and is guaranteed to crack, split, warp, shrink, mildew, twist and discolor.** All work is to be completed in a workmanlike manner in accordance with industry standards. Any alteration or deviation from the above specifications involving extra costs will be an extra charge over and above the agreed upon price, including a reasonable charge for additional profit and overhead. Additions, changes or deviations will not be executed without written orders by the owner or owner's agent. **The owner/agent accepts full responsibility for locating, staking, and clearing fence lines as well as deed or subdivision restrictions.** Fencescape Llc. is not liable for damages of any nature due to underground obstructions. In consideration of said work and services by the contractor, the owner/agent accepts the specifications and terms of this agreement. **This Proposal is valid for 10 days.**

Owner/Agent: X _____

PRE-APPLICATION
ST. JOHNS COUNTY
DEVELOPMENT SERVICES
COMMENTS

Additional comments may be made based on changes to the application and/or submittal of new information.

Plan review comments will be valid six (6) months from the date of review comment letter. Upon expiration, a new submittal will be required including all appropriate fees.

Application Number: PRHAPP2023000112 Submittal #: 1

Project Name: Sampson Creek CDD

Applicant: Alex Acree

Project Description: Proposed improvements to include three (3) new pickle ball courts along Cemetery Road for the St. Johns Golf and Country Club residential development. The addition of pickle ball courts is in high demand with the residences and will be owned and maintained by the CDD.

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the lower local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

DEPARTMENTS

APPLICATION REVIEW SUPERVISOR

Information Only:

St. Johns County welcomes the opportunity to serve you in your development project. Investing in the community is important for you as well as for St. Johns County and providing you with accurate information, as well as efficient service, is our goal.

The following comments are being provided as a courtesy during the preliminary stages of a development project to make a potential applicant and their development professionals aware of code standards that may affect their project.

Please be advised: This is only a pre-application. Any pre-application advice or conclusions related to County codes or processes provided by County staff to a planner, real estate agent, attorney, design professional (architect, engineer, code consultant, etc.), or any other applicant/owner representative is subject to change upon receiving a complete application. Changes in design from preliminary to final submittal will often affect the code review. Applicants and property owners are advised to consult with their design professionals (architects and engineers) after meeting with County staff to further explore code implications for their project. Only your design professional can advise you on all of the code implications and options on the design of your project.

Information Only:

>>> **Commercial construction plans will need to be filed.** See the Development Review Manual (DRM) Section 13: www.sjcfl.net/Development/Review/DRMManual.aspx

Information Only:

Kelly Schley, Application Review Supervisor, Growth Management, 904-209-0720 | kschley@sjcfl.us

PLANNING AND ZONING

1. The subject property is part of the St. Johns Golf & Country Club PUD (Ord. 2004-111, as amended), which allows for recreational uses.

2. Staff is unsure of the purpose the radii shown on the proposed plan of development offer. Please elaborate.

3. While parking will need to be provided for the new courts. The MDP that does not define any parking formulas for recreational areas of the PUD and IDC Section 6.05 does not give any requirements for outdoor recreational areas either. Therefore, please create your own formula to justify your parking calculations.

4. On the site plan, please include the following (per DRM section 13):

- Sign location(s): label height, dimensions, distance from property lines, and advertising display area. A notation should be included on the site plan stating that all signage will meet the requirements of LDC sections 7.02.00 and 7.06.00.
- Buffers & setbacks: please depict and clearly label.
- Dumpster/Waste and Mechanical Equipment: Please include a notation that these will be screened from view in accordance with Land Development Code, Sections 6.06.04.B.8 and 6.06.04.B.9
- Fence (if applicable): label and show on site plan. Also include height and materials.
- Zoning & Land Use (of all surrounding properties)
- Land Use table: Demonstrate the proposed square footage out of the maximum 80,000 square footage, per Ordinance _____, (as amended).
- For structures shown, please include the following per DRM Section 13.0:
 - Setbacks (from property lines, water bodies, and wetlands).
 - Distance between all structures.
 - Identify the structures in front of the canopies
 - Underground fuel storage tanks (if applicable): label & show 300 ft. radius.
 - Location of septic.
 - Sidewalks (with dimensions): label existing & proposed.
- Please include the following notes on your site plan:
 - Dumpster/Waste and Mechanical Equipment will be screened from view in accordance with Land Development Code, Sections 6.06.04.B.8, 6.06.04.B.9, and 6.01.03.B.2.
 - Site lighting will meet the requirements of LDC, Section 6.09.00, & 5.03.06.H.
 - One station will meet the applicable design standards of LDC, Section 6.08.19 - this criteria will be confirmed at submittal of the Commercial Construction Plans.
 - All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.508, Florida Statutes and based on the 2010 ADA Standards for Accessible Design.
 - Bicycle parking shall conform to standards of LDC 6.05.02 (M).

Information Only:

Planning & Zoning Division Reviewer: Evan Walmsworth, Planner, Phone: (904) 209-0596 email address: ewalmsworth@sjcfl.us

CONCURRENCY/TRANSPORTATION PLANNING

1. Per Sec. 6.05.02.M of the LDC, if not already provided, where feasible, please provide bicycle parking locations for the proposed development. "All bicycle parking facilities shall be located on the same building site as the Use for which such facilities serve and as close to the building entrance as possible without interfering with the flow of pedestrian or motor vehicle traffic."

Information Only:

Concurrency/Transportation Planning Reviewer: Keisha Fink, AICP Transportation Planner, 904-209-0753, kfink@sjcfl.us

HISTORIC PRESERVATION PLANNING

Information Only:

The proposed pickleball courts are in close proximity to the historic cemetery. Archaeological review is complete. However, in the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division shall be contacted immediately at 904-209-0623. (Policy A.1.4.6 Comprehensive Plan).

Information Only:

Application Reviewed by Hall Barkley, Growth Management-Environmental (904) 209-0623 | hbarkley@sjcfl.us

TECHNICAL/TRANSPORTATION DEVELOPMENT

Application reviewed and signed off.

COUNTY UTILITY DEPARTMENT

Information Only:

Not in S.J. County Utility Department service area. No additional comments. Reviewed by: Melissa Caraway, SICUD, 209-2606.

FIRE SERVICES

Information Only:

The Fire Marshal's Office has reviewed the application and/or plans and has no comments at this time. However, if the scope of this application changes, additional comments may be forthcoming.

Stephanie Murray, Fire Plans Examiner, (904) 209-1742 | smurray@sjcfl.us

ENVIRONMENTAL DIVISION

1. The following are Land Development Code requirements that will be reviewed for on the landscape and tree mitigation plans regarding commercial development. Section 4.01.05 contains regulations on the minimum number of Trees, Tree Inches, Historic and Specimen Trees, exemptions, Protected Trees, Land Clearing, Tree replacement requirements, Tree Permits, Permit application procedures, along with other regulations about Trees and vegetation in unincorporated St. Johns County. Section 6.06.00 contains regulations on minimum landscaping, buffering and parking area standards. Plant species shall be appropriate for their designated use and environment.

a. **Tree Inventory/Survey Requirements:** A site plan identifying all protected trees shall be provided. It shall depict all improvements and existing Protected Trees as set forth in Section 4.01.05.F.1. Development Plans shall be designed to conform to and take advantage of topographic and other natural features of the land, including the conservation of existing Trees. (Sections 4.01.04.A.1, 4.01.06, 5.00.01, Land Development Code)

b. **Tree Mitigation/Inches per Acre Requirements:** Removed Protected Trees are replaced on an inch for inch basis. Also, a minimum of 80 tree inches per acre is required. Please provide the 80" acre calculation on all future landscape plans.

c. **20/50/20:** 70% of planted replacement trees need to be of a canopy type with no one species planted greater than 50% of the total planting. A minimum of fifty (50) percent of the required plant materials shall be native species for required trees and shrubs.

d. **Tree Island Requirements:** A tree island is required to limit unbroken rows of parking to a maximum of 100 feet within a parking area. In addition, a row of parking spaces not abutting perimeter landscaping areas shall be terminated on either end by a terminal tree island. Islands shall be a minimum of 15-foot wide, measured from back of curb, extending the required length of the parking spaces. At least one canopy or shade tree shall be provided within each tree island.

e. **Minimum Landscape Buffering Requirements:** A 6-foot landscape buffer is required between vehicular use areas and any property lines. An 8-foot landscape buffer is required between vehicular use areas and a proposed right of way. A driveway into a Parking Area shall be bordered by a landscaped buffer a minimum of eight (8) feet in width. These landscape buffers shall contain a continuous shrub line at a minimum of 2.4 inches high when planted with maximum 3 foot spacing. Please depict and label all required buffers if applicable on future landscape plans.

f. **Landscape Spacing Requirements:** Tree plantings shall not be closer than 7.5' from underground pressurized utility lines and not closer than 3' from any Fire Department Connections or Hydrants. Vegetation that exceeds twenty-five (25) feet in height at maturity should not be planted closer than fifteen (15) feet to the vertical plane of an existing power line, excluding service wires. Canopy trees shall be spaced no less than 20' away from other trees and non-canopy trees no less than 10' away from other trees.

g. **Labeling Requirements:** Please clearly depict and label all infrastructure and utility items on the landscape plan. This would include fire hydrants, fire department connections, light poles, overhead electric, utility boxes, signage, and stormwater.

h. **Florida Friendly/Landscape Requirements:** The use of Florida Friendly landscaping techniques and the use of native plants as part of the overall landscaping plan shall be required, as specified in these regulations. All plantings shall be selected based on the principles of Florida Friendly landscaping including planning the right plant in the right place and providing for efficient watering. No more than 50% of the total irrigated area onsite shall be with high volume irrigation emitters. (Sections 4.01.04, A.1, 4.01.06, 5.00.01, 6.06.02.A Land Development Code)

2. Documentation that a qualified scientist has assessed the site for the presence or potential occurrence of listed species will be required. The documentation should discuss the methodology used, the findings of the assessment and a map identifying and locating any listed species and current or previously documented essential habitat within project boundaries. Upon receipt of the Report a review will be made and comments rendered. (Comprehensive Plan Policy E.2.2.7)

Information Only:

Pre-application comments are for informational purposes based on information provided for staff review. This application does not authorize the commencement of any tree removal, land clearing, or construction activities. Prior to commencement of land clearing all applicable state and federal permits including, but not limited to: Environmental Resource Permits; wildlife-related permits; NPDES Stormwater Permits; and ACOE wetland permits must be obtained and submitted the SIC Environmental Staff for review (SIC LDC 4.01.06)

Information Only:

Application reviewed by Corryn George, Growth Management-Environmental (904) 209-0670 | cgeorge@sjcfl.us

ENGINEERING DIVISION

Application reviewed and signed off.

PROJECT LIAISON

Application reviewed and signed off.



A Property Services Company

General Contractor/Owner:
Murabella

Project Location:
101 W Positano Ave
St. Augustine, FL, 32092

Point of Contact:
Jim Schieszer
Email: jschieszer@rmsnf.com
Phone: 904-759-9833
Date: November 30, 2023

Project Estimated By:
Tyler Holland / Project Manager
tyler.holland@prosealedasphalt.com
Phone: 904-718-2625

2" New Install- HD 9.5 Asphalt (536 SY)

Base Install at Approx. 6"-Asphalt Install at Approx. 2" (Approx. 536 SY)

- Tack Coat & Install +/- 4,820 SF (Approx. 536 SY)

Project is proposed to be completed in (4) Mobilizations; Job calls for approximately (60) tons of asphalt.

Project is proposed to be completed in (4) days.

Asphalt Paving (New Install)-

1. Remove up to 8" of dirt, approx. 165 tons, and move to a location of customer choice until the request is met. Then move the rest of the dirt offsite for disposal.
2. Install approx. 536 SY (125 tons) of lime rock base.
3. Base install is proposed at a (3) day mobilization cost. If additional days are required, they are subject to a change order and additional fees.
4. Apply RS-1H trackless tack coat to base material prior to asphalt paving.
5. Install and compact SP-9.5 surface course at approx. 2" depth (approximately 536 square yards: 60 tons) with paving machine.

****Asphalt Install is priced for 4-day mobilization cost. Additional Mobilizations will be billed at \$7,000.00 per mobilization. This project will require approximately 60 tons of asphalt. Any additional material required due to settling of sub-base, leveling, or increased Scope of Work, will be billed at \$200.00 per ton. This project calls for up to 3 trucks delivering asphalt material for 1 day. Additional trucking requirements due to additional material as stated above, will be billed at \$900.00 per truck. ****

Note: Pro Sealed Asphalt, Inc. is not responsible for any permits, fees, testing, or engineering that may be needed. It is the responsibility of the owner or contractor to apply and obtain these. PSA is not responsible for providing a QC representative or company. This will be the responsibility PSA is not responsible for any required traffic control (MOT) or providing stabilized subgrade. Our proposed price does not include any night or weekend work. Pricing excludes removal of any base material (limerock, crush crete, asphalt millings, dirt etc.) Asphalt takes 20-30 days to fully cure. The customer may see some light peeling during this time.

Bid Total: \$40,051.04

****PLEASE ALLOW (4-6) WEEKS AFTER DEPOSIT PAYMENT FOR SCHEDULING. COULD BE LONGER BASED ON WEATHER AND PREVIOUSLY SCHEDULED PROJECTS. ****

Please note that pricing and BID scope of work subject to management and/or ownership approval and review of plans/BID documents PRIOR to contract and BID pricing being approved.

****PLEASE NOTE: WE CANNOT GUARANTEE MATERIAL PRICING (i.e. asphalt, sealant, paint, fuel, etc) AT THIS TIME DUE TO MATERIAL SHORTAGES AND DECREASED MATERIAL AVAILABILITY. MATERIAL PRICE SUBJECT TO CHANGE AT TIME OF CONTRACT, UP UNTIL THE TIME THAT WORK BEGINS. MATERIAL PRICING CONFIRMATION WILL TAKE PLACE PRIOR TO PROJECT START DATE.****

4221 Southpoint Blvd • Jacksonville, Florida • 32216 • 904.903.6958 • Cell (904) 718-2625
www.ProSealedAsphalt.com



A Property Services Company

Additional Options:

- _____ 1. Supply & Install Concrete Car Stops-\$250 each (IN CONCRETE)
- _____ 2. Supply & Install Concrete Car Stops - \$150 each (IN ASPHALT)
- _____ 3. Paint Supplied Car Stops-\$50 each
- _____ 4. Supply & Install Handicap/Stop Signs- \$250.00 each (IN DIRT)
- _____ 5. Bollard Installation- \$1,348.00 each bollard

Authorization to Proceed

Payment Terms:

Payment terms are as follows: (PLUS ANY ADD ONS) 50% of Contract Amount TO BE PAID one (1) week prior to first mobilization or scheduling. 25% OF BALANCE DUE AT FIRST MOBILIZATION, REMINING 25% due immediately after paving is complete: If balance exceeds 15 days past completion a 2.5% finance fee will apply to final payment invoice.

Payments over 15 days are subject to late fees outlined below:

30 days after completion date- 5% Fee applied to bill balance

60 days after completion date- 7% applied to bill balance

90 days after completion date- 10% applied to bill balance

****AT 90 DAYS LIENS WILL BE PLACED ON SAID PROPERTY AND WILL NOT BE RELEASED UNTIL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED. ****

Terms: Invoices not paid in full when due will be subject to surcharge of 1.5% per month (18% per annum). If the account is delinquent and sent to an attorney or agency for collection, the customer shall be liable for all costs of collection; including, but not limited to reasonable attorney fees or collection agency fees. **PLEASE NOTE THAT FAILURE TO PAY ON TIME WILL RESULT IN THE FORFEITURE OF WARRANTY**

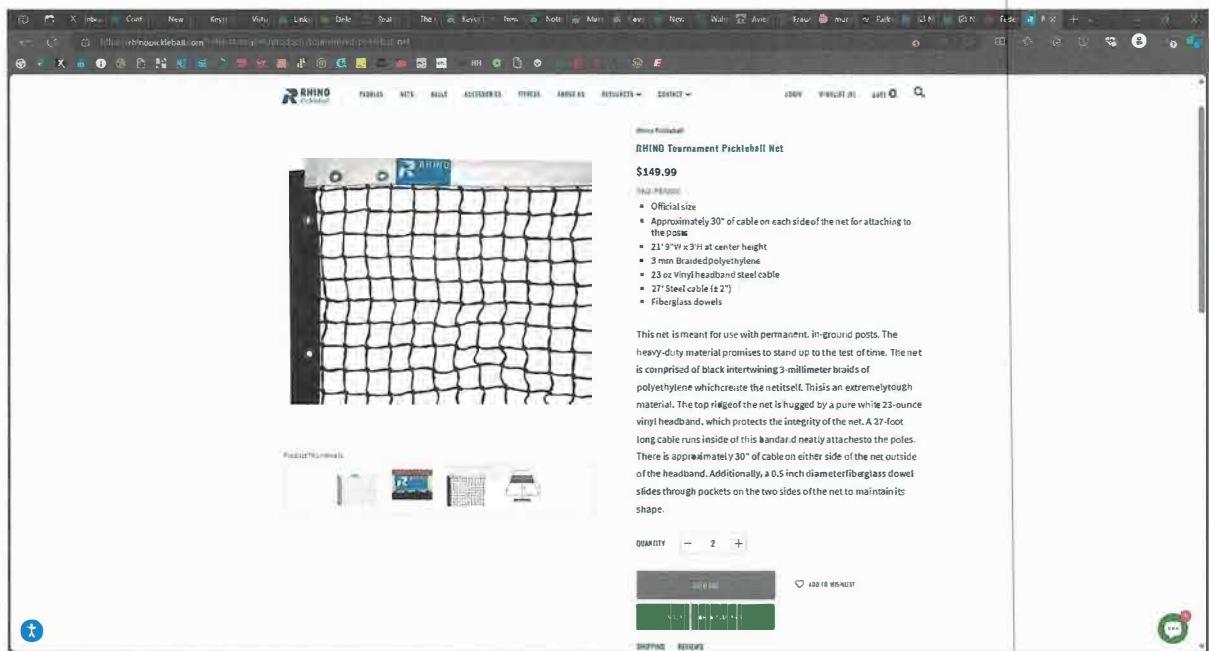
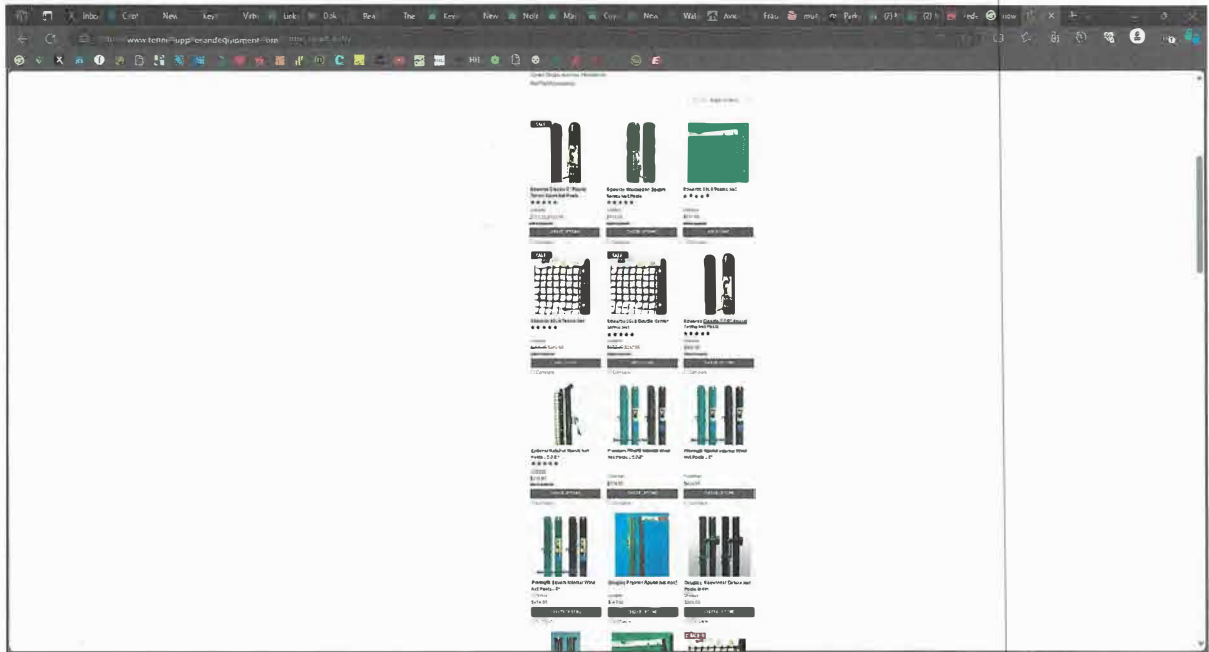
100% OF CONTRACT AMOUNT AND ANY CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETION OF ANY PUNCHOUT AND/OR WARRANTY WORK. INVOICES NOT PAID IN FULL WILL BE SUBJECT TO LATE FEES OUTLINED ABOVE.

If there is a change order at any point during this contract, a change order form will be submitted for approval and signature. Once executed, payment for the specified change order will be due to PSA, Inc. prior to commencement of work outlined in the change order.

Should the customer cancel or reschedule this project before work has started, within 24 hours of projected start date, a \$5,000.00 charge will be paid to Pro Sealed Asphalt, Inc. as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to PSA, Inc.'s work schedule. If PSA, Inc. is required to employ an attorney to enforce any provision of this contract or invoice to follow, or to defend action brought by the customer, its agents, or employees against PSA, Inc. or to collect any payment due to PSA, Inc. from Customer, whether or not suit is instituted, PSA, Inc. will be entitled to recover from customer all costs and expenses incurred, including all reasonable attorney's fees.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard industry practices. Any alteration or deviation from the above-mentioned specifications involving extra costs over approved estimate, must be submitted in writing, and executed by an authorized representative of both parties. Neither party will be liable for performance delays nor for non-performance due to causes beyond our reasonable control, except for payment obligations. Owner shall carry fire, tornado, and other necessary insurance. All employees on site are fully covered by Workers Compensation Insurance.

The above prices, specifications and conditions are hereby accepted. You hereby authorize Pro Sealed Asphalt, Inc and any of its subcontractors to do the work as specified. Payment will be made as outlined above. When signed, this document becomes a binding contract. Any additional work required that is different from the scope of work described in this contract must be communicated and agreed upon in writing by authorized representatives of both parties. Please see all attachments for special conditions that may pertain to aspects of this project.





DATE: December 20, 2023

Bill To: Murabella
101 W Positano Ave
St. Augustine, FL, 32092
ATTN: Jim Schieszer
Ph#: 904*759-9833
Email: jschieszer@rmsnf.com

Project Estimated By: Tyler Holland
Address: 4221 Southpoint Blvd
Jacksonville, FL. 32216
Ph. #: 904-718-2625
Email: tyler.holland@prosealedasphalt.com

RE: INSERT JOB NAME/ADDRESS HERE- (Resurface pickleball courts. This is one side of a double tennis court being converted to 3 permanent pickleball courts)

Pro Sealed Asphalt, Inc. proposes to resurface the pickleball courts per the following specifications:

- Remove tennis net and posts on one court and fill in holes with concrete.
- Core drill 3 new sets of holes for posts and nets for pickleball. Set post sleeves in concrete.
- Clean surface of all dirt, debris, and loose material.
- Flood the courts and patch areas holding water to 1/16" tolerance after draining according to the USTA guidelines. (If required)
- Run patch mix into any cracking or major pits that have occurred on the courts.
- Machine sand the entire courts to remove minor irregularities in the asphalt and remove some of the high aggregate. (If required-the whole court may not require sanding and will be assessed at the start of the project).
- Supply and install 3 sets of posts and nets for pickleball.
- Squeegee one coat of Acrytech or Plexipave Resurfacer over the court.
- Squeegee two coats of Acrytech or Plexipave sand-filled paint (owner's choice of color) over the playing surface.
- Stripe the court for pickleball 3 times, with white lines.

****PLEASE NOTE THAT NEWLY PAVED COURTS WILL NEED TO CURE OUT FOR 14-28 DAYS PRIOR TO RESURFACING**DELETE IF EXISTING COURT**

Pro Sealed Asphalt, Inc. proposes to do the following for the price of \$26,986.00

This price is subject to change after the court is flooded

****PLEASE NOTE: WE CANNOT GUARANTEE MATERIAL PRICING (i.e. asphalt, sealant, paint, fuel, etc) AT THIS TIME DUE TO MATERIAL SHORTAGES AND DECREASED MATERIAL AVAILABILITY. MATERIAL PRICE SUBJECT TO CHANGE AT TIME OF CONTRACT, UP UNTIL THE TIME THAT WORK BEGINS. MATERIAL PRICING CONFIRMATION WILL TAKE PLACE PRIOR TO PROJECT START DATE.****

**** 50% Deposit-BALANCE DUE UPON COMPLETION. 100% OF BALANCE MUST BE PAID PRIOR TO COMPLETION OF ANY PUNCHOUT AND/OR WARRANTY WORK. INVOICES NOT PAID IN FULL WILL BE SUBJECT TO LATE FEES OUTLINED FURTHER IN THE CONTRACT. ****

Please note that pricing and BID scope of work subject to management and/or ownership approval and review of plans/BID documents PRIOR to contract and BID pricing being approved.

****PLEASE ALLOW (4-6) WEEKS AFTER DEPOSIT PAYMENT FOR SCHEDULING. COULD BE LONGER BASED ON WEATHER AND PREVIOUSLY SCHEDULED PROJECTS. ****

****2.5% Finance Fee Added to Invoices not Paid by the 15th Day After Completion****

Job is priced to be completed in approx. 5 mobilizations (could be more on less depending on weather, material availability, etc). \$2,500.00 mobilization fee applied to each additional mobilization. This fee applies as well if PSA comes out on agreed upon start date and we are unable to begin. Down-time due to customer responsibility will be an additional fee. This pricing only includes weekday, daytime work. Weekend and night work will incur an additional fee. Fee to be determined at time of request. Work is always completed weather permitting.

****Court gates will need to remain locked, and not used during resurfacing and drying time. PSA is not responsible for damage as are result of persons breaking through barricades or entering the courts without permission.****

ADDITIONAL OPTIONS:

- _____ Supply and install new outdoor (in-ground) gooseneck basketball hoop systems-\$3,500.00 each
- _____ Supply and install new tennis or pickleball net-\$250.00 each
- _____ Supply and install new set of tennis or pickleball posts-\$385 per set

WARRANTY:

Pro Sealed Asphalt, Inc. guarantees workmanship and materials for one year upon completion except for reopening of structural cracks or new structural cracking. These cracks occur for many reasons; weak asphalt, subterranean movement, poor stabilization of sub base, or lack of compaction of the lime rock when initially built. None of these can be completely addressed with re-surfacing; therefore, the cracks will return. Squeegee lines will also be present after resurfacing but will fade over time. This cannot be prevented due to industry standard application of material to the court. Temperature must be above 50°F both during application and for a period of at least 24 hours after application. PSA will not warranty against product failure as a result of application in less than ideal conditions. If nails were placed in the court by previous contractor and created rust spots in the courts surface. PSA will recover these areas but cannot guarantee they will not show through newly painted surface. PSA is responsible for “top-down” workmanship only. We are not responsible for “bottom-up” issues due to existing base material including moisture, cracking, blisters, peeling, inc.

Exception to Warranty: Any of the cracks in existing courts surface and/or any new cracks may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Since Pro Sealed Asphalt was not the original contractor to pave/resurface court we are not responsible for peeling/cracking of paint due to incompatible or previously used non-professional grade material. We will also not warranty against paint/material peeling as a result of a moisture barrier not being applied during pouring of new concrete material. PSA also not responsible for unraveling of mesh material applied on court. This can happen for many reasons and does not constitute a defect in material or workmanship. Appropriate tennis shoes are to be used during court play and no bikes, roller blades, skateboards etc. are to be used on the court. Doing this will void the warranty as well.

Please initial here for understanding of warranty:_____

Terms & Conditions:

- 1.) It is recommended that the owner should spray insects and vegetation on or around courts (2) weeks prior to work commencement. All landscaping work is the responsibility of the customer. We will do our best to minimize any damage to surrounding areas landscaping, grass, plants, hedges, etc., they still may be damaged during the completion of your project. PSA is not responsible for this damage and will not be responsible for adding landscaping around new construction.
- 2.) Concrete surfaces should have a medium broom finish or similar roughened texture as well as a moisture barrier applied before pouring.
- 3.) Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.
- 4.) Owner to provide suitable access for equipment, water, and electric as required. We will not be able to begin without suitable water access from a spigot or other source as provided by owner.
- 5.) Please note that scheduling and completion are all weather and schedule permitting. We do not work the typical 9:00AM – 5:00 PM schedule. Please set this expectation in advance. Scheduling can change based on weather delays and delays in other scheduling. This will all be communicated to you in advance. Please allow at least 4-6 weeks from deposit payment for scheduling. Could be longer depending on weather and previously scheduled projects. Please note that aggregate and material shortages, along with delayed shipping times will affect scheduling as well. No deposit refunds or contract cancellation fees will be waived because of this as these are situations out of PSA’s control.
- 6.) Should owner request additional material applied, or other work performed to the surface of court which is not outlined above

it will be at an additional cost to the owner.

- 7.) Pro Sealed Asphalt, Inc. and any of its subcontractors are not responsible for damage to buried, cables, wiring, pipes, utilities, or other underground obstructions. It is the responsibility of the customer to ensure that all these areas are surveyed and clearly marked prior to commencement of work. Please note that PSA is also not responsible for damage to wiring/utilities that are damaged because of it not being completed to code or per industry standard. Any damages to any underground equipment will be the responsibility of the owner.
- 8.) When removing tree roots in any area, Pro Sealed Asphalt Inc is not liable if a tree dies or if roots grow back in any manner that will damage the asphalt and/or concrete curb and gutter. PSA Inc will not be liable for a tree falling over due to tree root removal. It is our recommendation that the tree be removed completely by a professional tree removal company to avoid any tree or root issues in the future.
- 9.) Down time due to customer responsibilities will be an additional charge of \$125 per half hour and \$250 per full hour. The area is to be cleared and closed prior to work commencing, if items/people not moved once PSA is on site an additional mobilization fee will be applied. If PSA must come back on a day other than agreed upon commencement date or if there is a delay in start time due to items/people still on the court once PSA is on site a mobilization fee will be applied.
- 10.) Permitting, Testing, Surveys, Engineer's Drawings; not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees because of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager. If the city or authorized authority directs us to stop working because of needed permits, PSA will charge a mobilization fee, plus the cost of any wasted material and additional costs to remobilize. If contracted party refuses to pay, this will release PSA from all liability of completing project and full/final payment of contract will be due at that time.
- 11.) Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of PSA and will result in additional charges if further repairs are necessary because of the damage. We are also not responsible for loss of material left at the court during completion. If material is spilt or vandalized it will be the responsibility of the customer to purchase more for their court. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism, etc.
- 12.) Irrigation systems will need to be turned off for the job duration. Direct irrigation will cause damage to surfacing and is not recommended. We will not warranty against this.
- 13.) This proposal assumes that concrete, asphalt, or other material ramps installed by others are strong enough to support heavy equipment. Repair of concrete is not included in this proposal. If trucks or equipment must cross over concrete sidewalk or asphalt roadway with or without curbing, repair of these areas is NOT included in this proposal. Customer shall note that although PSA, Inc. and our subcontractors will take all reasonable precautions if access points, whether concrete, asphalt, or any other material that is used for entrance or exit points, are present it cannot be guaranteed that damage will not occur. Broken areas of concrete will be a minimum charge of \$200 per S.F. to repair but we have no obligation to contract or perform such repairs. PSA, Inc. is not responsible for damage to construction entrance or exits. We are also not responsible for any cleaning of any concrete surfaces while performing our portion of the proposed work. Curb repair is not included in this proposal
- 14.) Quote assumes digging and setting of sleeves or posts will be in normal tennis spec asphalt/limerock or that posts can be lifted and replaced on court. There will be an additional charge if we have to dig through multiple layers of asphalt, rebar, concrete, or any other material that requires more time and equipment.

CONDITION OF SALE:

The purchaser and Seller or its assigns agree to the purchase and sale of before described property on the following conditions:

- 1) That Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- 2) That if the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- 3) That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- 4) Buyer hereby assigns without recourse **Pro Sealed Asphalt, Inc.** the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- 5) Contractor to be notified of any additional construction work going on property simultaneously and has the right to modify the schedule accordingly. Additional mobilization fees may apply if touchups are required as a result of construction work occurring simultaneously.

6) Management to make tenants aware of possible dusting/damage to cars due to mixing, cutting, and/or grinding of asphalt/concrete. Due diligence will be taken to blow any dust/debris away from cars. Not responsible for damages to vehicles due to cutting, grinding, and/or removal/patching of asphalt/concrete areas.

7) If there is a work order change at any time during this project a work order change sheet will be submitted for signature and approval. Once accepted payment for new change order is due prior to commencement of new work.

8) Should customer/contractor cancel or reschedule this project after contract signature and return, before work has started, or within 24 hours of projected start date, a \$2,500.00 charge will be paid to Pro Sealed Asphalt, Inc. as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to PSA's work schedule.

IN WITNESS WHERE OF, the parties here to have executed this Contract by their proper officers or duly authorized agents on the day and year first above written.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1½% per month, 18% per year.

In the event of litigation of this contract, venue of same shall lie in Duval County, Florida and the prevailing party shall be entitled to an award of reasonable attorney's fees and costs from the non-prevailing party. Insurance Certificates and Licenses Provided upon Request *any changes or additions to standard coverage at additional cost.

COLOR SELECTION (UP TO 2 INCLUDED): _____

Accepted by: _____

Date Signed: _____

Print Name: _____

Print Title: _____

Pro Sealed Asphalt, Inc.

Tab 6

Quote Number
CGO 47493

Classic Garden Ornaments, Ltd.[®]
LONGSHADOW[®]

Telephone 618 893 4831 • Facsimile 618 893 4833
83 Longshadow Lane
Pomona, Illinois 62975

2023
TRADE QUOTE
Guaranteed
for 30 days

Inquiry Date Projected Ship Date
12/12/2023

Telephone 904 759 9833

Facsimile 1

Facsimile 2

jschieszer@rmsnf.com

Quotation for:

Jim Schieszer

Ship via Common Carrier Tractor Trailer Truck

Ship to:

FOB*
32092

Contact: Jim
Telephone: 904 759 9833
Email:
24 Hour Call Before Delivery
Construction Site Delivery

Reference:

Qty.	Item No.	Description	Ship Weight	Extended Weight	Height	Width	Base	Price Each	Extended
1	LS 9314	Lake Bluff 60 Planter w/ Sq. Base	2440	2,440	28	60 dia.	31 sq.	3,277.00	3,277.00
	LS 0009	Natural Dry Cast Buff Limestone	0	0	- - -	Standard	Buff Color	0.00	0.00
1	LS 0096	Heavy Duty Pallets and Packaging		0				523.00	523.00
1	LS 0053	Endless roundsling for lifting - pair - 8 ft.	5	5	8'	optional	per pair	93.00	93.00
1	LS 0052	Harness for lifting bowls - 54-65"	15	15	- - -	optional	#5466	438.00	438.00

TERMS: Shipping Weight includes Heavy Duty Packaging: 2,460
PREPAYMENT

Planters are made to order & available 3-4 weeks after receipt of payment.
Wire transfer, credit card or check payable to Classic Garden Ornaments, Ltd.
Please send payment and we will ship at your convenience when order is ready.
Installation instructions accompany planter.

Sub Total 4,331.00

Shipping 1,664.00
Total 5,995.00

Quote 5,995.00

FOB* means "Freight On Board" - Installer must use equipment to safely unload the truck.
Installer must use equipment, slings and harness to safely install planter.

PLEASE REVIEW THIS QUOTATION FOR ACCURACY.

Contact us at 618 893 4831 for additional information.

Thank you for considering Longshadow[®] Planters.

Longshadow[®] Planters are made in the United States of America.

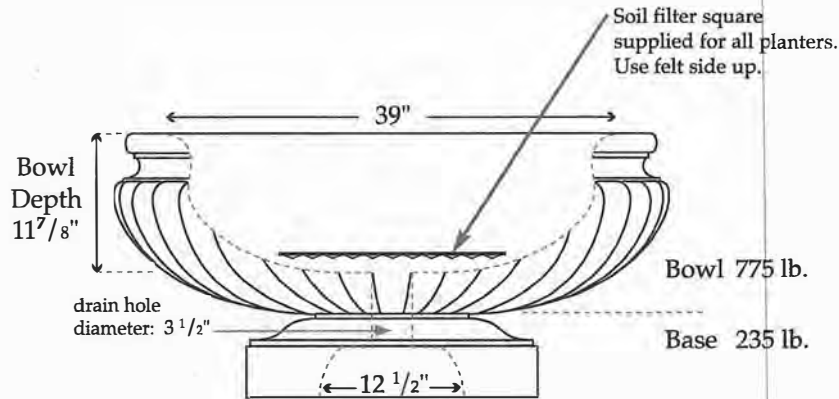
LONGSHADOW®

Lake Bluff 48 & Square Base, LS 9296

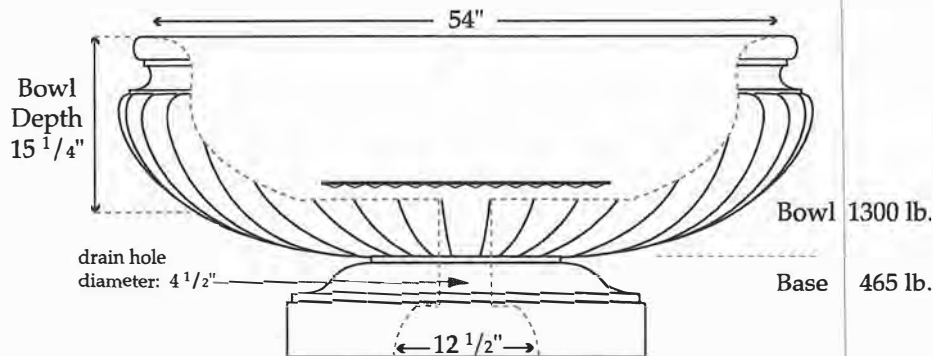
Lake Bluff 60 & Square Base, LS 9314

SET UP INSTRUCTIONS • SHOP DRAWINGS

Scale for line drawings:
3/4 inch equals one foot.



Lake Bluff 48 Planter - LS 9296
23" high, 48" diameter, 24.5" square base - 1040 lb.



Lake Bluff 60 Planter - LS 9314
28" high, 60" diameter, 31" square base - 1765 lb.

- ⚠ CAUTION:** Dry cast limestone components are heavy. Assembly requires experienced riggers, masons and equipment operators. A crane is the preferred lifting apparatus.
- ⚠ WARNING:** Do not place any part of your body beneath elevated, suspended loads. Follow all applicable ANSI and OSHA regulations.

Longshadow Planters arrive by common carrier tractor trailer truck in cartons attached to pallets. Unload with a forklift. Open packaging and install. **Do not store long term in original packaging or in dry conditions.**

Classic Garden Ornaments, Ltd.®
618 893 4831 • 618 893 2244

Tab 7

**ASSIGNMENT OF THE AGREEMENT
FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

THIS ASSIGNMENT (“Assignment”) is made and entered into this ____ day of _____, 2024 by and between **COMMERCIAL LANDSCAPE PROFESSIONALS, INC. D/B/A TRIMAC OUTDOOR (“Assignor”)**, a Florida Corporation having a local address of 5824 Mining Terrace, Jacksonville, Florida 32257; **IRONWOOD MANAGEMENT NC, INC. D/B/A YARDNIQUE (“Assignee”)**, a foreign corporation authorized to do business in Florida, with a principal address of 10014 Chapel Hill Road, Morrisville, North Carolina 27560; and **TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (the “District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, with a mailing address of c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Turnbull Creek Community Development District Landscape and Irrigation Maintenance Services Agreement* dated October 1, 2021 (the “Agreement”); and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement could be assigned to a third party pursuant to Section 9(d) of the Agreement; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants contained in this Assignment, District, Assignee, and Assignor agree as follows:

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

2. ASSIGNMENT OF THE AGREEMENT. The Assignor hereby assigns all rights, duties, and obligations under the Agreement and any addenda and work authorizations, if any, to the Assignee, and Assignee hereby accepts said assignment. Assignee further represents it has all the power, rights and authority to accept this Assignment and is authorized, licensed and insured to do business in the State of Florida.

3. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT. The District consents to Assignor’s assignment of the Agreement to Assignee on the condition that the District receive new insurance certificates naming the District, its officers, supervisors, agents, staff, and representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

4. **NOTICES.** Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered as follows:

If to the District: Turnbull Creek Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attention: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attention: District Counsel

If to Assignee: Ironwood Management NC, Inc. d/b/a Yardnique
10014 Chapel Hill Road
Morrisville, North Carolina 27560
Attention: Brian DuMont

5. **E-VERIFY.** Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.

6. **COUNTERPARTS.** This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have executed this Assignment effective as of the date set forth above.

**District: Turnbull Creek Community
Development District**

By: _____
Its: _____

**Assignor: Commercial Landscape
Professionals, Inc. d/b/a Trimac Outdoor**

By: _____
Its: _____

**Assignee: Ironwood Management NC, Inc.
d/b/a Yardnique**

By: _____
Its: _____

Tab 8

The following is the Fighting Turtles' Proposed **Revised Schedule** for the 2024 season.

1. Meet & Greet at Murabella Community Center

- a. **March 6th**
- b. 6:00pm - 8:00pm

2. Practices:

Pre-Season: April 16th to May 23rd

- a. **Monday, Tuesday & Thursday (except May 14th-CDD Mtg/May 20th-HOA Mtg)**
- b. **4:00pm – 7:00pm**

May 28th -> July 20th (season ends)

- c. Tuesday -> Friday
- d. 7:00am - 10:00am

3. New Swimmer Evaluations: (which consists of one swimmer in the pool at a time during these windows)

- 1. **Sunday March 24 4-6pm**
- 2. **Sunday April 7 4-6pm**
- 3. **(if needed) April 14 4-6pm**

4. Meets:

- a. May 11th - Mock meet access- 5:00am - 12:00pm - Fighting Turtles Team ONLY
(This teaching the kids about a meet.)
- b. May 18th - access from 5:00am - 12:00pm
- c. June 1st - access from 5:00am - 12:00pm

4. 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 9

MINUTES OF MEETING

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

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The **regular meeting** of the Board of Supervisors of Turnbull Creek Community Development District was held on **November 14, 2023, at 6:30 p.m.** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

Present and constituting a quorum:

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

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Co., Inc.
Jennifer Kilinski	District Counsel, Kilinski/Van Wyk
Mike Yuro	District Engineer, Yuro & Associates
Jim Schieszer	Field Operations Manager, RMS
Brian Stephens	Account Manager, Trimac Outdoors

Audience members present.

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

Mr. Wing called the meeting to order at 6:30 p.m.

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

Audience members had questions/concerns regarding total pond repair cost, request for clean up of ditch along SR-16, request for new amenity furniture, irrigation issues, landscapers blowing grass clippings into ponds, Board communication to the community and concerns regarding increase in fees.

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

Mr. Yuro presented Aquagenix proposal, (Exhibit A). Discussion ensued regarding counsel adding this proposal amount, liquidated damages, all District Counsel and District Engineer fees associated with this matter to be included in an updated letter to Boudreaux regarding District's payment for a replacement vendor to repair the ponds.

Discussion also ensued regarding the District working with the HOA to collect and get reimbursed from the property owners for the "duck" repairs.

On a motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors authorized the District Engineer to oversee the project, not to exceed \$5,000.00, directed District Counsel to include proposal amount in Boudreaux updated letter and approved Aquagenix proposal, in the amount of \$82,213.61, subject to revising the proposal to add in language that the project will be completed by March 1st. All areas used for paths or equipment will be put back to their original condition and the "duck" area cost is to be separated out, for Turnbull Creek Community Development District.

2.) Update on Walking Trail Improvement

Mr. Yuro stated that he is waiting for an updated proposal from Duval regarding the walking trail. He will send it out once it is received and the Board can discuss it at the next meeting.

B. Landscaper**1.) Trimac Landscape Reports – September 18, 2023; September 25, 2023 & October 23, 2023**

Mr. Vencil requested that the Board receive copies of each weekly report going forward in the agenda packet.

FOURTH ORDER OF BUSINESS**Consideration of Landscape Enhancement Proposal(s)****1.) Roberts Tree Service Proposal to Remove All Down Trees in Ditch & to Remove 2 Dead Trees & Grind Stumps**

81
82 2.) Treeco Proposal to Remove Dead Live Oak & River Birch Trees at
83 Franchetta Lane & Grind Stumps
84

85 3.) Treeco Proposal to Remove Dead Trees from Pacetti Drive to 177
86 Terracina Drive
87

88 4.) Trimac Proposal to Remove Dead Oak Tree & River Birch Tree & Grind
89 Stumps
90

91 5.) Trimac Proposal to Remove Dead Oak Tree & River Birch Tree & Grind
92 Stumps
93

On a motion by Mr. Vencil, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors approved Roberts Tree Service proposal, in the amount of \$6,800.00, subject to more detail on the location to be included, for Turnbull Creek Community Development District.

94
95 **FIFTH ORDER OF BUSINESS**
96

**Discussion Regarding
Establishing Fees for District
Licensing Agreements**
97
98

On a motion by Mr. Vencil, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors approved a 90-day trial for the following fee structure: Resident Only Event Fee: \$50 Rental Fee or 10% of Gross Revenue, whichever is greater, and Non-Resident Event/Program Fee: \$100 Rental Fee or 10% of Gross Revenue, whichever is greater, for Turnbull Creek Community Development District.

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100
101 **SIXTH ORDER OF BUSINESS**
102

**Discussion Regarding
Pickleball Court Request**
103

On a motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors authorized the Chairman to review court location options with the District Engineer and have Staff look at exploratory court proposals so cost can be considered for a future budget, for Turnbull Creek Community Development District.

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SEVENTH ORDER OF BUSINESS**Consideration of Poolsure
Renewal Proposal**

On a motion by Mr. DelBene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors approved Poolsure 2024 Renewal for \$1,716.65 per month, for Turnbull Creek Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Fighting
Turtles Swim Team 2024
Schedule**

On motion by Mr. DelBene, seconded by Mr. Wing, the Board of Supervisors approved the Fighting Turtles Swim Team 2024 schedule as presented and directed District Counsel to draft addendum to their agreement, for Turnbull Creek Community Development District.

NINTH ORDER OF BUSINESS**Consideration Fish Stocking
Proposal(s)****1.) Future Horizons Proposal for Mosquito Fish****2.) The Lake Doctors Proposal for Gamefish**

The Board tabled until next meeting and requested vendors to attend so they could further discuss options for fish stocking to reduce midges.

TENTH ORDER OF BUSINESS**Consideration of Wall Repair
Proposal(s)**

The Board tabled and requested Mr. Schieszer, to get other bids and look at a concrete option with the District Engineer.

ELEVENTH ORDER OF BUSINESS**Approval of Consent Agenda****1.) Consideration of Minutes of the Board of Supervisors' Regular
Meeting held September 12, 2023**

On motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held September 12, 2023, for Turnbull Creek Community Development District.

**2.) Ratification of the Operation and Maintenance of Expenditures
for August & September 2023**

On motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors ratified the operation & maintenance of expenditures for August 2023, in the amount of \$89,286.55, and September 2023, in the amount of \$123,212.59, for Turnbull Creek Community Development District.

Mr. DelBene requested that Mr. Hutchinson review Comcast services at the next meeting.

TWELFTH ORDER OF BUSINESS

**Ratification of Annual Audit of
Fiscal Year Ending September
2022**

On motion by Mr. DelBene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors ratified the annual audit of fiscal year ending September 2022, for Turnbull Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Appointment to Board Member
Vacant Seat #5**

The Board reviewed information from 3 candidates. After a tie vote, the Board directed the Staff to repost the announcement to the community, with a deadline of December 15th. The Board will review all candidates again at the January 9th meeting.

1.) Administration of Oath of Office

Tabled.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution
2024-02; Redesignating
Assistant Secretaries**

On motion by Ms. Jordan-Baldwin, seconded by Mr. DelBene, with all in favor, the Board of Supervisors adopted Resolution 2024-02, Redesignating Assistant Secretaries, for Turnbull Creek Community Development District.

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

Ms. Kilinski reviewed with the board that she received questions about if gambling is allowed at the facilities. She stated card games are allowed and she can update the policies so there is clear language regarding this issue. The Board directed her to amend the policies to add in the language.

B. Amenity and Field Operation Managers**1.) Field Operations & Amenity Management Report****2.) Future Horizon Report****C. District Manager**

Ms. Dobbins updated the Board that the vehicle damage to the SR-16 monument was covered by the vehicle's insurance. Mr. Schieszer is working with contractors to make the repairs to the monument and the landscaping.

She also brought to the Board's attention that not all of the entry monuments are on their current insurance schedule, and she is currently reviewing the matter.

Ms. Dobbins provided revenue amounts that were received from Vesta's programming over the past year. The Board requested for her to confirm Ancient City also submitted their revenue check.

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

Request were made for the Board to discuss possible upgrades for new furniture at the amenity center, which is part of the Reserve Study. Mr. Wing directed the District Manager to add it to the January agenda.

Supervisors' Requests

No supervisor comments.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On a motion by Mr. Wing, seconded by Mr. Vencil, with all unanimously in favor, the Board adjourned the meeting at 9:17 p.m., for Turnbull Creek Community Development District.
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Secretary /Assistant Secretary

Chairman / Vice Chairman

Exhibit A



A q u a g e n i x
A DCS Company

Welcome to the DeAngelo Contract Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

Benefits of DCS Programs are:

- * Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- * Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- * Management of border grass and weeds from the toe of the bank to the water's edge
- * Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat
- * Post Treatment Reports providing details of work we performed.

Additional service available from DCS:

- * Wetland planting, restoration, and maintenance
- * Installation of Decorative Fountains and Aeration Systems
- * Servicing Fountain and Aeration Systems
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains and Weed Barriers
- * Waterway and Wetland Consulting
- * The creation of littoral and other native planting and sanctuary areas.
- * Permit processing for stocking of Triploid Grass Carp
- * Stocking of Game fish and Triploid Grass Carp
- * Comprehensive water testing

Advantages of doing business with DCS:

- * Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- * Quick response to customer calls.
- * Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- * Where required, monthly management service reports for use in meetings and submission to government agencies.
- * Educational presentations to interested groups.
- * Our field crews are in uniforms with our company name embroidered identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you. Respectfully yours, The team at DCS.



A q u a g e n i x
A DCS Company

DeAngelo Contracting Services SPECIAL SERVICES AGREEMENT

This agreement, dated 11/13/2023, is made between DeAngelo Contracting Services and Turnbull Creek at Murabella as described as follows:

TURNBULL CREEK AT MURABELLA

St. Augustine, FL

Contact: Mike Yuro myuro@mjyuro.com

Aquagenix has quoted to correct all the items in the attached map. This would be full project pricing to correct the issues, sod, erosion, and slope repair.

Sod Replacement: All locations listed for sod repair. This includes, spraying out the existing, removal of old, leveling, installing. All debris from this will be removed from site and disposed of in the proper landfill.

Slope Repair: Clean drainable fill will be dropped at the street, movement of soil will be with wheelbarrow in some areas, Georgia buggy in other and the large location with a skid steer. Dirt will be compacted with walking plate compactor. Street will be cleaned up and kept tidy in the process of backfilling. Re-sod these locations has been included in this number.

Erosion Repair: Clean drainable fill will be dropped at the street, movement of soil will be with wheelbarrow in some areas, Georgia buggy in other and the large location with a skid steer. Dirt will be compacted with walking plate compactor. Street will be cleaned up and kept tidy in the process of backfilling. Re-sod these locations has been included in this number.

Sod – Bahia / laid within 24 hours from Ocala. Aquagenix does not guarantee the sod. We suggest watering the new sod every day for at least two weeks for the roots to get established.

CONCEALED OR UNKNOWN CONDITIONS: In preparing this proposal Barefoot Marine Construction has assumed there are no concealed or unknown physical conditions (subsurface or otherwise) which will adversely affect Barefoot Marine Construction ability to perform the scope of this proposal. If such conditions are encountered, Barefoot Marine Construction will immediately notify the owner in writing or email of adverse conditions and will be entitled to an adjustment of contract value, schedule, or both.

Sod Replacement: \$21,677.18

Slope Repair: \$47,530.00

Erosion Repair: \$13,016.43

Total \$82,223.61



A q u a g e n i x
A DCS Company

CONTRACT TERMS

The terms of this Agreement shall be continuous without interruption until the project is completed or this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

1. Safety:

DeAngelo Contracting Services agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

2. Insurance:

DeAngelo Contracting Services agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

3. Address Change:

If DeAngelo Contracting Services or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

4. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DeAngelo Contracting Services of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

5. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced upon completion of the special service agreement and agrees to pay DeAngelo Contracting Services within thirty (30) days after date of invoice at the DCS home office at 100 N. Conahan Drive, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and will result in customer becoming responsible for all charges that are necessary to collect the full amount of the invoice plus said necessary collection charges.

6. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies:

- a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.
- b. Filing of a mechanics lien on property for all monies due plus interest, DeAngelo Contracting Services costs and attorney's fees incurred by DeAngelo Contracting Services.

7. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DeAngelo Contracting Services, 527 South Church St, Hazleton, PA 18201. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DeAngelo Contracting Services in accordance with paragraph 10

- a. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the month in which the cancellation letter is received by DCS.
- b. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in section 10 of this contract.



A q u a g e n i x

A DCS Company

8. OTHER ITEMS:

- a. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- b. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of any products.
- c. Customer agrees to notify and locate for company any private in ground utilities or structures. If customer does not notify and locate for company private in ground utilities or structures, company is not responsible for damages to said utilities or structures. Company will have public in ground utilities located through 811.
- d. DeAngelo Contracting Services will make every attempt to protect all work areas from excess damage and wear and tear. Minor cosmetic damage may occur that given time will return to pre work condition.

9. Contract Documents:

This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DeAngelo Contracting Services and CUSTOMER.

Julie Clements
DeAngelo Contracting Services

Julie Clements
PRINT NAME

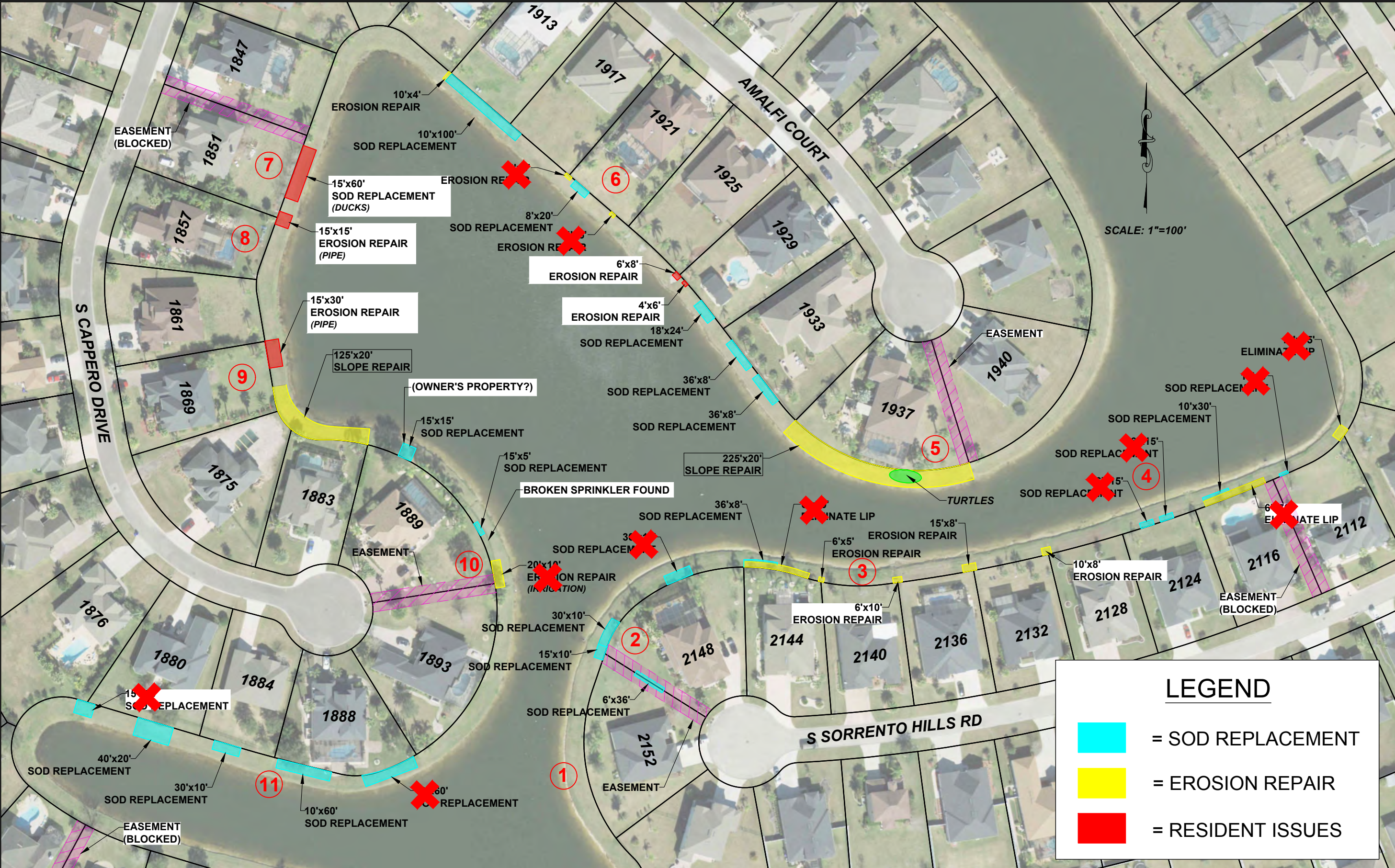
11/13/2023
DATE

CUSTOMER

PRINT NAME

DATE

The offer contained in this Agreement is valid for thirty (30) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be



NO.	DATE	REVISIONS

PROJECT NO.	Y22 - 1173
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	10/26/23



145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199
CERTIFICATE OF AUTHORIZATION NO. 28658

MICHAEL J. YURO, P.E.
FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL

MURABELLA IMPROVEMENTS
PREPARED FOR:
TURNBULL CREEK-CDD
POND BANK RESTORATION

SHEET NO.
1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures October 2023 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$83,906.28**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	100376	364165	Auditing Services FY21/22	\$ 3,745.00
COMCAST	ACH	8495 74 140 0863399	Cable Service 10/23	\$ 323.37
COMCAST	ACH	10/23 ACH 8495 74 140 1701846	Internet Services 10/23	\$ 131.25
Florida Power & Light Company	ACH	10/23 ACH Monthly Summary 09/23	Electric Services 09/23	\$ 6,887.75
Future Horizons, Inc.	100369	ACH 80685	Compressor Services 09/23	\$ 237.91
Future Horizons, Inc.	100379	80647	Aquatic Weed Control Services 09/23	\$ 1,375.00
Governmental Management Services, LLC	100377	303	Website Maintenance 10/23	\$ 100.00
Hi-Tech System Associates	ACH	392970 ACH	Alarm Access Control 10/23	\$ 30.00
Hoover Pumping Systems Corp.	100380	175589	Preventative Maintenance 10/23	\$ 193.47
Jeremy Vencil	100370	Vencil092823	Payroll 09/13/23	\$ 184.70
Kilinski / Van Wyk, PLLC	100371	7731	Legal Services 09/23	\$ 1,688.50
Kilinski / Van Wyk, PLLC	100371	7732	Legal Services 09/23	\$ 2,088.42
Maria Cabrera	100381	1	Halloween Event Food 10/23	\$ 360.00
Neighborhood Publications, Inc	100372	MURA5897	Premium Website 10/23	\$ 45.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Paychex of New York, LLC	ACH	2023092800	Payroll Fees 10/23	\$ 107.60
Poolsure	100382	131295617813	Pool Maintenance 10/23	\$ 1,580.68
Republic Services	100373	0687-001361695	Waste Disposal Services 10/23	\$ 182.87
Riverside Management Services, Inc	100378	140	Management Services 10/23	\$ 20,840.86
Riverside Management Services, Inc	100378	141	Pool Maintenance 10/23	\$ 1,316.75
Riverside Management Services, Inc	100383	144	Remove & Install Pool Motors 10/23	\$ 550.00
Riverside Management Services, Inc	100383	145	Rent Crane to Replace Drain Grate 10/23	\$ 125.00
Rizzetta & Company, Inc.	100368	INV0000084075	Assessment Roll 10/23	\$ 5,040.00
Rizzetta & Company, Inc.	100368	INV0000084222	District Management Fees 10/23	\$ 3,862.50
Trimac Outdoor	100366	TMNE 79924	Tree Removal 08/23	\$ 1,330.00
Trimac Outdoor	100374	TMNE 84378	Irrigation Repairs 09/23	\$ 700.00
Trimac Outdoor	100384	TMNE 85258	Landscape Maintenance 10/23	\$ 24,882.00
Turnbull Creek CDD	DC 092723	DC 092723	Debit Card Replenishment	\$ 3,432.24
Turner Pest Control, LLC	100385	617820377	Pest Control Services 10/23	\$ 180.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Vector Security, Inc	100367	72750321	Service Call 09/23	\$ 139.00
Vector Security, Inc	100367	72757022	Security Monitoring Services 10/23	\$ 590.03
Weather Engineers, Inc.	100386	44153R	Service Call-Duct Leak in Gym Ceiling 09/23	\$ 133.88
Yuro & Associates, LLC	100375	3387	Engineering Services 09/23	<u>\$ 1,522.50</u>
Report Total				<u>\$ 83,906.28</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures November 2023 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$81,029.56**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
ASCAP	100389	500776894 10/23	ASCAP Annual Music License 10/23	\$ 445.00
COMCAST	ACH	8495 74 140 0863399	Cable Services 11/23	\$ 324.15
COMCAST	ACH	11/23 ACH 8495 74 140 1701846	Internet Services 11/23	\$ 131.25
First Coast Franchising	100390	11/23 ACH JAK10230281	Janitorial Services 10/23	\$ 709.00
First Coast Franchising	100403	JAK11230296	Janitorial Services 11/23	\$ 709.00
Fitness Pro	100391	30847	Service Call - Equipment Repaid 10/23	\$ 115.00
Florida Department of Commerce	100401	88738	Special District Fee FY 2023/2024	\$ 175.00
Florida Power & Light Company	ACH	Monthly Summary 10/23 ACH	Electric Services 10/23	\$ 6,684.51
Future Horizons, Inc.	100404	81137	Aerator Service 10/23	\$ 1,375.00
Governmental Management Services, LLC	100392	304	Website Maintenance 11/23	\$ 100.00
Grainer, Inc.	100387	103023 Grainger	Pool Pump Parts 10/23	\$ 3,289.52
Hancock Whitney Bank	ACH	112223 ACH	Debit Card Expenses 10/23	\$ 6,348.58
Hi-Tech System Associates	ACH	394669 ACH	Alarm Access Control 11/23	\$ 30.00
Kilinski / Van Wyk, PLLC	100405	7982	Legal Services 10/23	\$ 794.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Kilinski / Van Wyk, PLLC	100405	7983	Legal Services-Pond Bank Defect 10/23	\$ 423.50
Paychex of New York, LLC	ACH	Payroll 11/20/23 ACH	Payroll Fees 11/23	\$ 665.70
Poolsure	100406	131295618392	Pool Chemicals 11/23	\$ 1,589.68
Posey Family Outdoor Services	100393	197370	Christmas Lighting & Decorating 11/23	\$ 2,980.00
Republic Services	100394	0687-001370407	Waste Disposal Services 11/23	\$ 183.75
Riverside Management Services, Inc	100395	142	Pool Maintenance 11/23	\$ 1,316.75
Riverside Management Services, Inc	100395	143	Management Services 11/23	\$ 20,543.02
Rizzetta & Company, Inc.	100388	INV0000084968	District Management Fees 11/23	\$ 3,862.50
St Johns Utility Department	100396	532445-114371 10/23	Water Services 10/23	\$ 442.80
St Johns Utility Department	100396	532445-124405 10/23	Water-Sewer Services 10/23	\$ 14.76
St Johns Utility Department	100396	532445-124406 10/23	Water-Sewer Services 10/23	\$ 36.46
St Johns Utility Department	100396	532445-124596 10/23	Water-Sewer Services 10/23	\$ 79.76
The Ledger / News Chief/ CA Florida Holdings, LLC	100402	5985578	Account #765148 Legal Advertising 10/23	\$ 93.84
Trimac Outdoor	100397	TMNE 87863	Landscape Maintenance 11/23	\$ 24,882.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Vector Security, Inc	100398	72923382	Security Monitoring Services 11/23	\$ 590.03
Whitley's Heating and Air LLC	100399	9924	Service Call - Duct Repair 11/23	\$ 1,225.00
Yuro & Associates, LLC	100400	3409	Engineering Services 10/23	<u>\$ 870.00</u>

Report Total				<u>\$ 81,029.56</u>
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TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures December 2023 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$79,600.33**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Alfred W Grover	100412	110823	Installed 2 Pool Pump Motors 11/23	\$ 1,339.00
COMCAST	ACH	8495 74 140 0863399	Cable Services 12/23	\$ 324.15
COMCAST	ACH	12/23 ACH 8495 74 140 1701846	Internet Services 12/23	\$ 131.25
First Coast Franchising	100414	12/23 ACH JAK12230289	Janitorial Services 12/23	\$ 709.00
Florida Power & Light Company	ACH	Monthly Summary 11/23 ACH	Electric Service 11/23	\$ 6,478.04
Future Horizons, Inc.	100415	81565	Aquatic Weed Control 11/23	\$ 1,375.00
Governmental Management Services, LLC	100413	305	Website Maintenance 12/23	\$ 100.00
Hancock Whitney Bank	ACH	112723 ACH	Debit Card Expenses 11/23	\$ 3,247.14
Hi-Tech System Associates	ACH	396305 ACH	Alarm Access Control 12/23	\$ 30.00
Kilinski / Van Wyk, PLLC	100416	8256	Legal Services 11/23	\$ 2,074.32
Kilinski / Van Wyk, PLLC	100416	8257	Legal Services - Pond Bank Defect 11/23	\$ 2,105.23
Kilinski / Van Wyk, PLLC	100416	8294	Legal Services 11/23	\$ 2,430.00
Kilinski / Van Wyk, PLLC	100416	8297	Legal Services - Pond Bank Defect 11/23	\$ 3,325.23
Neighborhood Publications, Inc	100417	MURA5898	Premium Website 11/23	\$ 45.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Neighborhood Publications, Inc	100417	MURA5899	Premium Website 12/23	\$ 45.00
Paychex	ACH	2023113000 Autopay	Payroll Fees 11/20/23	\$ 110.40
Poolsure	100418	131295618905	Pool Chemicals 12/23	\$ 1,589.68
Republic Services	100408	0687-001378842	Waste Disposal Services 12/23	\$ 182.97
Riverside Management Services, Inc	100419	146	Management Services 12/23	\$ 21,120.50
Riverside Management Services, Inc	100419	147	Pool Maintenance 12/23	\$ 1,316.75
Rizzetta & Company, Inc.	100407	INV0000085770	District Management Fees 12/23	\$ 3,862.50
St Johns Utility Department	100409	532445-114371 11/23	Water Services 11/23	\$ 482.35
St Johns Utility Department	100409	532445-124405 11/23	Water-Sewer Services 11/23	\$ 15.20
St Johns Utility Department	100409	532445-124406 11/23	Water-Sewer Services 11/23	\$ 37.70
St Johns Utility Department	100409	532445-124596 11/23	Water-Sewer Services 11/23	\$ 81.89
Trimac Outdoor	100410	TMNE 88731	Irrigation Repair 11/23	\$ 700.00
Trimac Outdoor	100420	TMNE 90608	Landscape Maintenance 12/23	\$ 24,882.00
Vector Security, Inc	100411	73087741	Security Monitoring Services 12/23	\$ 590.03

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Yuro & Associates, LLC	100421	3427	Engineering Services 11/23	\$ <u>870.00</u>
Report Total				\$ <u>79,600.33</u>

Tab 10

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Jeremy Vencil and seat 4, currently held by Diana Jordan-Baldwin are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of February 2024.

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Turnbull Creek Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Ave A, St. Augustine, FL 32095; Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Turnbull Creek Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before _____, 2024.

Tab 11

RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING 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

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

Section 1. _____ is appointed as Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF FEBRUARY, 2024.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

Tab 12

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERIM RATE AND FEE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District intends to adopt a certain rate and fee for licensees through the rulemaking procedures set forth in Chapters 120 and 190, *Florida Statutes* in the near future but is not at this time prepared to fully evaluate the budgetary impact and address all potentially affected rates and fees; and

WHEREAS, the Board finds that it is in the best interests of the District to temporarily adopt a fee charged to licensees of Fifty Dollars (\$50) or Ten Percent (10%) of gross revenue, whichever is greater, for resident only events and One Hundred Dollars (\$100) or Ten Percent (10%) of gross revenue, whichever is greater, for events that permit non-resident attendance (“Interim Rates”) in order to evaluate the budgetary impact it will have and to review other potential and current rates and charges of the District that may be impacted.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. By passage of this Resolution, the Board hereby approves the adoption of the Interim Rates.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of February 2024.

ATTEST:

**TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

TAB 13

BINGO AND CARD GAME RULES

- a. Bingo games may only be played in the Amenity Facility that has been leased for a period of not less than one year by an organization that qualifies under sections (i) through (iv) below and may only be conducted pursuant to Florida law. This includes the following rules:
 - i. The organization conducting the bingo game(s) must be a charitable, nonprofit or veterans' organization engaged in charitable, civic, community, benevolent, religious or scholastic works, or other similar endeavors.
 - ii. The organization must have been in existence and active for a period of 3 years or more.
 - iii. The organization itself must be directly involved and not just sponsoring the games.
 - iv. The organization itself must be located within St. Johns County or within a 15-mile radius of the Amenity Facility at which the games are played.
 - v. The lease or rental agreement cannot provide for the payment of a percentage of the proceeds generated to the District or any other party and the rental rate charged cannot exceed the rental rates charged for similar facilities in the same locale.
 - vi. The individual persons that conduct the bingo games must be a resident of the community where the organization is located (in and around St. Johns County) and a bona fide member of the organization sponsoring such game and may not be compensated in any way for operation of such game.
 - vii. The organization conducting the games must designate up to three members of that organization to be in charge of the games, one of whom must be present during the entire session of game play.
 - viii. The entire proceeds derived from the games, less business/operational expenses for articles designed for and essential to the operation, conduct and playing of bingo, must be donated by such organizations to any of the endeavors before mentioned.
 - ix. The actual conduct of the bingo games must additionally comply with the requirements set forth in section 849.0931, *Florida Statutes*.
 - x. Bingo cannot be played more than twice a week at any one of the District's facilities.
- b. Card games may be played at the Amenity Facilities in accordance with Florida law. When gambling is involved (penny ante) the following rules apply:
 - i. The card game must be a game or series of games of poker, pinochle, bunco, bridge, rummy, canasta, hearts, dominoes, or mah-jongg. All other form of card games that include gambling is strictly prohibited unless allowed for under Florida law.
 - ii. The winnings of any player in a single round, hand or game cannot exceed \$10.00 in value.
 - iii. Commission/consideration cannot be paid to any individual for assistance in hosting the games.
 - iv. No admission or fee of any kind may be charged for participating in the card games above and beyond the fees required to obtain Authorized User status.
 - v. All participants must be 18 years of age or older.
 - vi. Advertisements regarding card games, in any form, are prohibited.
 - vii. Debts created or owed from playing cards are unenforceable.

TAB 14

01/09/24

Turnbull Creek

Community Development District

Field Operations & Amenity Management Report



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
January 9, 2024

To: Board of Supervisors

From: Jim Schieszer
Field Operations Manager

Erick Hutchison
Amenity Manager

RE: Murabella Field Operations & Amenity Management Report – January 9th,
2024

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

Community Events

Chili cook off 11/18/2023

Santa Clause 12/14/23

Winter social 12/15/23

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:

- Food Truck Tuesday – 3rd Tuesday Monthly

Private Rentals:

- December– 8 Rentals

Topics for Discussion:

- Comcast update
- Amenity Center upgrades
- Kids Tri

Weekly Maintenance

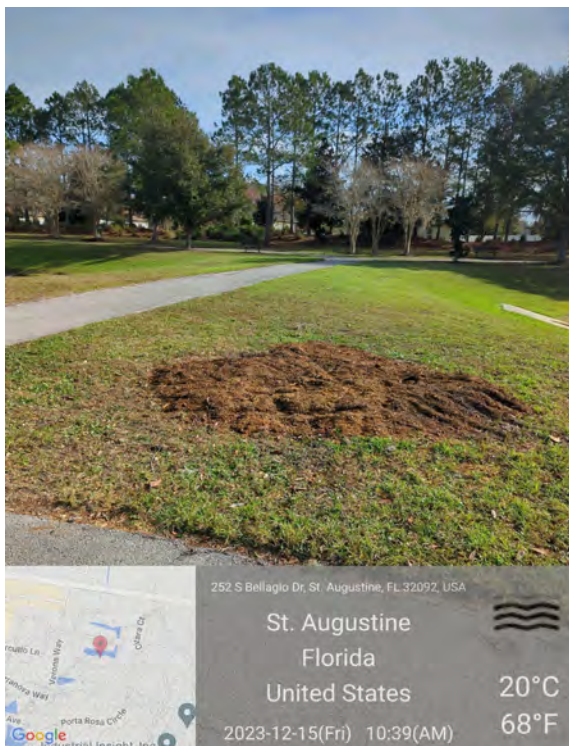
Below is a list of maintenance responsibilities that are completed weekly:

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

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

- Bid for pickleball courts
- Bid for 16 entrance planters
- Completed Teracina creek tree removal
- Trees removed at San Marino park
- Impeller replaced #1 pool pump

Completed Projects



- Completed tree project behind Teracina Creek
- Second photo is the tree once it was removed

In Progress Projects



- 16 entrance in progress. Lighting issues under repair

Conclusion

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

Respectfully,

Jim Schieszer
Erick Hutchison

POTTERY BARN

Carmel Square Wide Arm Upholstered Sofa



\$ 2,999

Overview

Construction

- Square arm.
- Removable, cylindrical, solid hard wood legs are finished in Espresso.
- Loose cushions.
- Choose Down-blend-wrapped cushions for a softer feel.
- Choose Contract-grade cushions, which feature high-density construction for greater durability and longevity. They will maintain their shape with repeated use while offering a firm and supportive sit.
- Expertly crafted engineered wood frame with mortise-and-tenon joinery provides exceptional structural integrity.
- Kiln-dried wood helps prevent warping, splitting, cracking and developing mildew.
- No-sag steel sinuous springs provide cushion support.
- Adjustable levelers provide stability on uneven floors.

Quality

- Crafted in America by our own skilled artisans from USA and Imported materials.

Care

- Rotate cushions and vacuum beneath them regularly.
- To prevent fading, keep fabric out of direct sunlight.

P O T T E R Y B A R N

James Roll Arm Leather Recliner



\$ 2,299 x 2 = \$ 4,598

x 4 = \$ 9,196

Overview

Construction

- Roll arm.
- Removable solid wood legs are finished in a Dark Walnut.
- Fixed cushions.
- Down-blend-wrapped cushions for a softer feel.
- Features attractive nailhead accents.
- Expertly crafted engineered wood frame with mortise-and-tenon joinery and corner block construction, which provides exceptional structural integrity.
- No-sag steel sinuous springs provide cushion support.
- Manual recliner.
- Recliner 39.5": This is the ideal size if your height is 5'9" or shorter.
- Tall Recliner 41.5": This is the ideal size if your height is between 5'10" and 6'2".
- Extra Tall Recliner 44.5": This is the ideal size if your height is 6'3" or taller.

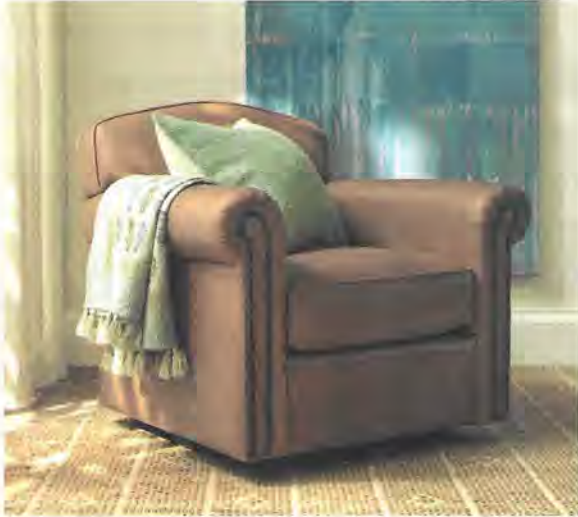
Quality

- Top-grain leather, aniline-dyed. Leather will lighten and soften with both use and time and develop a rich patina.
- Leather is a natural product. Variation in color and texture are inherent to each hide; no two pieces are exactly alike.
- Imported.



POTTERY BARN

Harrington Roll Arm Leather Swivel Armchair



$\times 2 = \$3,598$

$\times 4 = \$7,196$

Overview

Construction

- Roll arm.
- Swivel mechanism allows chair to turn 360° does not tilt or rock.
- Tight back and loose seat cushion.
- Seat cushion is down-blend-wrapped which provides a softer feel.
- To allow breathability and ensure long-term quality, cushions have a section of black upholstery on reverse side.
- Attractive nailheads are finished in Bronze.
- Expertly crafted engineered wood frame provides exceptional structural integrity.
- No-sag steel sinuous springs provides cushion support.

Quality

- Top-grain leather, aniline-dyed. Leather will lighten and soften with both use and time and develop a rich patina.
- Leather is a natural product. Variation in color and texture are inherent to each hide; no two pieces are exactly alike.
- Imported.

Care

- Vacuum cushions for routine maintenance.
- Never use detergents, polishes, preservers or saddle soap. They can remove natural oils.
- For periodic cleaning and maintenance, we

MODERN TUSCAN INSPIRATION ROOM



WENDY O'BRIEN



MODERN TUSCAN INSPIRATION ROOM



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The top neutral and accent colors
recommended most often by professional designers.



✱ Behr Paint's comparable colors to Sherwin-Williams or Benjamin Moore color names, which are names of its respective owners, are being used for identification purposes only. Behr has created a comparable color using industry standard technology.

WHIPPED CREAM (BM Chantilly Lace)
STATEMENT WHITE (BM Decorator's White)
BLANK CANVAS (BM White Dove)

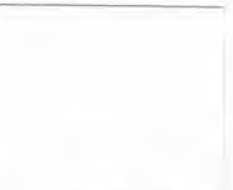
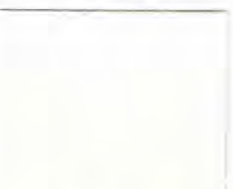
WINTER WHITE (SW Extra White)
NATURAL WHITE (BM Simply White)
FIRST SNOW (SW Snowbound)
TRANQUIL GRAY (SW Agreeable Gray)

GRATIFYING GRAY (SW Repose Gray)
VINTAGE PEWTER (BM Revere Pewter)
EVEN BETTER BEIGE (SW Accessible Beige)

BEHR® WHITES COLOR COLLECTION

The BEHR Whites Color Collection has been created specifically for the interior and exterior of your home, to confidently make your space look welcoming, stylish and livable.



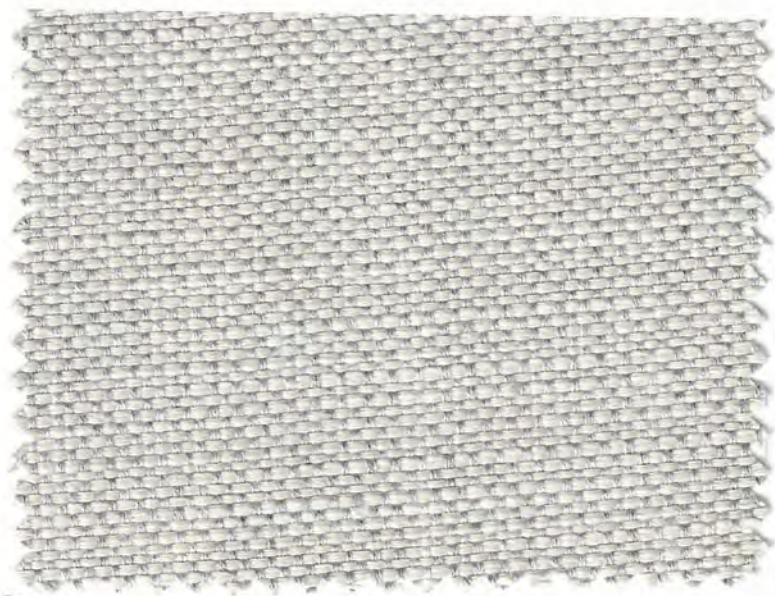
					
NEW HOUSE WHITE RD-W10 ^u *	WHISPER WHITE HDC-MD-08 ^u *	SLEEK WHITE OR-W15 ^u *	SIMPLY WHITE BWC-01 ^u *	PALAIS WHITE GR-W15 ^u *	ULTRA PURE WHITE [®]
					
COTTON SHEETS RD-W15 ^u *	POLAR BEAR 75 ^u *	LINEN WHITE 70 ^u *	WHITE VEIL OR-W14 ^u *	FROST 57 ^u *	BIT OF SUGAR PR-W14 ^u
					
DELICATE LACE PPU5-11 ^u	COTTAGE WHITE 13 ^u *	OFF WHITE 73 ^u *	SWISS COFFEE 12 ^u *	BAKERY BOX BL-W09 ^u	VIBRANT WHITE BWC-12 ^u
					
WHITE MOCHA OR-W11 ^u *	NAVAJO WHITE 22 ^u *	COTTON KNIT PPU7-11 ^u *	WHITE 52 ^u *	SWIRLING WATER PR-W10 ^u	CAMEO WHITE MQ3-32 ^u
					
PAINTER'S WHITE PPU18-08 ^u	ANTIQUÉ WHITE 23 ^u *	SPANISH SAND OR-W07 ^u *	SILVER ASH GR-W11 ^u *	WINDS BREATH GR-W06 ^u	SMOKY WHITE BWC-13 ^u

✦ Denotes One-Coat Hide when tinted into BEHR DYNASTY® & MARQUEE® INTERIOR Paint. Limitations apply. For more information, visit Behr.com/onecoathide.

* Denotes 10-Year Color Fade Protection when tinted into BEHR DYNASTY® EXTERIOR Paint.

Based on lighting and sheen selected, applied paint may vary slightly from color chip shown.

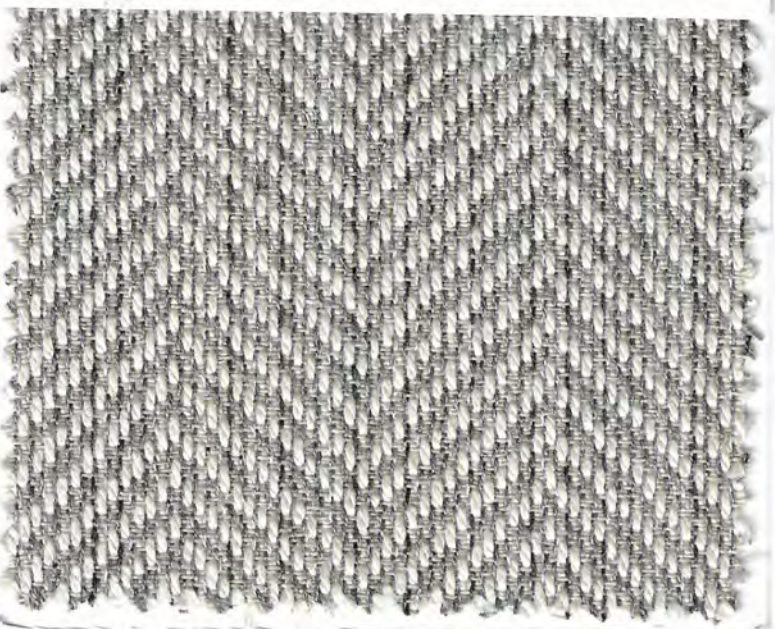
P O T T E R Y B A R N



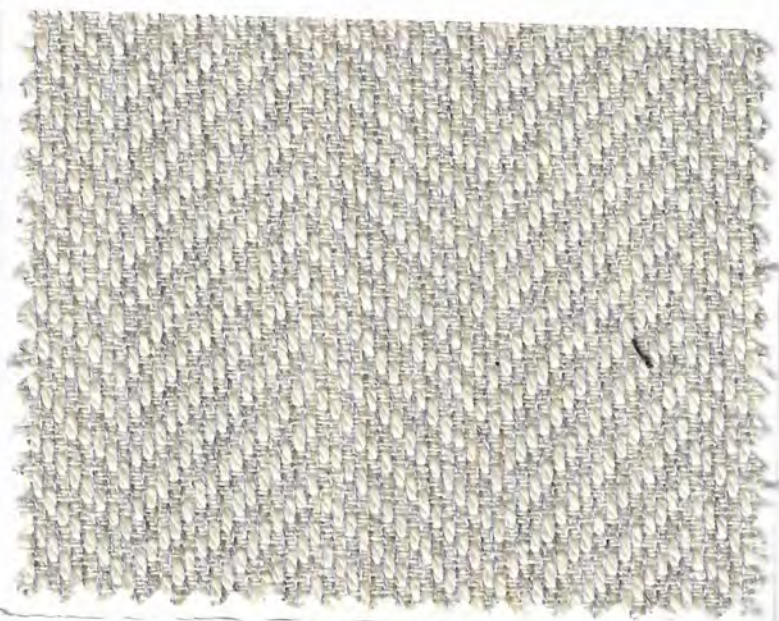
P O T T E R Y B A R N



P O T T E R Y B A R N



P O T T E R Y B A R N



POTTERY BARN

Modern Farmhouse Round Pedestal Extending Dining Table



\$2,399

THE FABRICS OR LEATHER
SHOWN IN PHOTOS ARE
NOT THE COLORS WE WOULD
BE SELECTING

Overview

Construction

- Expertly crafted from meranti wood, MDF and white oak veneers and finished in Fog or Tahoe Brown.
- MDF is an engineered wood that lends exceptional strength and ensures the product's structural integrity over time.
- The use of veneers results in high-quality furniture that has flawless surfaces and consistent color tones that will not be subject to cracking.
- Adjustable levelers provide stability on uneven surfaces.
- Contract Grade: Thoughtfully designed and expertly engineered to meet rigorous testing standards and best practices from select ANSI/BIFMA testing protocols.
- Imported.

Care

- Dust with soft, dry cloth.
- We do not recommend using harsh household chemicals as they can damage the finish.

Assembly

- White Glove Service: Items are delivered to your room of choice by appointment, then unpacked and fully assembled by a skilled two-person team. Includes packaging removal and recycling. Fee varies by

POTTERY BARN

Baldwin Upholstered Barrel Back Dining Chair



$\$489 \times 4 = \$1,956$

Overview

Construction

- Frame is expertly crafted from engineered wood, tightly upholstered and filled with foam for deep comfort.
- Plastic casters allow for easy mobility.
- Imported.

Care

- Rotate cushions and vacuum beneath them regularly.
- To prevent fading, keep fabric out of direct sunlight.
- Blot spills immediately with a clean, colorfast towel or sponge.

Assembly

- Packaging Dimensions & Weight: 25.25 x 24.5 x 32.75" h; 52.5 lbs

Dimensions & Care

DIMENSIONS

- Overall:
- 24.5" w x 25" d x 32" h
- Inside Seating:
- 19.5" w x 18.5" d x 19.5" h
- Arm:
- 2" w x 20" d x 24" h
- Legs:
- 3" w x 2" d x 2.5" h
- Weight Capacity:

POTTERY BARN

Palisades Square Reclaimed Wood Coffee Table



\$ 999

Overview

Construction

- Expertly crafted from reclaimed pine wood with a Sierra or Cocoa Brown finish.
- Crafted of pine, a gorgeous softwood with a closed grain pattern.
- Due to the nature of the wood each piece will vary slightly and no two pieces will be exactly alike.
- Features a shelf on the bottom for added storage.
- Adjustable levelers provide stability on uneven surfaces.
- Anti-tip kit included: comes with safety-tested mounting hardware, instructions and a nylon strap. To prevent injuries from furniture tip-over, this item should be securely fixed to the wall.
- Contract Grade: Thoughtfully designed and expertly engineered to meet rigorous testing standards and best practices from select ANSI/BIFMA testing protocols.
- Imported.

Care

- To protect finish, do not apply abrasives or household cleaners, dust with soft dry cloth.
- Always use coasters, pads cloth or felt to protect furniture surface.
- Wipe up spills immediately.
- Do not expose to direct sunlight or excessive temperatures.

CHOOSE YOUR COLLECTION - INCLUDES SOFAS, SECTIONALS AND ARMCHAIRS



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BIG SUR



MANHATTAN



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JAKE



CHESTERFIELD



PEARCE



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CANYON



PB COMFORT



CELESTE



BUCHANAN



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HUDSON

CHOOSE YOUR ACCENT SEATING



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WELLS



TYLER



JAMES



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CLARK



HOWARD



CHAMPLAIN



LANSING



GRAYSON



HARLOW



AYDEN



DECLAN



BRIXTON



THATCHER



REYES



SPEAR



FENTON



COLTON

CHOOSE YOUR QUALITY

Churchfield Leather: Butter-soft texture; exaggerated tone variation; matte sheen

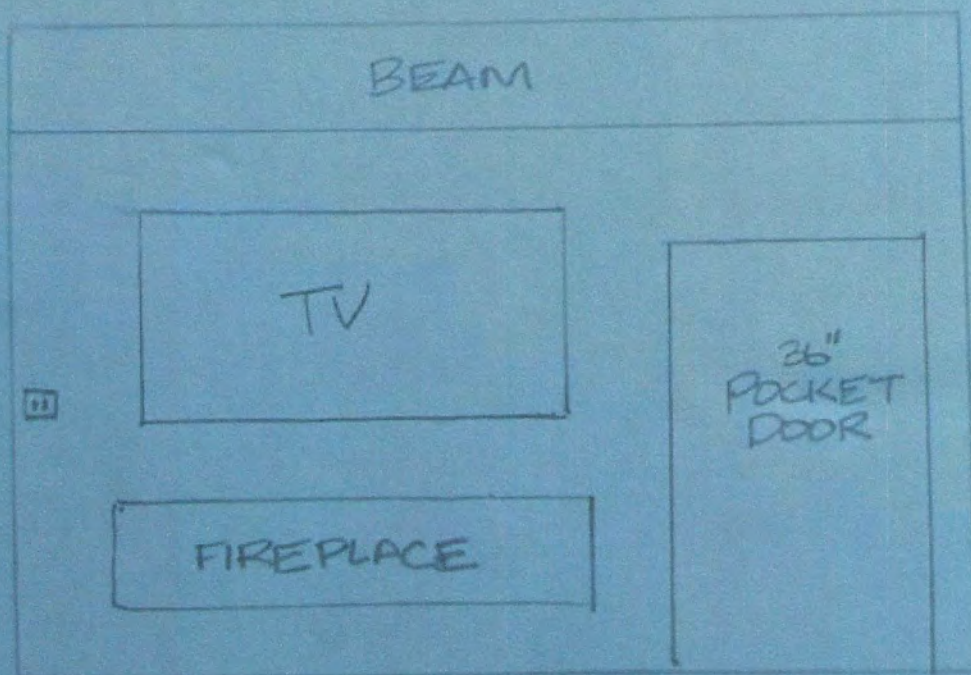


SERENE
SYSTEMS

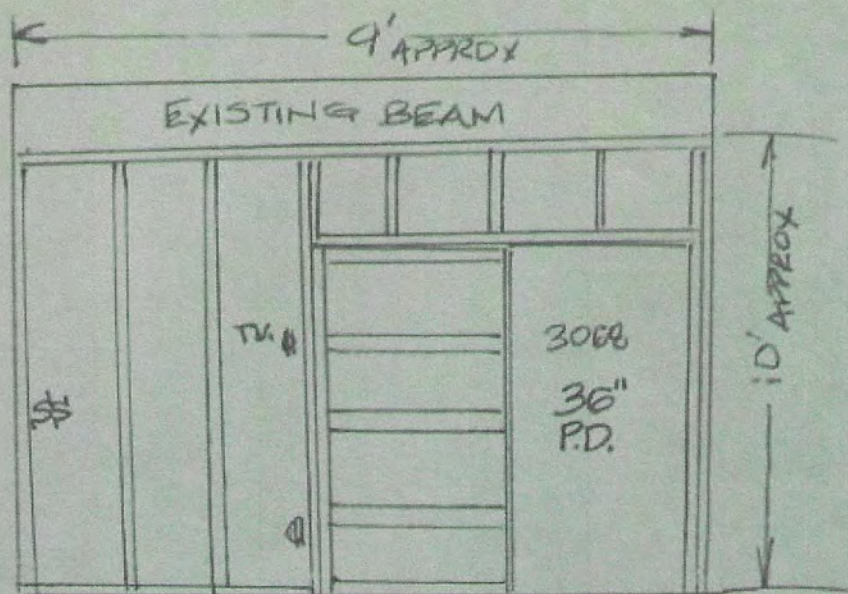
Chris Williams
(904) 566-4034

A professional company that works
organized in a calm peaceful manner.

Phil 4:13



\$ 3,680 + COST OF FIRE PLACE



- FRAME UP WALL UNDERNEATH EXISTING BEAM FOR A PROPOSED UTILITY CLOSET WITH A 3068 POCKET DOOR UNIT.
 - MOVE EXISTING ELECTRICAL SWITCHES TO EXTERIOR OF WALL AND ADD TWO RECEPTICLES FOR A TV/WALL OUTLET.
 - DRYWALL INTERIOR/EXTERIOR OF NEW WALL FINISHED TO MATCH EXISTING COLOR SCHEME.
- NOTE: POCKET DOOR UNIT WILL BE TRIMLESS AND FINISHED WITH DRYWALL/MOLDING TO APPEAR INCONSPICUOUS.

Date: 1/4/2024



**AVID
CONSTRUCTION
& CONSULTING**

4412 Carolyn Lane, St. Augustine Florida 32092
Dustin Frick (904) 759-6108 Patrick Kelly (904) 219-4184

☒ Pricing proposal
☐ Change Order

Quote Finalization

Structural Items Finalized
Color Selection Items Finalized
Change Order Finalized

Date: ___/___/___

Pricing Stage

Contract Pricing
Plan Review Pricing
Color Selection Pricing
Other/_____

For Office Use Only

Client **Murabella amenity center Erick Hutchison**

Address **101 W Positano Ave
St. Augustine, FL 32092**

Phone **904-940-1157**

Email murabellamanager@rmsnf.com

Buyer Information

Item #	Description	Qty.	Price	Total
1	Remove baseboards, sheetrock and wall switches for new wall construction	1	\$ 18,800.00	\$ 18,800.00
2	Supply labor/materials for wood framed 10' long wall for closet, fireplace and tv alcove to 11'			
3	Relocate electrical for wall switches, add outlet/low voltage line on wall, add outlet in alcove, fireplace outlet and make changes to existing lighting in closet ***Allowance of \$1600 for electrical work			
4	Relocate return line outside of newly framed closet **Allowance of \$850 pending accessibility**			
5	Supply/install electric fireplace **allowance of \$500 for fireplace, shipping, taxes, etc.**			
6	Sheetrock newly framed wall			
7	Supply and install hidden door access to closet **allowance of \$1650 for hidden door/shelving unit**			
8	Install client supplied bracket and tv			
9	Remove baseboards in newly framed closet and install on outside of newly framed wall			
10	Supply/install 5 1/4" paintable baseboards in closet			
11	Paint wall and hidden door to closely match existing amenity center walls ***Any faux painting or wallpaper hanging will be an additional cost***			
12	Waste removal			
13	Permit for electrical work			
14	Apply tile protection near framed wall during construction process			
	Pricing could fluctuate pending final hidden door design and wall dimensions			

Change Order Acknowledgement: I(we) fully understand that I(we) have authorized Avid Construction and Consulting, Inc. to make the above changes and/or additions to the property. Payment schedule to be 50% at start of job, 40% after sheetrock completion and 10% at completion of job. Any changes hereafter will be repriced and a change order will be submitted. Please make checks payable to Avid Construction and Consulting, Inc.

**Quote Pricing is Null/
Void After:**

2/5/24

Page 1:	\$ -
Page 2:	\$ -
Page 3:	\$ -
Page 4:	\$ 18,800.00
TOTAL:	\$ 18,800.00

Buyer: _____ Date: _____ Buyer: _____ Date: _____

904.416.1064

Monday-Friday 8:30A-5:00P
Call, Text or Email!

December 18, 2023
Murabella Amenity Center
Kathi Randolph
101 W Positano Ave
Saint Augustine FL 32092

Mobile (954)495-0309
Email kathijim@gmail.com

We accept personal checks, money orders, or cash.
Once we receive payment in full, we will be able to put your project in our work queue.

OR **PAY ONLINE** Using a credit card or bank account.
A \$5.00 convenience fee applies to online payments.

Estimate

Account #: 58661
Estimate #: 92002

Custom Upholstering

Sofas & Loveseats
Chairs & Ottomans
Window Treatments
Custom Headboards
Upholstery, Leather, & Vinyl

Furniture Refinishing

Antiques & Heirlooms
Fine Table Tops
Dining Room Sets
Dressers & Desks
Custom Wood Repair

Item	Qty	Description	Amount
CU-4VCOM		Custom Upholstering - Reupholstering Labor - 4 Leather Chairs - Fabric Priced Separately 5 Hides Needed for Each Chair	\$6,912.00
CU-FEE47		\$24.50 Shop Supplies plus \$23.25 Waste Disposal Recycling	\$47.75

Subtotal: \$6,959.75

Tax: \$0.00

Total: \$6,959.75

+ COST OF FABRIC

total cost could be
\$ 7,959

7.5% Sales Tax applies. Pickup & delivery service is available at a rate of \$95 per trip per man required. All jobs incur the following fees: 1) Shop Supplies - \$24.50. 2) Waste Disposal & Recycling - \$23.25. We can place your project in our work queue upon receipt of your payment in full. Thank you for considering Jax Furniture Refinishing & Upholstering. Our goal is to bring out the very best in your furniture. In keeping with that idea, each of our services is guaranteed for quality workmanship for a period of one year, which covers 100% of labor. Material costs are non-refundable. To accept this estimate and reserve your place in our work queue, please complete the following steps: 1) Sign below to accept the scope of our proposal, 2) Sign the separate Terms and Conditions outline to agree to our performance standards and customer responsibilities, and 3) Remit payment in full for the total estimated project amount. These three items can be mailed to 8775 Arlington Expy / Jacksonville FL 32211. Once they have been received by Jax Furniture, your project will be placed into our work queue. By signing here, you acknowledge that you accept the scope and terms of the above proposal.

Customer Signature: _____

Date: _____

JAX FURNITURE
REFINISHING & UPHOLSTERING



904.416.1064

Monday-Friday 8:30A-5:00P
Call, Text or Email!

December 18, 2023
Murabella Amenity Center

101 W Positano Ave
Saint Augustine FL 32092

We accept personal checks, money orders, or cash.

Once we receive payment in full, we will be able to put your project in our work queue.

OR **PAY ONLINE** Using a credit card or bank account.
A \$5.00 convenience fee applies to online payments.

Custom Upholstering
Sofas & Loveseats
Chairs & Ottomans
Window Treatments
Custom Headboards
Upholstery, Leather, & Vinyl

Furniture Refinishing
Antiques & Heirlooms
Fine Table Tops
Dining Room Sets
Dressers & Desks
Custom Wood Repair

Item	Qty	Description	Amount
FR- LREF		Furniture Refinishing - Refinishing Labor - Table - Top Only - Touch Up Base	\$805.00
CU- 1BAS		Custom Upholstering - Reupholstering Labor - 6 Dining Chair Seats - Fabric Priced Separately 3 Yards Needed	\$360.00
CU- 1BAS		Custom Upholstering - Reupholstering Labor - 2 Stools - Fabric Priced Separately 1 Yard Needed	\$120.00
CU-MISCREP		Custom Upholstering - Misc. Repair- 2 Stools - Repair Backs	\$230.00
CU-TRPCHG-95	2.0	Custom Upholstering - \$95 Per Trip	\$190.00
CU-FEE47		\$24.50 Shop Supplies plus \$23.25 Waste Disposal Recycling	\$47.75

Subtotal: \$1,752.75

Tax: \$60.38

Total: \$1,813.13

plus cost of FABRIC

*TOTAL COST COULD BE NORTH
OF \$ 2,313*

7.5% Sales Tax applies. Pickup & delivery service is available at a rate of \$95 per trip per man required. All jobs incur the following fees: 1) Shop Supplies - \$24.50. 2) Waste Disposal & Recycling - \$23.25. We can place your project in our work queue upon receipt of your payment in full. Thank you for considering Jax Furniture Refinishing & Upholstering. Our goal is to bring out the very best in your furniture. In keeping with with that idea, each of our services is guaranteed for quality workmanship for a period of one year, which covers 100% of labor. Material costs are non-refundable. To accept this estimate and reserve your place in our work queue, please complete the following steps: 1) Sign below to accept the scope of our proposal, 2) Sign the separate Terms and Conditions outline to agree to our performance standards and customer responsibilities, and 3) Remit payment in full for the total estimated project amount. These three items can be mailed to 8775 Arlington Expy / Jacksonville FL 32211. Once they have been received by Jax Furniture, your project will be placed into our work queue. By signing here, you acknowledge that you accept the scope and terms of the above proposal.

Customer Signature: _____

Date: _____

JAX FURNITURE



Supply list

2 messages

lcdegennaro@yahoo.com <lcdegennaro@yahoo.com>
Reply-To: "lcdegennaro@yahoo.com" <lcdegennaro@yahoo.com>
To: "kathijim@gmail.com" <kathijim@gmail.com>

Tue, Jan 9, 2024 at 12:39 PM

Rug shampoo	\$22.00
Windex (2 bottles)	\$ 7.00
Paper Towels (2 x 2 rolls).	\$14.00
Leather cleaner (2 bottles)	\$17.00
Clear Silicone	\$10.00
Leather color (cream)	\$27.00
Leather color (ivory)	\$27.00
Leather conditioner	\$23.00
Restor-a-Finish (golden Oak)	\$10.00
Restor-a-Finish (Walnut)	\$10.00
Wood Pen Kit	\$10.00
Orange Oil (1 bottle)	\$14.00
Cleaning towels (1 pack)	\$ 7.00
Spray Paint (5 cans)	\$40.00
Tacky Glue + NailHead	\$12.00

Total \$250.00. Supplies. - Labor as courtesy

These supplies are for: Cleaning, touching up and polishing of all wooden furniture.
Cleaning, touching up and conditioning of the 4 club chairs
Cleaning/Shampooing of the round rug
Spray Painting the existing large and small planters
Cleaning all the glasses on the inside of the room.

In case any of them or both fail to send their estimates, I am including them here for reference.

LEVITSKY FURNITURE REPAIR - PALM COAST

\$750.00 - refinishing of the tabletop

\$200.00 - re-upholstering each chair - labor only - he didn't gave the amount for the leather.

C & S REFINISHING AND UPHOLSTERY. - ORANGE PARK

\$975.00 - refinishing of the tabletop

\$225.00 - re-upholstering each chair for labor - \$350.00 for Taupe Leather

Please, let me know if I can help with anything else.

Thank you!
Lana

Jim and Kathi Randolph <kathijim@gmail.com>
To: Jim and Kathi Randolph <kathijim@gmail.com>

Wed, Jan 10, 2024 at 5:40 AM

[Quoted text hidden]

Murabella Amenity center

Paint entire room and bathrooms

[illegible]



ESTIMATE

210 Handyman Services

210 Handyman Services
160 Meadow Creek Drive
Jacksonville, Florida 32259
United States

Mobile: 315-726-2975
210handymanservices.com

BILL TO
Turnbull Creek Community
Murabellamanager@rmsnf.com

Estimate Number: 109
Estimate Date: January 5, 2024
Valid Until: April 1, 2024
Estimate Total (USD): \$3,500.00

Items	Quantity	Price	Amount
Paint Club House Prep,patch and paint approximately 2000 sq ft of walls,trim and ceilings Cost includes labor and painting materials only. District will purchase paint. 7 gallons of wall paint and 6 gallons of ceiling paint	1	\$3,500.00	\$3,500.00
Subtotal:			\$3,500.00
Total:			\$3,500.00
Estimate Total (USD):			\$3,500.00

ABOUT \$1,000 in paint

Estimate 1327 from Gator Painting of NE Florida

Gator Painting of NE Florida <quickbooks@notification.intuit.com>
Reply-To: james.barclay@gatorpaintingnf.com
To: kathijim@gmail.com

Fri, Dec 29, 2023 at 1:14 PM



Your estimate is ready!

Total \$4,875.00

Dear Kathi Randolph,

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!
Gator Painting of NE Florida

[Review and approve](#)

Gator Painting of NE Florida
240 Porta Rosa Cir
Saint Augustine, FL 32092

**J. Hilton Painting, Inc.
13286 Grover Road
Jacksonville, FL 32226
jhiltonpainting@gmail.com
(904) 568-7667**

**KATHI RANDOLF HOME INT QUOTE
01/08/24**

Interior

- *Fix cracks on ceiling in one boxed in area by front doors to room
- *Paint big room, kitchen, & 2 bathrooms (2 coats of paint will be applied to all walls)
- *Paint ceilings with customer's choice of color (Flat white is recommended)
- *Move all furniture to 1 side of the room to paint the empty area, then move all furniture to the newly painted side to paint the other side

Total for labor & materials \$ 3,900.00

**½ due at start of the job
½ due at completion of the job**

*****Quote is good for 6 months from above date*****

Turnbull Creek Treat Sheet**Date:** 11-13-23**Weather:** Partly Cloudy**Winds:** 2-7 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	Babytears	Yes	FL 909, Diquat, Handremoved
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	No	None
12	Algae, Shoreline	Yes	Hyd 191, Aquanocat, Triclopyr
13	Shoreline	Yes	Aquanocat, Triclopyr
14	None	Yes	None

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	Aquashade
2	None	Yes	Aquashade

Pescara

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

Comments: None

Turnbull Creek Treat Sheet**Date:** 1-29-24**Weather:** Partly Cloudy**Winds:** 2-8 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Shoreline	Yes	Imazapyr, 2-4D
2	Algae, Shoreline	Yes	Hyd 191, Imazapyr, 2-4D
3	Shoreline	Yes	Imazapyr, 2-4D
4	Shoreline	Yes	Imazapyr, 2-4D
5	Shoreline	No	Imazapyr, 2-4D
6	None	Yes	None
7	None	No	None
8	Shoreline	No	Imazapyr, 2-4D
9	Algae	Yes	Copper Sulfate
10	None	Yes	Fish Pickup
11	None	No	None
12	None	Yes	None
13	None	Yes	None
14	None	Yes	Fish Pickup

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

Pescara

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

Comments: Had a fish kill on property. Most were in Lake 10 and some in Lake 14. Road entire property and picked up a few in some other locations. Believe kill isn't over due to weather and possible fish that still haven't surfaced.