

**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 **special meeting** of the Board of Supervisors of Turnbull Creek Community Development District was held on **February 13, 2024, 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
Raymond Ames	Board Supervisor, Assistant Secretary

**Also present were:**

Melissa Dobbins	District Manager, Rizzetta & Co., Inc.
Meredith Hammock	District Counsel, Kilinski/Van Wyk
Mike Yuro	District Engineer, Yuro & Associates
Jim Schieszer	Field Operations Manager, RMS
Erick Hutchinson	Amenity Manager, RMS
Brian Stephens	Account Manager, Yardnique
Todd Murphy	General Manager, Yardnique

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 Pickleball Court options.

**THIRD ORDER OF BUSINESS**

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

The Board reviewed five candidates under Tab 1. After discussion the Board asked questions to the candidates.

On a motion by Mr. Wing, seconded by Mr. DeIBene, with all in favor, the Board of Supervisors appointed Raymond Ames to Seat #5, for Turnbull Creek Community Development District.

**1.) Administration of Oath of Office**

Ms. Dobbins administered oath of office to Mr. Ames.

**FOURTH ORDER OF BUSINESS**

**Staff Reports - Part A**

**A. District Engineer**

**1.) Update on Pond Repair**

Mr. Yuro noted to the Board that he is monitoring the sod to make sure it takes and grows since it was a little brown due to it be dormant. He also updated the Board that a sink hole by a storm drain was noticed, and he requested a proposal to perform an exploratory dig to review it further.

**2.) Update on Walking Trail Improvement**

After discussion Mr. Yuro updated the Board that he is going to get Duval to revise their proposal and still attempt to get a proposal from Aquagenix.

**3.) Update on Wall Repair**

Mr. Yuro updated the Board that he is working on getting a proposal from Aquagenix.

**B. Landscaper**

**1.) Yardnique Landscape Reports**

Mr. Murphy and Mr. Stephens updated the Board that turf fertilization will be applied end of February or beginning of March and that the annuals were just installed.

Discussion ensued regarding ant treatments. The Board requested an updated plan and for the field to be reviewed.

**2.) Consideration of Annual Mulch Proposal**

The Board discussed mulch proposal under Tab 3 and discussed budget concerns to cover the full amount. Ms. Dobbins noted that the landscape maintenance budget that was adopted included an additional \$59K to cover mulch. The remaining portion could be paid through the landscape miscellaneous line item.

On a motion by Mr. Vencil, seconded by Mr. Ames, 3-1, with Mr. DelBene opposed, the Board of Supervisors approved Yardnique’s annual mulch installation proposal, in the amount of \$67,985.00, for Turnbull Creek Community Development District.

*The Board moved to agenda item 5D.*

**FIFTH ORDER OF BUSINESS**

**Consideration of Assignment  
from Trimac Landscape to  
Yardnique**

On a motion by Mr. Vencil, seconded by Mr. Wing, with all in favor, the Board of Supervisors approved the assignment from Trimac Landscape to Yardnique, for Turnbull Creek Community Development District.

*The Board moved to agenda item 5C.*

**SIXTH ORDER OF BUSINESS**

**Consideration of Planter  
Proposal(s) for Monument  
Damage**

The Board discussed the county project to widen SR-16, which should occur in the near future, and will monitor that project prior to taking any further action to replace the planter.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Fish  
Stocking (Midge Control)**

- 1.) Future Horizons Proposal**
- 2.) The Lake Doctors**
- 3.) Solitude Lake Management**

Mr. Cottrell with Solitude Lake Management reviewed midge control options with the Board. After discussion, the Board approved 2 months of testing for 3 ponds with a not-to-exceed amount of \$800.00.

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board of Supervisors approved Solitude Lake Management's proposal for 2 months of testing for 3 ponds with a not-to-exceed amount of \$800.00, for Turnbull Creek Community Development District.

In addition, the Board requested the staff to review getting a pond maintenance proposal from Solitude to compare to current vendor's scope of service.

**EIGHTH ORDER OF BUSINESS**

**Update on Pickleball Court  
Location**

The Board directed the staff to get another conversion proposal to be reviewed at a future meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Fighting  
Turtles Swim Team - 2024  
Revised Schedule**

Ms. Little, President of Fighting Turtles, reviewed the revised schedule with the board.

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board of Supervisors approved Fighting Turtles' Swim Team 2024 revised schedule, for Turnbull Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- 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**

On motion by Mr. Vencil, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held November 14, 2023, and ratified the operation & maintenance of expenditures for October 2023, in the amount of \$83,906.28, November 2023, in the amount of \$81,029.56 and December 2023, in the amount of \$79,600.33, for Turnbull Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-03, 2024 General Election**

On motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors adopted Resolution 2024-03, to conduct the 2024 General Election, for Turnbull Creek Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-04; Redesignating  
Assistant Secretaries**

On motion by Mr. DelBene, seconded by Mr. Wing, with all in favor, the Board of Supervisors appointed Mr. Ames as Assistant Secretary and adopted Resolution 2024-04, as amended, redesignating Assistant Secretaries, for Turnbull Creek Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-05; Adopting Interim Rates  
for License Agreements**

On motion by Mr. Vencil, seconded by Mr. DelBene, with all in favor, the Board of Supervisors adopted Resolution 2024-05, adopting interim rates for license agreements, for Turnbull Creek Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports – Part B**

**A. District Counsel**

**1.) Review of Bingo/Card Game Rules**

On motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved amended policies to include Bingo/Card Game Rules, for Turnbull Creek Community Development District.

On motion by Mr. Vencil, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved and took a 5 minute recess, for Turnbull Creek Community Development District.

**2.) Discussion Regarding Direction on Pond Bank Defects**

After review, the Board selected option 1 of counsel's recommendations to authorize staff to engage in pre-suit mediation and to authorize Mr. Wing to work with staff through pre-suit with any potential settlement required to come back to the Board for final review.

Counsel also reviewed Sunshine Laws and Public Records requirements with Supervisor, Mr. Ames.

Counsel also reviewed with the Board the new ethic training requirement and electronic submission of their state forms.

**B. Amenity and Field Operation Managers**

**1.) Field Operations & Amenity Management Report**

**a.) Comcast Update**

Mr. Hutchinson reviewed Comcast accounts with the Board and noted they now will expire in December 2025.

Mr. Hutchinson also introduced Ms. Filipic with Painted Pallet Studio to provide a summer camp program (Exhibit A).

**b.) Amenity Center Upgrades**

**i.) Pottery Barn Furniture Proposal**

**ii.) Inspiration Room Proposal**

**iii.) Fabrics & Colors Proposal**

**iv.) Construction Proposal**

**v.) Upholstering Proposal**

**vi.) Paint Proposal**

The Board discussed renovation options and directed staff to review possible free consultation services.

**c.) Kids Triathlon**

On motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved Kids Triathlon, for Turnbull Creek Community Development District.

**2.) Future Horizon Report**

**C. District Manager**

The Board discussed the meeting schedule and directed staff to cancel the March 5<sup>th</sup> meeting and schedule a special meeting on April 9<sup>th</sup>.

On motion by Mr. Ames, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved to cancel the meeting on March 5<sup>th</sup> and schedule a special meeting on April 9<sup>th</sup>, for Turnbull Creek Community Development District.

Ms. Dobbins updated the Board regarding adding 3 entry monuments to the District's property insurance schedule. After discussion, the Board approved at a not-to-exceed \$1,000.00 premium to cover the additional property.

On motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board of Supervisors approved adding 3 entry monuments to the District's property insurance schedule at a not-to-exceed \$1,000.00 premium to cover the additional property, for Turnbull Creek Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports – Part B**

**Audience Comments and  
Supervisors' Requests**

**Audience Comments**

The audience had questions/comments on social room recommendations, enforcing policies and using deposits for cleanup of rental space, SR 16 entry options, mail kiosk maintenance and roadway maintenance.

**Supervisors' Requests**

Mr. DelBene asked Mr. Schieszer to request that Yardnique review the berm behind his home.

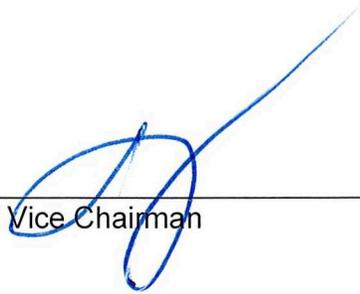
**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On motion by Mr. Vencil, seconded by Mr. Ames, with all in favor, the Board of Supervisors adjourned the meeting, for Turnbull Creek Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman

# **Exhibit A**

My name is Angie and I am the owner of Painted Pallet Studio! My business began in 2018 with customers through creating beautiful works of art. The greatest joy I have is seeing those "A-l business offering hosted workshops and paint parties throughout St Augustine, Florida and so We offer over 450 designs to choose from, or the option to create your own custom design yo

Dates: Session 1 Camp - 17-21 June

Session 2 Camp - 15-19 July

Number of Kids: 15 (this number can fluctuate depending on the day)

Cost per child: \$250

Age group: 5-12

Yes, I agree to the terms of a 10% profit share.