



Rizzetta & Company

Turnbull Creek Community Development District

Board of Supervisors' Special Meeting August 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 Diana	Assistant Secretary
	Jordan-Baldwin	Assistant Secretary
	Raymond Ames	Assistant Secretary
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

August 6, 2024

FINAL AGENDA

Dear Board Members:

The Board of Supervisors for the Turnbull Creek Community Development District will hold **two public hearings, an attorney-client session to discuss matters related to pending litigation, and a special meeting on August 13, 2024, at 6:00 p.m., (public hearings and special meeting will not start before 6:30 p.m.) at The Village Church, 4229 Pacetti Road, St. Augustine, Florida 32092.**

1. **CALL TO ORDER / ROLL CALL**
2. **AUDIENCE COMMENTS ON PENDING LITIGATION/SHADE SESSION**
3. **ATTORNEY-CLIENT SHADE SESSION**

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and is anticipated to last 30 minutes, but may last shorter or longer depending upon the needs of the District. The subject matter of the closed attorney-client session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures relating to pending litigation in Case No. CA24-0475, *Turnbull Creek Community Development District v. Johnson, Mirmiran & Thompson, Inc. and Boudreaux's Pro Grade LLC*, in the Circuit Court of the Seventh Judicial Circuit in and for St. Johns County, Florida. The following persons will attend the closed session: Caryl Kilinski, Esq., Jennifer Kilinski, Esq., Mary Grace Henley, Esq., Melissa Dobbins, District Manager, Brian Wing, Jeremy Vencil, Chris Delbene, Esq., Diana Jordan-Baldwin, Raymond Ames and a court reporter. The regular meeting will re-commence following the conclusion of the closed session.

4. **RESUME PUBLIC MEETING**
5. **SHADE SESSION BUSINESS ITEMS**

A. Motions Related to Litigation Expenditures or Settlement Negotiations

6. **AUDIENCE COMMENTS ON AGENDA ITEMS**
7. **STAFF REPORTS - Part A**

A. District Engineer

- 1) Update on Pond Repair
- 2) Update on Walking Trail Improvement
- 3) Discussion Regarding Observations of Pool Deck and Retaining Wall Repairs

B. Landscape.....Tab 1

- 1) Yardnique Landscape Reports
- 2) Review Tree Removal Proposals

8. **BUSINESS ITEMS**

- A. Review of Solitude Lake Management's Testing Results.....Tab 2
- B. Consideration of Hoover PM Agreement Renewal.....Tab 3
- C. Public Hearing on Fiscal Year 2024-2025 Final Budget.....Tab 4
 - 1.) Consideration of Resolution 2024-09, Adopting FY 24-25 Budget
- D. Public Hearing on Fiscal Year 2024-2025 Special Assessments.....Tab 5
 - 1.) Consideration of Resolution 2024-10, Imposing Special Assessments

9. **BUSINESS ADMINISTRATION**

- A. Approval of Consent Agenda.....Tab 6
 - 1.) Consideration of Minutes of the Board of Supervisor Regular Meeting held June 11, 2024
 - 2.) Ratification of the Operation and Maintenance Expenditures for May & June 2024
- B. Ratification of Additional Property Insurance Endorsement.....Tab 7

10. STAFF REPORTS - Part B

- A. District Counsel.....Tab 8
 - 1.) Review HB 7013 – District Goals and Objectives
- B. Amenity and Field Operation Managers.....Tab 9
 - 1.) Field Operations & Amenity Management Report
 - 2.) Future Horizon Report
- C. District Manager

11. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

12. 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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist (Trimac Outdoor)</i>	
1.0 Maintenance	6/3/2024
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The Clubhouse and all amenity ponds were mowed as well as the berm alon Pacetti
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 mowed as needed due to drought.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were mowed. Ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field and ponds 10-14 were spot mowed as needed due to drought.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed as well as the berms on SR16 and Pacetti Rd. Also weedeated the ditch along SR 16.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing process.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we were able to spray herbicide Monday- Friday.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	We continue to lift tree canopies along sidewalks to allow for pedestrian traffic.
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	Prepared by Jerry Lambert 6/19/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	Turf was treated with Granular Fertilizer the week of 5-13-2024
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	Annuals flowers were fertalized this week on 5-21-2024
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	The controllers at SR 16 and at Pescara Field were replaced due to a power surge.
Note: This contract shall include the following at N/C	Prepared by Jerry Lambert 6/19/2024

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Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Irrigation inspection has been completed.
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	
These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Mulch and Pine straw have been completed
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed at the Pescara Entrance.
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):	Prepared by Jerry Lambert 6/19/2024 Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist (Trimac Outdoor)</i>	
1.0 Maintenance	6/10/2024
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The Clubhouse and all amenity ponds were mowed as well as the berm alon Pacetti
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 mowed as needed due to drought.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were mowed. Ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was mowed completely. Ponds 10-14 were spot mowed as needed due to drought.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed as well as the berms on SR16 and Pacetti Rd.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing process.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we were able to spray herbicide Monday- Thursday. Friday was too windy.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	We continue to lift tree canopies along sidewalks to allow for pedestrian traffic.
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	Turf is scheduled for a weed treatment the week of 6-17
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	Prepared by Jerry Lambert 6/20/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	Annuals flowers are scheduled to be fertalized the week of 6-17
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	The controllers at SR 16 and at Pescara Field were replaced due to a power surge.
Note: This contract shall include the following at N/C	Prepared by Jerry Lambert 6/20/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Irrigation inspection has been completed.
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	
These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Mulch and Pine straw have been completed
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers were installed at the Pescara Entrance.
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):	Prepared by Jerry Lambert 6/20/2024 Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist (Trimac Outdoor)</i>	
1.0 Maintenance	6/17/2024
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The Clubhouse and all amenity ponds were mowed as well as the berm alon Pacetti
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 mowed completely
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were mowed. Ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was mowed completely. Ponds 10-14 were completely mowed.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was spot mowed due to puddles from heavy rain Thursday night. The berms on SR16 and Pacetti Rd were mowed and the ditch along Sr 16 was weedeated where it was not under water.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing process.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	Prepared by Jerry Lambert 6/27/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we were able to spray herbicide Monday- Friday. The rains this week have been in the evenings.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	We continue to lift tree canopies along sidewalks to allow for pedestrian traffic.
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	Turf Weeds were treated on 6-19-2024
2.1 Turf Pest Control	
Turf inspected weekly and spot treated	Turf is inspected weekly for insect or fungus issues

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	Annuals flowers were fertalized this week
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	Prepared by Jerry Lambert 6/27/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	2 irrigation leaks were fixed at the Amenity Center
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Irrigation inspection has been completed.
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	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Mulch and Pine straw have been completed
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installation)	
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Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist (Trimac Outdoor)</i>	
1.0 Maintenance	6/24/2024
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1.1 Mowing (by Friday of each week) 5 days / week	
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Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were mowed. Ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field and ponds 10-14 were spot mowed due to rain Wednesday evening.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was mowed except 1 area that still had standing water from the rain Wednesday evening. The SR 16 and Pacetti Berms were mowed completely.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing process.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	Prepared by Jerry Lambert 7/8/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
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2.0 Pesticide Application	Turf Weeds were treated on 6-19-2024
2.1 Turf Pest Control	
Turf inspected weekly and spot treated	Turf is inspected weekly for insect or fungus issues

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Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
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4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	Prepared by Jerry Lambert 7/8/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
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Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	
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Note: Things that fall outside the contract	
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5.0 Mulching	
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6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	
Areas of seasonal color are:	
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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)	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist (Trimac Outdoor)</i>	
1.0 Maintenance	7/1/2024
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The Clubhouse and all amenity ponds were mowed as well as the berm alon Pacetti
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 mowed completely
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were mowed. Ponds 10-50 were mowed completely. We also mowed Rugusa Field to prepare for the Holiday
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Holiday
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed. The SR 16 and Pacetti Berms were mowed completely. We also mowed ponds 10-14 completely.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing process.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we were able to spray herbicide Monday- Friday.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	We continue to lift tree canopies along sidewalks to allow for pedestrian traffic.
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
Turf Weeds were treated on 6-19-2024	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	Prepared by Jerry Lambert 7/8/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	Annuals flowers were fertalized the week of 6-17-2024
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	Prepared by Jerry Lambert 7/8/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Two (2) lateral line repairs were made at the Amenity Center
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	
These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Mulch and Pine straw have been completed
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	Annual Fllowers are scheduled to be replaced in July.
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):	Prepared by Jerry Lambert 7/6/2024 Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist (Trimac Outdoor)</i>	
1.0 Maintenance	7/8/2024
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The Clubhouse and all amenity ponds were mowed as well as the berm alon Pacetti
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 mowed completely
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were mowed. Ponds 1b-5b were spot mowed due to rains this afternoon.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field and ponds 10-14 were mowed where possible to to standing water from Wednesday rains.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed. The SR 16 and Pacetti Berms were mowed completely.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing process.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we were able to spray herbicide Monday, Tuesday, Thursday and Friday. Rains on Wednesday.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	We continue to lift tree canopies along sidewalks to allow for pedestrian traffic.
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	Prepared by Jerry Lambert 7/16/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	Annuals flowers were fertalized the week of 6-17-2024
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	Prepared by Jerry Lambert 7/16/2024

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Two (2) lines were repaired at the SR 16 entrance and 1 head was replaced.
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	
These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	Annual Fllowers are scheduled to be replaced this month.
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):	Prepared by Jerry LaPointe 7/16/2024 Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac Outdoor)

1.0 Maintenance	7/15/2024
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse and berm along Pacetti were mowed. The ponds were spot mowed where possible due to rain
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.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were mowed. Ponds 1b-5b were spot mowed due to heavy rain Tuesday evening.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was spot mowed due to standing puddles. Ponds 10-14 were spot mowed.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed. The SR 16 and Pacetti Berms were mowed completely. WE did not mow close to the ditch due to standing water.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing process.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

1.5 Weed Control	
Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we were able to spray herbicide every day.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	We continue to lift tree canopies along sidewalks to allow for pedestrian traffic.
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	Annuals flowers were fertalized the week of 6-17-2024
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	One (1) head was replaced at the mail kiosk on Positano and the area by the new pool drain was adjusted
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	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	Annual Flowers are scheduled to be replaced the week of 7-22-2024
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 poinsettia's at amenity center entrance at the holidays	
Signature (Trimac):	Brian Stephens

Yardnique
PO BOX 8699
Fleming Island, FL 32006
Brian.stephens@yardnique.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 91870

DATE 07/19/2024

Expires in 30 days

Remove 5 dead trees along the berm on Pacetti Rd. and remove the debris

ACTIVITY	RATE	AMOUNT
TW - Tree Work - Dead tree removal on the berm along Pacetti Rd.	\$3,215.00	\$3,215.00

TOTAL \$3,215.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

Yardnique
PO BOX 8699
Fleming Island, FL 32006
Brian.stephens@yardnique.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 91871

DATE 07/19/2024

Expires in 30 days

Prune limbs on 3 Pine Trees where they overhang the tennis courts and remove debris

ACTIVITY	RATE	AMOUNT
TW - Tree Work - Tree pruning over the tennis courts	\$1,430.00	\$1,430.00

TOTAL \$1,430.00

"CHANGING THE LANDSCAPE OF CUSTOMER SERVICE"

ROBERTS TREE SERVICE

5846 COUNTY ROAD 218

JAX, FL 32234

OFFICE: 904-777-4793

JASON: 509-0011

Date	CONTRACT#
7/23/2024	23629

BILLING ADDRESS
TURNBULL CREEK CDD C/ORIZZETTA & COMPANY 3434 COLWELL AVE., STE 200 TAMPA, FL 33614

JOB LOCATION
101 W. POSITANO AVE. ST. AUGUSTINE, FL 32092 JIM:759-9833 jschieszer@rmsnf.com

Rep
JRP

Terms
Due on receipt

Description	Total
REMOVE 9 DEAD PINE TREE'S. CUT STUMP'S LOW. DO NOT GRIND STUMP'S. TREAT 13 PINE TREE'S WITH WOOD BORE PREVENTATIVE. TRIM LIMBS BACK AWAY FROM TENNIS COURT. HAUL AWAY ALL DEBRIS.	5,850.00
NOT RESPONSIBLE FOR UNDERGROUND UTILITIES	Total \$5,850.00

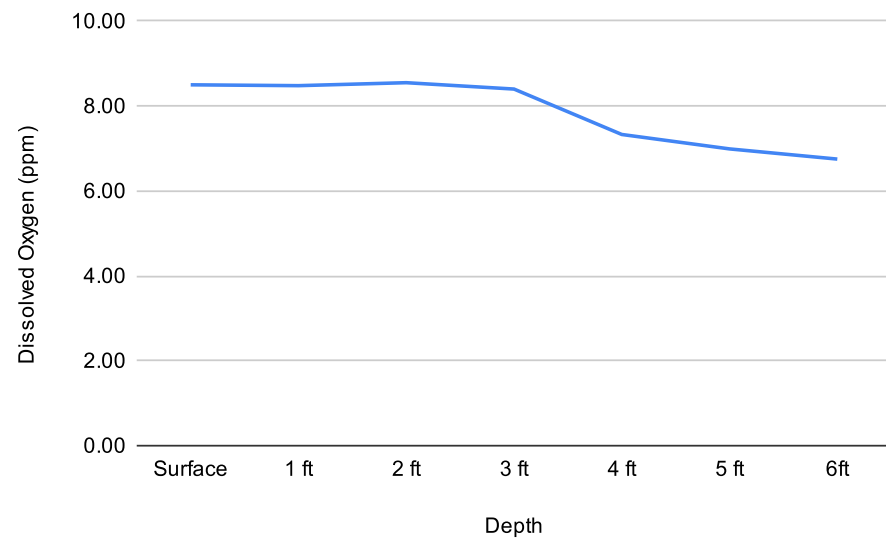
Signature _____

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

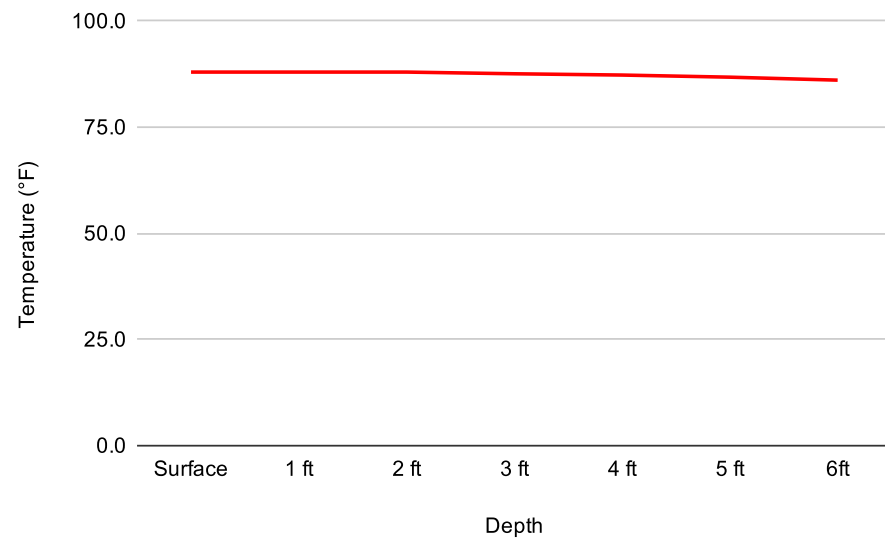
Tab 2

Sample Date: 7/10/2024			
Pond 2 - Max Depth: 6ft			
Depth	Dissolved Oxygen (ppm)	Temperature (°F)	
Surface	8.50	88.0	
1 ft	8.48	88.0	
2 ft	8.55	88.0	
3 ft	8.40	87.6	
4 ft	7.33	87.3	
5 ft	6.99	86.8	
6ft	6.75	86.1	
Pond 7 - Max Depth: 6ft			
Depth	Dissolved Oxygen (ppm)	Temperature (°F)	
Surface	7.40	88.0	
1 ft	7.39	88.0	
2 ft	7.37	88.0	
3 ft	6.82	87.5	
4 ft	6.44	87.4	
5 ft	5.64	86.5	
6ft	5.55	85.9	
Pond 11 - Max Depth: 6ft			
Depth	Dissolved Oxygen (ppm)	Temperature (°F)	
Surface	8.70	88.0	
1 ft	8.68	87.8	
2 ft	8.07	87.3	
3 ft	7.36	87.0	
4 ft	7.08	86.7	
5 ft	6.33	86.6	
6ft	5.67	86.3	

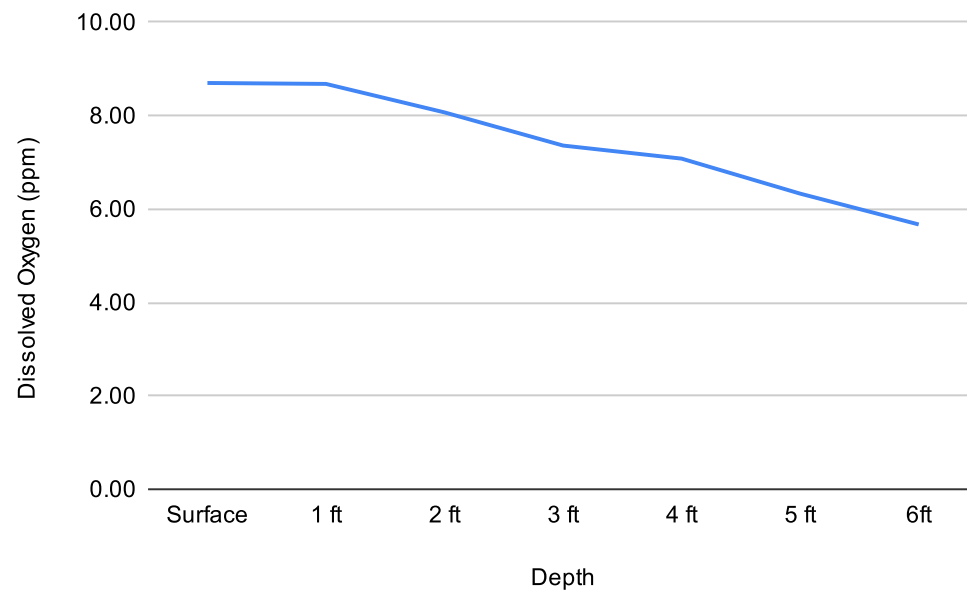
Pond 2 - Dissolved Oxygen (ppm) vs Depth



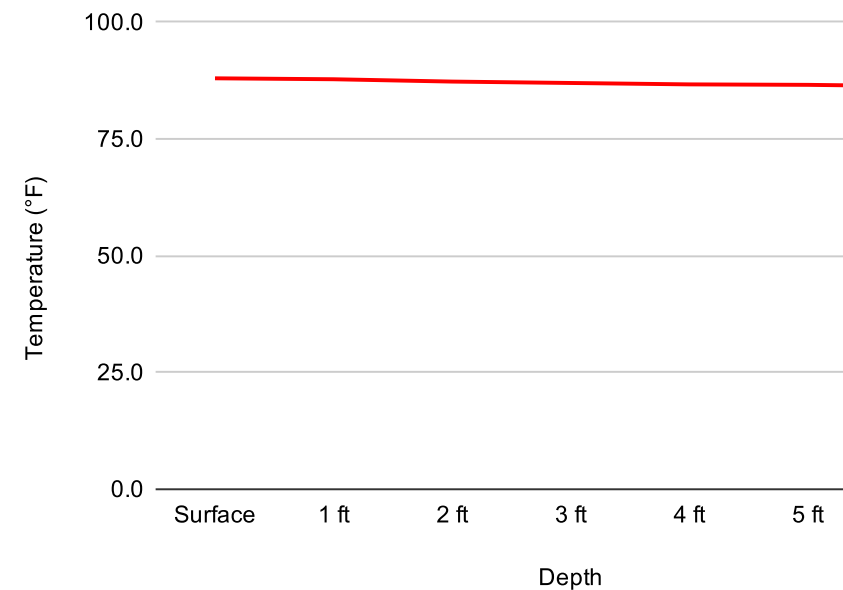
Pond 2 - Temperature (°F) vs Depth



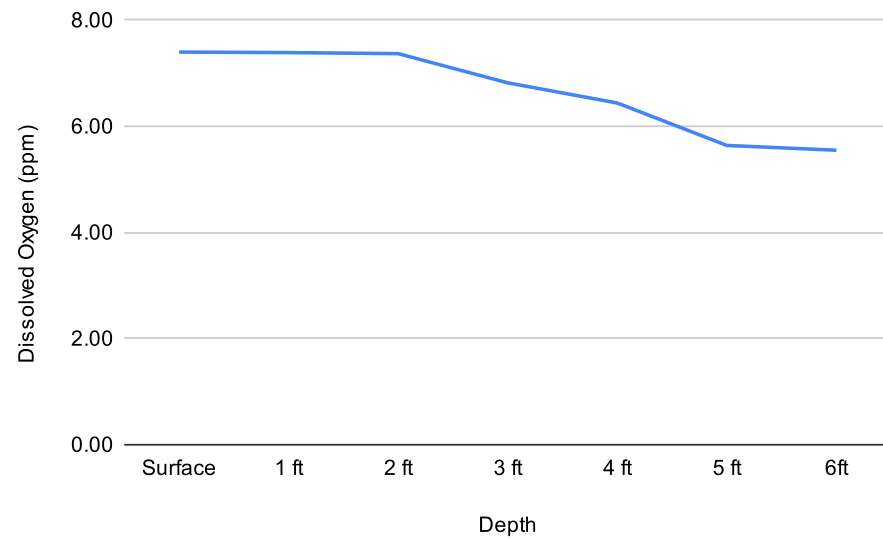
Pond 11 - Dissolved Oxygen (ppm) vs Depth



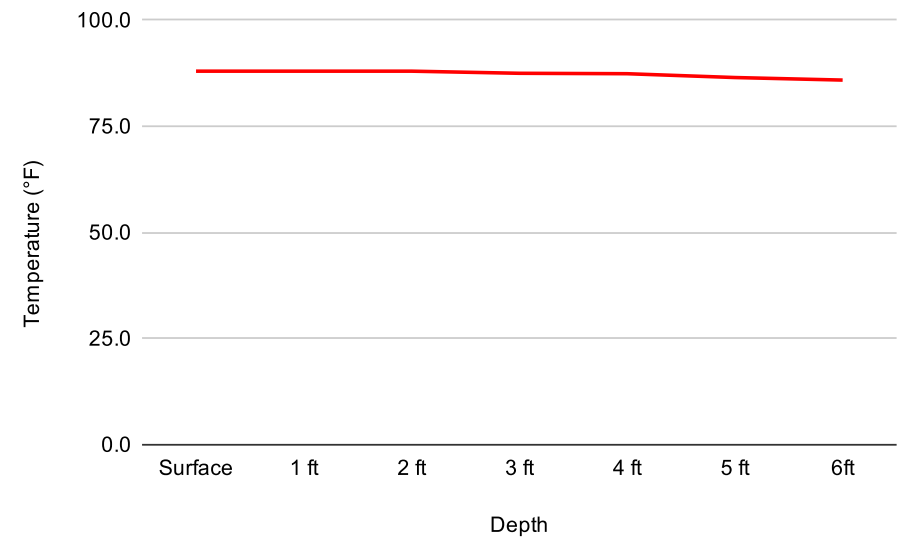
Pond 11 - Temperature (°F) vs Depth



Pond 7 - Dissolved Oxygen (ppm) vs Depth



Pond 7 - Temperature (°F) vs Depth



Tab 3



Date: 6/3/2024
To: Turnbull Creek CDD
James Schieszer
Subject: Hoover Maintenance Agreement, MA#6634
Contract Term: 12 months 9/1/2024 - 8/31/2025
Site IDs: #8522

Phone:

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test and replace surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required.
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



Date: 6/3/2024
To: Turnbull Creek CDD
James Schieszer
Subject: Hoover Maintenance Agreement, MA#6634
Contract Term: 12 months 9/1/2024 - 8/31/2025
Site IDs: #8522

Phone:

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site ID	Site Name	Model #
8522	Murabella Pump System	HC2F-25PDV-208/3-MR3L-Z

Total Annual Price \$2,590.00

****Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- ☐ YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- ☐ NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply.

Accepted by:
Hoover Pumping Systems



Ramona Mingo 6/3/2024

Accepted by:
Turnbull Creek CDD

Signature/Date

Name Printed

P.O. Number (if required)

Tab 4

RESOLUTION 2024-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Turnbull Creek Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
CAPITAL RESERVE FUND	\$_____
DEBT SERVICE FUND – SERIES 2015A1-2	\$_____
DEBT SERVICE FUND – SERIES 2015B1-2	\$_____
DEBT SERVICE FUND – SERIES 2016	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2024.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025



Rizzetta & Company

Turnbull Creek Community Development District

www.turnbullcreekcdd.com

**Approved Proposed Budget
for
Fiscal Year 2024-2025**

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Proposed Budget
Turnbull Creek Community Development District
General Fund
Fiscal Year 2024/2025

1

	Chart of Accounts Classification	Actual YTD through 06/30/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 1,180,916	\$ 1,180,916	\$ 1,180,916	\$ -	\$ 1,380,880	\$ 199,964	
6	Other Miscellaneous Revenues							
8	Amenity Revenue	\$ 5,300	\$ 7,067	\$ -	\$ 7,067	\$ -	\$ -	
9	Facilities Rental	\$ 4,184	\$ 5,579	\$ -	\$ 5,579	\$ -	\$ -	
10	Insurance Proceeds	\$ 10,953	\$ 10,953	\$ -	\$ 10,953	\$ -	\$ -	
11	Misc. Revenue	\$ 410	\$ 547	\$ -	\$ 547	\$ -	\$ -	
12								
13	TOTAL REVENUES	\$ 1,201,763	\$ 1,205,061	\$ 1,180,916	\$ 24,145	\$ 1,380,880	\$ 199,964	
14								
15	EXPENDITURES - ADMINISTRATIVE							
16								
17	Legislative							
18	Supervisor Fees	\$ 3,600	\$ 4,800	\$ 7,000	\$ 2,200	\$ 7,000	\$ -	Based on 7 meetings.
19	Employee - Payroll Taxes	\$ 264	\$ 352	\$ 615	\$ 263	\$ 615	\$ -	
20	Employee - Payroll Processing Fees	\$ 914	\$ 1,219	\$ 1,100	\$ (119)	\$ 1,100	\$ -	
21	Employee - Workers Comp Insurance	\$ 850	\$ 850	\$ 850	\$ -	\$ 850	\$ -	
22	Financial & Administrative							
23	District Management	\$ 33,862	\$ 45,149	\$ 45,150	\$ 1	\$ 45,150	\$ -	
24	District Engineer	\$ 13,503	\$ 18,004	\$ 16,000	\$ (2,004)	\$ 16,000	\$ -	
25	Trustees Fees	\$ 13,890	\$ 14,620	\$ 14,620	\$ -	\$ 14,620	\$ -	
26	Assessment Roll	\$ 5,040	\$ 5,040	\$ 5,040	\$ -	\$ 5,040	\$ -	
27	Dissemination Agent	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
28	Auditing Services	\$ -	\$ 3,965	\$ 3,965	\$ -	\$ 3,965	\$ -	Gaines & Frank.
29	Arbitrage Rebate Calculation	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Reflects contract with Grau & Associates.
30	Public Officials Liability Insurance	\$ 4,293	\$ 4,293	\$ 4,498	\$ 205	\$ 4,498	\$ -	Reflects Estimate.
31	Legal Advertising	\$ 579	\$ 1,585	\$ 2,000	\$ 415	\$ 2,000	\$ -	
32	Dues Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
33	Miscellaneous Fees	\$ 798	\$ 2,967	\$ 2,659	\$ (308)	\$ 2,659	\$ -	Reflects Amorization Schedules, Annual Budget Mailed Notices
34	Website Hosting, Maintenance & Backup	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	
35	ADA Website Compliance	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	
36	Legal Counsel							
37	District Counsel	\$ 74,362	\$ 99,149	\$ 47,000	\$ (52,149)	\$ 147,000	\$ 100,000	Increase due to Possible Litigation
38								
39	Administrative Subtotal	\$ 157,930	\$ 208,568	\$ 157,072	\$ (51,496)	\$ 257,072	\$ 100,000	
40								
41	EXPENDITURES - FIELD OPERATIONS							
42								
43	Security Operations							
44	Security Monitoring Services	\$ 5,580	\$ 7,440	\$ 7,755	\$ 315	\$ 7,755	\$ -	
45	Security Camera Maintenance	\$ -	\$ 500	\$ 2,500	\$ 2,000	\$ 2,500	\$ -	
46	Electric Utility Services							
47	Utility Services	\$ 27,877	\$ 49,500	\$ 55,046	\$ 5,546	\$ 55,046	\$ -	Based on YTD Actuals
48	Street Lights	\$ 33,125	\$ 44,167	\$ 45,492	\$ 1,325	\$ 45,492	\$ -	
49	Garbage/Solid Waste Control Services							

Proposed Budget
Turnbull Creek Community Development District
General Fund
Fiscal Year 2024/2025

2

	Chart of Accounts Classification	Actual YTD through 06/30/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
50	Garbage - Recreation Facility	\$ 2,082	\$ 2,776	\$ 8,000	\$ 5,224	\$ 4,000	\$ (4,000)	Based on New Rates
51	Water-Sewer Combination Services							
52	Utility Services	\$ 5,755	\$ 12,000	\$ 13,080	\$ 1,080	\$ 13,080	\$ -	
53	Stormwater Control							
54	Lake/Pond Bank Maintenance	\$ 12,500	\$ 16,667	\$ 18,975	\$ 2,308	\$ 18,975	\$ -	Increase to Bid Out? (Solitude Proposal \$36,240/yr)
55	Well & Pump Maintenance Contract	\$ 2,466	\$ 2,750	\$ 2,750	\$ -	\$ 2,750	\$ -	Reflect Hoover agreement.
56	Miscellaneous Expense	\$ 194	\$ 259	\$ 2,500	\$ 2,241	\$ 2,500	\$ -	
57	Other Physical Environment							
58	General Liability Insurance / Property	\$ 31,193	\$ 33,000	\$ 31,054	\$ (1,946)	\$ 35,000	\$ 3,946	Reflects Estimate with FY 24 Adjustments
59	Landscape Maintenance	\$ 291,923	\$ 366,569	\$ 348,884	\$ (17,685)	\$ 375,548	\$ 26,664	Per Yardnique Agreement with mulch / pine straw installation.
60	Irrigation Maintenance & Repair	\$ 13,911	\$ 12,500	\$ 12,500	\$ -	\$ 20,000	\$ 7,500	Increased - System Getting Older
61	Landscape Miscellaneous	\$ 11,720	\$ 15,627	\$ 31,000	\$ 15,373	\$ 31,000	\$ -	
62	Parks & Recreation							
63	Licenses, Fees & Permits	\$ 2,204	\$ 2,204	\$ 2,100	\$ (104)	\$ 2,100	\$ -	Music Licenses and Defibrillator Renewal
64	Facility Management	\$ 53,374	\$ 71,165	\$ 71,166	\$ 1	\$ 74,725	\$ 3,559	Reflects RMS Estimate
65	Telephone, Internet, Cable	\$ 3,877	\$ 5,126	\$ 5,000	\$ (126)	\$ 5,000	\$ -	
66	Pest Control	\$ 1,652	\$ 2,871	\$ 2,875	\$ 4	\$ 2,875	\$ -	Exterminating Co. agreements.
67	Pressure Washing	\$ 2,850	\$ 2,850	\$ 3,500	\$ 650	\$ 3,500	\$ -	
68	Maintenance & Repairs	\$ 47,895	\$ 63,860	\$ 53,000	\$ (10,860)	\$ 60,000	\$ 7,000	Based on Projections
69	Field Services	\$ 44,851	\$ 59,801	\$ 59,801	\$ -	\$ 62,791	\$ 2,990	Reflects RMS estimate.
70	Clubhouse Janitorial Services	\$ 6,611	\$ 8,815	\$ 9,885	\$ 1,070	\$ 9,885	\$ -	Reflects Jani King estimate.
71	Facility Maintenance	\$ 42,874	\$ 57,165	\$ 57,166	\$ 1	\$ 60,024	\$ 2,858	Reflects RMS estimate.
72	Pool Chemicals & Permits	\$ 15,030	\$ 19,830	\$ 21,000	\$ 1,170	\$ 21,000	\$ -	
73	Pool Maintenance	\$ 11,851	\$ 15,801	\$ 15,801	\$ -	\$ 16,591	\$ 790	Reflects RMS estimate.
74	Program Director	\$ 2,253	\$ 3,004	\$ 3,004	\$ -	\$ 3,154	\$ 150	Reflects RMS estimate.
75	Miscellaneous Expense	\$ 405	\$ 540	\$ 540	\$ -	\$ 540	\$ -	agreement.
76	ID & Access Cards	\$ 524	\$ 524	\$ 800	\$ 276	\$ 800	\$ -	
77	Office Supplies	\$ 1,857	\$ 2,476	\$ 1,800	\$ (676)	\$ 1,800	\$ -	
78	Lifeguards / Pool Monitors	\$ 22,557	\$ 38,975	\$ 38,975	\$ -	\$ 40,924	\$ 1,949	Reflects RMS estimate.
79	Facility Monitors	\$ 14,895	\$ 29,838	\$ 29,838	\$ -	\$ 31,330	\$ 1,492	Reflects RMS estimate.
80	Facility Attendants	\$ 12,149	\$ 19,973	\$ 19,973	\$ -	\$ 20,972	\$ 999	Reflects RMS estimate.
81	Garbage Collection - Common Areas	\$ 16,011	\$ 21,349	\$ 21,349	\$ -	\$ 22,416	\$ 1,067	Reflects RMS estimate.
82	Special Events							
83	Holiday Decorations	\$ 2,980	\$ 2,980	\$ 4,735	\$ 1,755	\$ 4,735	\$ -	
84	Special Events	\$ 9,945	\$ 12,000	\$ 12,000	\$ -	\$ 20,000	\$ 8,000	
85	Contingency							
86	Miscellaneous Contingency	\$ 14,494	\$ 14,494	\$ 10,000	\$ (4,494)	\$ 45,000	\$ 35,000	Added \$35K for Playground Mulch
87								
88	Field Operations Subtotal	\$ 769,465	\$ 1,019,395	\$ 1,023,844	\$ 4,449	\$ 1,123,808	\$ 99,964	
89								
90	TOTAL EXPENDITURES	\$ 927,395	\$ 1,227,963	\$ 1,180,916	\$ (47,047)	\$ 1,380,880	\$ 199,964	
91								
92	EXPENDITURES	\$ 274,368	\$ (22,902)	\$ -	\$ (22,902)	\$ -	\$ -	
93								

Proposed Budget
Turnbull Creek Community Development District
Reserve Fund
Fiscal Year 2024/2025

3

	Chart of Accounts Classification	Actual YTD through 06/30/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 378,600	\$ 278,600	
6								
7	TOTAL REVENUES	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 378,600	\$ 278,600	
8								
9								
10	EXPENDITURES							
11								
12	Contingency					.		
13	Capital Reserves	\$ 64,862	\$ 334,384	\$ 100,000	\$ (234,384)	\$ 378,600	\$ 278,600	Projections Include Amenity Upgrades, Aquagenix Pond Repair, Walking Trail Improvements & Pickleball Conversion
14								
15	TOTAL EXPENDITURES	\$ 64,862	\$ 334,384	\$ 100,000	\$ (234,384)	\$ 378,600	\$ 278,600	
16								
17	EXCESS OF REVENUES OVER EXPENDITURES	\$ 35,138	\$ (234,384)	\$ -	\$ (234,384)	\$ -	\$ -	

Turnbull Creek Community Development District				
Debt Service				
Fiscal Year 2024/2025				
Chart of Accounts Classification	Series 2015A1-2	Series 2015B1-2	Series 2016	Budget for 2024/2025
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
TOTAL REVENUES	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
EXPENDITURES				
Administrative				
Debt Service Obligation	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
Administrative Subtotal	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
TOTAL EXPENDITURES	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

St. Johns County Collection Costs (2%) and Early Payment Discounts (4%)	6.0%
GROSS ASSESSMENTS	\$1,434,367.59

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 6% of the Tax Roll. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2024/2025 O&M Budget:		\$1,759,480.00	2023/2024 O&M Budget:	\$1,280,916.00
Collection Costs:	2%	\$37,435.74	2024/2025 O&M Budget:	\$1,759,480.00
Early Payment Discounts:	4%	\$74,871.49		
2024/2025 Total:		<u>\$1,871,787.23</u>	Total Difference:	<u>\$478,564.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Single Family (Phase 1)	Series 2015A1-2 Debt Service	\$1,451.69	\$1,451.69	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,951.81	\$530.88	37.36%
	Total	\$2,960.70	\$3,491.58	\$530.88	17.93%
Single Family (Partial) (Phase 1) ⁽¹⁾	Series 2015A1-2 Debt Service	\$682.48	\$682.48	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,951.81	\$530.88	37.36%
	Total	\$2,191.49	\$2,722.37	\$530.88	24.22%
Single Family (Phase 2)	Series 2016 Debt Service	\$1,427.85	\$1,427.85	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,951.81	\$530.88	37.36%
	Total	\$2,936.86	\$3,467.74	\$530.88	18.08%
Single Family (Partial) (Phase 2) ⁽¹⁾	Series 2016 Debt Service	\$696.04	\$696.04	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,951.81	\$530.88	37.36%
	Total	\$2,205.05	\$2,735.93	\$530.88	24.08%
Single Family (Partial) (Phase 2) ⁽¹⁾	Series 2016 Debt Service	\$713.88	\$713.88	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,951.81	\$530.88	37.36%
	Total	\$2,222.89	\$2,753.77	\$530.88	23.88%
Single Family (Partial) (Phase 2) ⁽¹⁾	Series 2016 Debt Service	\$678.19	\$678.19	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,951.81	\$530.88	37.36%
	Total	\$2,187.20	\$2,718.08	\$530.88	24.27%

⁽¹⁾ Certain lots have been partially paid down, resulting in a reduction of their debt service assessment.

⁽⁵⁾ Annual assessment that will appear on November 2024 St. Johns property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



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EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



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Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.



Rizzetta & Company

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.



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Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 5

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Turnbull Creek Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2024.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit B: Assessment Roll

**The Fiscal Year 2024-2025
Adopted Budget will be attached
as Exhibit A**

EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 6

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 Board of Supervisors for the Turnbull Creek Community Development District held a **regular meeting** and an **attorney-client shade session** to discuss matters relating to pending litigation on **June 11, 2024, at 6:00 p.m.** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The regular meeting commenced following the conclusion of the closed session.

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
Diana Jordan-Baldwin	Board Supervisor, Assistant Secretary (<i>speakerphone</i>)

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Co., Inc.
Mary Grace Henley	District Counsel, Kilinski/Van Wyk
Mike Yuro	District Engineer, Yuro & Associates
Erick Hutchinson	Amenity Manager, RMS
Jim Schieszer	Operations Manager, RMS

Audience members present.

Audience present on speakerphone.

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

Mr. Wing called the meeting to order at 6:02 p.m.

SECOND ORDER OF BUSINESS**Audience Comments on
Pending Litigation/Shade
Session**

No audience present to provide comments on the pending litigation or shade session.

Attendees were only the ones noted in the advertisement plus a court reporter.

THIRD ORDER OF BUSINESS**Attorney-Client Shade Session**

Ms. Henley informed those in attendance the parameters of the shade session and its purpose. She noted the individuals included in the meeting and estimated the time (30 minutes) before the regular meeting would resume. It was noted that a transcript of the shade session will become public at the end of litigation should the Board decide to proceed.

FOURTH ORDER OF BUSINESS**Resume Public Meeting**

The regular Board of Supervisors Meeting reconvened at 6:41 p.m.

FIFTH ORDER OF BUSINESS**Shade Session – Motions
Related to Litigation
Expenditures or Settlement
Negotiations**

On a motion by Mr. Wing, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved Mr. Vencil to attend mediation that is scheduled for July 17, 2024, for Turnbull Creek Community Development District.

On a motion by Mr. DelBene, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved a negotiating threshold amount to try settle the Litigation within, for Turnbull Creek Community Development District.

On a motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors directed the staff to advertise a third shade session to be held August 13th at 6:00 p.m., for Turnbull Creek Community Development District.

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

Resident at 1875 S. Cappero Dr. confirmed he has now installed a French drain on his property to help with the pond bank issues behind his lot.

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

Mr. Yuro updated the Board that he met with Aquagenix to further review their completion status of their agreement since the Board approved a partial payment of 39%. Mr. Yuro

84 stated that after further consideration Aquagenix requested 60% before they started any
85 additional work required to the amount of repairs needed due to animal damage. After
86 further discussion, Mr. Yuro recommended the 60% and thought it was a fair amount. Mr.
87 Yuro confirmed the Chairman approved and Aquagenix received a revised partial payment
88 amount of \$51,728.17.
89

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

91

92 Mr. Yuro confirmed that Aquagenix did hold their price for their walking trail drainage
93 proposal which was contracted for \$39,476.25. He stated they will need to do the work
94 first before Duval.
95

96 Mr. Yuro also presented his 2024 Annual District Engineer Report (Exhibit A).
97

On a motion by Mr. Wing, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors accepted 2024 Annual District Engineer's Report and directed staff to submit the report to the Trustee, for Turnbull Creek Community Development District.

98 **B. Landscaper**

99

100 **1.) Yardnique Landscape Reports**

101

102 Mr. Schieszer gave an update on Mr. Steven's behalf. He also noted that the HOA sent
103 out notices to homeowner's regarding watering and maintenance of their new sod along
104 the pond banks that are being repaired.
105

106 **EIGHTH ORDER OF BUSINESS**

Consideration of Minutes of the Board of Supervisors' Special Meeting held May 14, 2024

On a motion by Mr. Wing, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors approved the minutes of the special meeting held May 14, 2024, for Turnbull Creek Community Development District.

111 **NINTH ORDER OF BUISINESS**

112

Staff Reports – Part B

113 **A. District Counsel**

114

115 Ms. Henley updated the Board that agreements for the Pickleball Conversion and Cost
116 Share with the POA have been circulated for review.
117

118 **B. Amenity and Field Operation Managers**

119

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

121
122

2.) Future Horizon Report

Mr. Hutchinson noted that pavers were stolen at the pool. Mr. DelBene stated that these incidences need to be reported to the sheriff. Mr. Hutchinson provided updates regarding the amenity upgrades and reviewed concerns regarding the staffing at the pool.

C. District Manager

Ms. Dobbins reminded the Board that the budget Public Hearing is set for August 13th. The board discussed moving the location of this meeting due to the number of residents that attended last year's budget meeting.

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board of Supervisors directed the District Manager to relocate the budget meeting to be held at the Villages Church at 4229 Pacetti Road, St. Augustine, Florida 32092, for Turnbull Creek Community Development District.

TENTH ORDER OF BUSINESS**Supervisor Requests &
Audience Comments****Supervisor Requests**

Mr. Wing informed the Board that he is going to resign after the August meeting and suggest an e-blast go out for candidates to be reviewed at the September meeting.

Mr. DelBene requested Mr. Schieszer to post or create signage to state no hanging off bridge. Mr. DelBene also requested that lifeguard hours get adjusted from (11:00 a.m. to 6:00 p.m.) to (12:00 p.m. to 7:00 p.m.). Mr. Hutchinson stated he will review this change further with the staff. Mr. DelBene also requested Mr. Hutchinson to review and explain the difference in staffing positions of a Facility Attendant and Pool Monitor.

Audience Comments

Concerns were reviewed regarding garbage not being picked up around ponds, request were made for pool umbrellas and issues noted with the landscape maintenance portal.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors adjourned the meeting at 8:05 p.m., for Turnbull Creek Community Development District.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

Exhibit A



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

June 11, 2024

Melissa Dobbins – *District Manager*
Turnbull Creek Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Reference: **2024 Consulting Engineering Report**
 Section 9.21 of Master Trust Indenture
 Turnbull Creek Community Development District
 Special Assessment Bond Series 2005
 Special Assessment Bond Series 2006
 Special Assessment Bond Series 2015A
 Special Assessment Bond Series 2015B
 Special Assessment Bond Series 2016

Melissa,

In accordance with Section 9.21 of the Master Trust Indenture, we have completed the annual review of the portion of the project within the Turnbull Creek Community Development District constructed to date. This report is not intended to be exhaustive or comprehensive, rather it is based on only a limited field review only to review District owned and operated facilities & verify if these facilities are being maintained in good condition. We hereby offer the following consulting engineers report.

Amenity Center



We have inspected the recreational facilities which include the Amenity Center, pool area, ball fields, basketball court and the two multipurpose fields with paved walking paths and have found them to be in generally good condition and working order. These facilities are currently open for use and appear to be regularly maintained by the District. We are aware of a recently approved project to re-surface the walking tracks & make some drainage improvements. These improvements are considered “routine maintenance” and both tracks will remain open and usable until the project is completed. Additionally, there is an area outside of the pool that is scheduled to have a small retaining wall installed to eliminate erosion concerns. Again, we consider this part of routine maintenance that is not impacting the use of the pool or amenity area.



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

2024 Engineers Report

Page 2 of 4

Playground Areas



There are three playground areas located throughout the property, one at the Amenity Center, one off of Toscana Lane and one off of E. Franchetta Lane. All playgrounds appear to be in good working order and are open for use. We did not observe any civil engineering related items that would require repair work at this time.

Entry Features



We have inspected the entry features and found them to be in generally good condition and working order. It appears that these features receive regular maintenance by District. We did not observe any apparent civil engineering related items that would require maintenance or repair at this time.



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

2024 Engineers Report
Page 3 of 4

Berms and Landscaping



We inspected the berms and landscaping within the common areas and have found them in generally good condition. While there are some areas that might require routine maintenance, we did not observe any civil engineering related items that raise a concern at this time.

Mail Kiosks



There are three mail kiosks located throughout the property, one near the Amenity Center off of E. Positano Ave, one off of Toscana Lane and one off of E. Franchetta Lane. All three mail kiosk locations appear to be in good condition and working order. These facilities are open for use and appear to be regularly maintained by the District. We did not observe any civil engineering related items that would require repair work at this time, however, we would recommend that the CDD start planning for re-paving and installing new striping in the near future to ensure continued uninterrupted use of these facilities.



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

2024 Engineers Report
Page 4 of 4

Stormwater Facilities

The stormwater ponds were inspected where access was available and were found to be generally in good condition and functioning as designed. A major pond bank repair project was completed in 2022 to correct pond bank erosion issues. An additional project on these same pond banks was started in



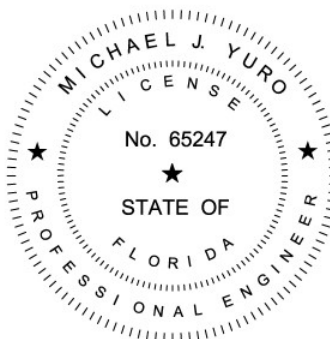
January 2024 to correct the pond slope in two (2) separate areas and address minor erosion and other areas of restoration from the 2022 project that needed additional attention. This latest effort is expected to be certified complete in early to mid summer 2024.

Finally, in accordance with Section 9.14 of the Master Trust Indenture, we are not qualified to provide specific insurance recommendations and recommend that the insurance coverage amounts be reviewed but the District Manager and Insurance Provider annually to confirm that the current replacement costs are appropriate.

If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

Michael J. Yuro, P.E.
President
P.E. License No. 65247



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Michael J Yuro
2024.06.11 14:08:54 -04'00'

ON THE DATE ADJACENT TO THE SEAL

**PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.**

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures May 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2024 through May 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$114,773.17**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2024 Through May 31, 2024

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
210 Handyman Services, LLC	100540	74	Paint Pool Structure Part 1 of 2 05/24	\$ 700.00
Alfred W Grover	100524	50624	Installed Outdoor Spot Light Fixtures 05/24	\$ 925.00
COMCAST	20240520-1	8495 74 140 0863399 05/24 Autopay	Cable Services 05/24	\$ 297.01
COMCAST	20240521-1	8495 74 140 1701846 05/24 Autopay	Internet Services 05/24	\$ 124.44
East Coast Wells & Pump Service	100532	48869	Replaced Sump Pump 05/24	\$ 1,050.00
First Coast Franchising	100515	JAK04240281	Janitorial Services 04/24	\$ 709.00
First Coast Franchising	100541	JAK05240281	Janitorial Services 05/24	\$ 709.00
Fitness Pro	100550	32084	Service Request - Preventative Maintenance 04/24	\$ 212.00
Fitness Pro	100549	32297	Service Request - Repair 05/24	\$ 207.32
Florida Power & Light Company	20240522-1	Monthly Summary 04/24 Autopay 616	Electric Services 04/24	\$ 6,788.71
Future Horizons, Inc.	100542	83798	Aquatic Weed Control 04/24	\$ 1,375.00
Gannett Florida LocaliQ	100534	0006399384 04/25/24	Acct #765148 Legal Advertising 04/24	\$ 129.84
Governmental Management Services, LLC	100525	310	Website Maintenance 05/24	\$ 100.00
Grau & Associates, P.A.	100535	25837	Arbitrage Rebate Calculation Series 2015A-1 & 2015A-2, 2015B-1 & 2015B-2	\$ 3,000.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Hancock Bank	100521	41782	Trustee Fees Series 2016 05/02/23-05/01/24	\$ 4,500.00
Hancock Bank	20240528-1	042924 Autopay	Credit Card Expenses 04/24	\$ 4,472.54
Hernandez Exteriors LLC	100539	12149	Gutters/Downspouts 05/24	\$ 1,982.50
Hi-Tech System Associates	20240502-1	404439 Autopay	Alarm Access Control 05/24	\$ 30.00
James M Teter	100536	349	Pressure Washing Entrances and Mailbox Area 05/24	\$ 900.00
Kilinski / Van Wyk, PLLC	100544	9389	Legal Services 04/24	\$ 5,132.54
Kilinski / Van Wyk, PLLC	100543	9390	Legal Services - Meeting 04/24	\$ 1,978.96
Kilinski / Van Wyk, PLLC	100545	9496	Legal Services - Pond Bank Construction Defect 04/24	\$ 8,195.50
Neighborhood Publications, Inc	100546	MURA5904	Premium Website 05/24	\$ 45.00
Paychex	20240517-1	2024-05-14 ACH	BOS Payroll 05/15/24	\$ 887.60
Paychex	20240510-1	2024042500 Autopay	Express Payroll Direct Deposit Processing 04/17/24	\$ 123.20
Poolsure	100517	131295620667	Pool Chemicals 04/24	\$ 1,716.85
Poolsure	100537	131295621207	Pool Chemicals 05/24	\$ 1,716.85
Republic Services	100522	0687-001426396	Waste Disposal Services 05/24	\$ 228.99

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Riverside Management Services, Inc	100526	159	Management Services 05/24	\$ 19,746.01
Riverside Management Services, Inc	100527	160	Pool Maintenance 05/24	\$ 1,316.75
Riverside Management Services, Inc	100538	161	Lifeguard Services 04/24	\$ 2,946.14
Rizzetta & Company, Inc.	100514	INV0000089404	District Management Fees 05/24	\$ 3,862.50
St Augustine Electric Motor Works, Inc.	100516	96089	Service Call - Main Pool Pump 03/24	\$ 252.00
St Augustine Electric Motor Works, Inc.	100518	96496	Service Call - Main Pool Pump 04/24	\$ 543.16
St Augustine Electric Motor Works, Inc.	100519	96497	Seal Plate on Pool Pump 04/24	\$ 896.72
St Johns Utility Department	100553	532445-114371 05/24	Water Services 101 W Positano Ave 05/24	\$ 682.24
St Johns Utility Department	100552	532445-124405 05/24	Water-Sewer Services 168 Toscana Ln 05/24	\$ 15.89
St Johns Utility Department	100554	532445-124406 05/24	Water-Sewer Services 4106 Messina Dr 05/24	\$ 58.01
St Johns Utility Department	100555	532445-124596 05/24	Water-Sewer Services 123 E Franchetta Ln 05/24	\$ 84.30
Stonebridge Construction Services LLC	100528	24-4833-1	Roof Repairs 05/24	\$ 1,250.00
Trimac Outdoor	100529	105003	Landscape Maintenance 05/24	\$ 24,882.00
Trimac Outdoor	100533	TMNE 81411	Removal of Trees from Verona Way Berm 08/23	\$ 4,570.75

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Trimac Outdoor	100530	TMNE 97596	Mainline Repair on San Giacomo 02/24	\$ 1,400.00
Trimac Outdoor	100547	TMNE 106792	Repair Lake Bank Erosion 05/24	\$ 1,730.92
Turner Pest Control, LLC	100548	619067791	Pest Control Services 05/24	\$ 185.40
Vector Security, Inc	100523	73901544	Security Monitoring Services 05/24	\$ 590.03
Yuro & Associates, LLC	100531	3531	Engineering Services 04/24	<u>\$ 1,522.50</u>
Report Total				<u>\$ 114,773.17</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures June 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2024 through June 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$214,247.42**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2024 Through June 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
210 Handyman Services, LLC	100558	91	Paint Pool Structure Part 2 of 2 05/24	\$ 700.00
Alfred W Grover	100562	60524	Fasten Electrical Equipment to Pond Fountain 06/24	\$ 225.00
Bob's Backflow & Plumbing Services, Inc.	100563	13258	Backflow Test & Certification 05/24	\$ 315.00
Bob's Backflow & Plumbing Services, Inc.	100575	13658	Backflow Test & Certification 06/24	\$ 649.50
C & L Landscape, Inc	100574	59357	Build Retaining Wall by Pool 06/24	\$ 14,493.78
COMCAST	20240620-1	8495 74 140 0863399	Cable Services 06/24	\$ 297.01
COMCAST	20240621-1	06/24 Autopay 8495 74 140 1701846	Internet Services 06/24	\$ 124.44
Deangelo Contracting Services, LLC	100565	06/24 Autopay INV-018603	Pond Bank Erosion Repair - Deposit 06/24	\$ 51,728.17
Deangelo Contracting Services, LLC	100564	INV-023868	Pond Repairs 05/24	\$ 2,175.00
Florida Department of Health in St. Johns County	100561	55-BID-7237010	Swimming Pools Permit 55-60-00479 06/24	\$ 350.00
Florida Power & Light Company	20240625-1	Monthly Summary 05/24	Electric Services 05/24	\$ 7,263.66
Future Horizons, Inc.	100566	Autopay 616 84260	Aquatic Weed Control 05/24	\$ 1,375.00
Future Horizons, Inc.	100576	84347	Aerator Service 05/24	\$ 125.00
Gannett Florida LocaliQ	100567	0006461663	Acct# 765148 Legal Advertising 05/24	\$ 197.12

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2024 Through June 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Governmental Management Services, LLC	100577	311	Website Maintenance 06/24	\$ 100.00
Hancock Bank	20240627-1	052824 Autopay	Credit Card Expenses 05/24	\$ 4,857.06
Hancock Bank	20240628-1	062724 Autopay	Credit Card Expenses 06/24	\$ 5,248.85
Hi-Tech System Associates	20240604-1	406107 Autopay	Alarm Access Control 06/24	\$ 30.00
J Hilton Painting, Inc.	100578	02	Paint Flush Can Lights 06/24	\$ 300.00
Kilinski / Van Wyk, PLLC	100580	9678	Legal Services 05/24	\$ 8,510.50
Kilinski / Van Wyk, PLLC	100579	9679	Legal Services - Meeting 05/24	\$ 1,843.19
Kilinski / Van Wyk, PLLC	100581	9680	Legal Services - Pond Bank Construction Defect 05/24	\$ 5,431.40
Neighborhood Publications, Inc	100582	MURA5905	Premium Website 06/24	\$ 45.00
Paychex	20240621-2	2024-06-11 ACH	BOS Payroll 06/11/24	\$ 887.60
Paychex	20240610-1	2024053000 Autopay	Express Payroll Direct Deposit Processing 05/16/24	\$ 123.20
Poolsure	100559	131295621807	Pool Chemicals 06/24	\$ 1,716.85
Republic Services	100560	0687-001434568	Waste Disposal Services 06/24	\$ 228.13
Rizzetta & Company, Inc.	100557	INV0000090058	District Management Fees 06/24	\$ 3,862.50

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2024 Through June 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Trimac Outdoor	100568	100197	Mulch & Pine Straw Install 03/24	\$ 67,985.00
Trimac Outdoor	100569	TMNE 108535	Landscape Maintenance 06/24	\$ 24,882.00
Trimac Outdoor	100570	TMNE 110841	Irrigation Repair 06/24	\$ 2,834.53
Turner Pest Control, LLC	100583	618103241	Pest Control Services 11/23	\$ 180.00
Turner Pest Control, LLC	100571	619182749	Pest Control Services 06/24	\$ 185.40
Vector Security, Inc	100556	74062758	Security Monitoring Services 06/24	\$ 590.03
Yuro & Associates, LLC	100573	3556	Engineering Services 05/24	\$ 2,537.50
Yuro & Associates, LLC	100572	3559	Engineering Inspections and Reports 06/24	<u>\$ 1,850.00</u>
Report Total				<u>\$ 214,247.42</u>

Tab 7



Coverage Agreement Endorsement

Endorsement No.: 5
Member: Turnbull Creek Community Development
District

Effective Date: 07/22/2024
Agreement No.: 100123555

Coverage Period: October 1, 2023 to October 1, 2024

In consideration of **an additional premium of \$311.00**, the coverage agreement is amended as follows:

Property

Added:

As per property and IM schedules attached.

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: July 23, 2024

Authorized by: 

**Turnbull Creek Community Development District**

Policy No.: 100123555
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
1	Amenity Center		2006	10/01/2023	\$1,252,300		\$1,378,400		
	101 West Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2024	\$126,100				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
2	Swimming Pool w/Bridge, Pumps & Equipment		2006	10/01/2023	\$694,800		\$694,800		
	101 West Positano Avenue St. Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
3	Pool Slide Tower		2006	10/01/2023	\$72,900		\$72,900		
	101 West Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2024					
	Complex			Clay / concrete tiles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
4	Splash Pad Equipment		2006	10/01/2023	\$7,300		\$7,300		
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
5	Colonnade		2006	10/01/2023	\$4,100		\$4,100		
	101 West Positano Avenue St. Augustine FL 32092		Masonry non combustible	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
6	Pool Pavilion		2006	10/01/2023	\$19,000		\$19,000		
	101 West Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2024					
	Pyramid hip			Clay / concrete tiles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
7	Pool Shade Structure		2006	10/01/2023	\$15,200		\$15,200		
	101 West Positano Avenue St. Augustine FL 32092		Property in the Open	10/01/2024					

Sign: _____

Print Name: _____

Date: _____

**Turnbull Creek Community Development District**

Policy No.: 100123555
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Pool Furniture in the Open		2006	10/01/2023	\$123,000		
	101 West Positano Avenue St. Augustine FL 32092		Property in the Open	10/01/2024		\$123,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Decorative Fountain		2006	10/01/2023	\$15,000		
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2024		\$15,000	
	Pyramid hip			Clay / concrete tiles			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	Playground Equipment		2006	10/01/2023	\$87,300		
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2024		\$87,300	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Playground Shade Structure (2)		2006	10/01/2023	\$38,000		
	101 West Positano Avenue St. Augustine FL 32092		Property in the Open	10/01/2024		\$38,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Basketball Shade Structure		2006	10/01/2023	\$15,000		
	101 West Positano Avenue St. Augustine FL 32092		Property in the Open	10/01/2024		\$15,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	Basketball Court (2 Goals)		2006	10/01/2023	\$38,200		
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2024		\$38,200	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
14	Park Shade Structure		2006	10/01/2023	\$15,000		
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2024		\$15,000	

Sign: _____

Print Name: _____

Date: _____

**Turnbull Creek Community Development District**

Policy No.: 100123555
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Park Pavilion		2006	10/01/2023	\$22,000		\$22,000	
	101 West Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2024				
	Pyramid hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Baseball Backstop Fencing		2006	10/01/2023	\$6,800		\$6,800	
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Tennis Court Fencing & Shade Structure		2006	10/01/2023	\$36,000		\$36,000	
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Black Aluminum Fencing		2006	10/01/2023	\$22,000		\$22,000	
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Maintenance Shed		2006	10/01/2023	\$4,200		\$4,200	
	101 West Positano Avenue St. Augustine FL 32092		Frame	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
20	Dumpster Enclosure		2006	10/01/2023	\$6,800		\$6,800	
	101 West Positano Avenue St. Augustine FL 32092		Masonry non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
21	Decorative Street Railing (Amenity Center Entrance)		2006	10/01/2023	\$18,600		\$18,600	
	West Positano Avenue St. Augustine FL 32092		Masonry non combustible	10/01/2024				

Sign: _____

Print Name: _____

Date: _____

**Turnbull Creek Community Development District**

Policy No.: 100123555
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
22	Large Mail Pavilion		2006	10/01/2023	\$32,500		\$32,500	
	E Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2024				
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
23	Mail Pavilion		2006	10/01/2023	\$32,500		\$32,500	
	Toscana Ln St. Augustine FL 32092		Joisted masonry	10/01/2024				
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
24	Playground Equipment		2006	10/01/2023	\$82,500		\$82,500	
	Toscana Ln St. Augustine FL 32092		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
25	Playground Shade Structure		2006	10/01/2023	\$24,000		\$24,000	
	Toscana Ln St. Augustine FL 32092		Property in the Open	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
26	Park Shade Structure		2006	10/01/2023	\$15,000		\$15,000	
	Toscana Ln St. Augustine FL 32092		Property in the Open	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
27	Park Shade Structure		2006	10/01/2023	\$15,000		\$15,000	
	Toscana Ln St. Augustine FL 32092		Property in the Open	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
28	Hoover Well Pump (behind Tennis Court)		2017	10/01/2023	\$60,400		\$60,400	
	101 West Positano Avenue St. Augustine FL 32092		Pump / lift station	10/01/2024				

Sign: _____

Print Name: _____

Date: _____

**Turnbull Creek Community Development District**

Policy No.: 100123555
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
29	Hoover Well Pump & Vinyl Fencing		2017	10/01/2023	\$4,200			
	Toscana Ln St. Augustine FL 32092		Pump / lift station	10/01/2024			\$4,200	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
30	Outdoor Signage		2017	10/01/2023	\$14,800			
	Various St. Augustine FL 32092		Property in the Open	10/01/2024			\$14,800	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
31	Benches in the Open		2017	10/01/2023	\$9,900			
	Various St. Augustine FL 32092		Property in the Open	10/01/2024			\$9,900	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
32	Entry Monuments/Features		2006	10/01/2023	\$42,000			
	W Positano Ave St. Augustine FL 32092		Masonry non combustible	10/01/2024			\$42,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
33	Entry Monuments/Features		2006	11/01/2023	\$42,000			
	SR 16 St. Augustine FL 32092		Masonry non combustible	10/01/2024			\$42,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
34	Entry Monuments (Pescara)		2006	02/14/2024	\$24,000			
	Pacetti Rd & Terracina Dr St. Augustine FL 32092		Masonry non combustible	10/01/2024			\$24,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
35	Entry Monuments (San Marino)		2006	02/14/2024	\$24,000			
	Verona Way & W Franchetta Ln St. Augustine FL 32092		Masonry non combustible	10/01/2024			\$24,000	

Sign: _____

Print Name: _____

Date: _____

**Turnbull Creek Community Development District**

Policy No.: 100123555
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
36	Playground Equipment		2006	07/22/2024	\$82,500		
	E Franchetta Ln St. Augustine FL 32092		Non combustible	10/01/2024		\$82,500	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
37	Playground Shade Structure		2006	07/22/2024	\$15,000		
	E Franchetta Ln St. Augustine FL 32092		Property in the Open	10/01/2024		\$15,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
38	Mail Pavilion		2006	07/22/2024	\$32,500		
	E Franchetta Ln St. Augustine FL 32092		Joisted masonry	10/01/2024		\$32,500	
	Simple hip			Clay / concrete tiles			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
39	Mail Pavilion		2006	07/22/2024	\$32,500		
	San Giacomo Rd St. Augustine FL 32092		Joisted masonry	10/01/2024		\$32,500	
	Simple hip			Clay / concrete tiles			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
40	Park Shade Structure		2006	07/22/2024	\$15,000		
	Verona Way & SR 16 St. Augustine FL 32092		Property in the Open	10/01/2024		\$15,000	
Total:			Building Value \$3,113,800	Contents Value \$126,100	Insured Value \$3,239,900		

Sign: _____

Print Name: _____

Date: _____

Inland Marine Schedule

Turnbull Creek Community Development District

Policy No.: 100123555
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Decorative Light Poles (Amenity Area)		Other inland marine	10/01/2023 10/01/2024	\$13,000	\$1,000
2	Security Cameras in the Open		Other inland marine	10/01/2023 10/01/2024	\$6,000	\$1,000
3	Pool Chair Lift (Permanently Mounted)		Other inland marine	10/01/2023 10/01/2024	\$5,000	\$1,000
5	Floating Pond Fountain		Other inland marine	10/01/2023 10/01/2024	\$2,000	\$1,000
6	Floating Pond Fountain		Other inland marine	10/01/2023 10/01/2024	\$2,000	\$1,000
9	Access Control System		Other inland marine	10/01/2023 10/01/2024	\$4,435	\$1,000
10	CCTV		Other inland marine	10/01/2023 10/01/2024	\$10,214	\$1,000
11	Pool Camera		Other inland marine	10/01/2023 10/01/2024	\$11,500	\$1,000
12	2 Door Controlled Access Panel		Electronic data processing equipment	10/01/2023 10/01/2024	\$3,995	\$1,000
13	License Plate Reader		Electronic data processing equipment	10/01/2023 10/01/2024	\$1,625	\$1,000
14	Tennis Court Lights (9 @ \$2k ea.)		Other inland marine	07/22/2024 10/01/2024	\$18,000	\$1,000
				Total	\$77,769	

Sign: _____

Print Name: _____

Date: _____

Tab 8



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Exhibit A:

Goals, Objectives and Annual Reporting Form

**Turnbull Creek Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication, one of which may include the annual meeting schedule published prior to the start of the fiscal year.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Operations/Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Operations/Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Operations/Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems as may be required by Indenture.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems as may be required by the District's bond Indenture.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer as may be required by the District's bond Indenture.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

_____ District

District Manager:_____

Date:_____

Print Name:_____

_____ District

Tab 9

Turnbull Creek Community Development District

9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: Aug 13, 2024
To: Turnbull Board of Supervisors
Milissa Dobbins, Darrin Mossing
From: Jim Schieszer, Operations Manager
Erick Hutchison, Amenity Manager
Re: Turnbull Creek CDD
Monthly Murabella Operations Report

The following is a summary of activities related to the RMS operations of the Turnbull Creek Community Development District.

Site Field Manager: Jim Schieszer

1. Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
2. Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
3. Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
4. Meeting with Yardnique Landscape (Todd Murphy) in regard to landscaping issues and updates.
5. Communications with Brian Stephens with Yardnique on irrigation leaks as they occurred for repairs.
6. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
7. Auditing / Documentation of Yardnique Outdoors.
8. Pressure washed entrances.
9. Multiple issues with the pool deck washouts.
10. Pickleball court work begins the first week of September and should be finished by Nov 1.
11. Five pine trees struck by lightning in Pescara berm.

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Pottery Barn furniture will arrive in October and December
- Gift of Dance would like to renew for this upcoming season

-

Should you have any questions or comments regarding the above information, please feel free to contact Jerry Lambert at (248) 807-2763



The Gift of Dance

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

**Ballet Classes will be held in the
amenity center in
Murabella
Thursdays
August 22nd- December 12th
4:30pm- 5:15pm
Ages 4-6
\$70 per month**



**For more information visit:
giftofdance.net
thegiftofdanceclass@gmail.com
904-434-5607**

Turnbull Creek Treat Sheet**Date:** 6-4-24**Weather:** Partly Cloudy**Winds:** 5-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	Algae, Niad, Sago Pondweed	Yes	FL 909, Diquat
3	Shoreline	Yes	Roundup Custom, Triclopyr 3
4	None	Yes	None
5	Algae, Niad	Yes	FL 909, Diquat
6	Algae, Niad, Plankton	Yes	FL 909, Diquat
7	None	Yes	None
8	Algae	Yes	Copper Sulfate
9	None	Yes	None
10	Algae, Niad	Yes	FL 909, Diquat
11	None	No	None
12	None	No	None
13	Algae, Babytears	Yes	FL 909, Diquat
14	None	Yes	None

San Marino

<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	No	None
2	None	No	None
3	None	No	None
4	None	Yes	None
5	None	Yes	None

Comments: None

Turnbull Creek Treat Sheet**Date:** 6-13-24**Weather:** Partly Cloudy**Winds:** 3-8 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	No	None
2	Algae	Yes	FL 909, Hyd 191
3	None	No	None
4	None	No	None
5	None	No	None
6	None	Yes	None
7	None	Yes	None
8	None	No	None
9	None	Yes	None
10	None	No	None
11	None	No	None
12	None	No	None
13	None	No	None
14	None	No	None

San Marino

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Shoreline	Yes	Roundup Custom, Triclopyr
2	Shoreline	Yes	Roundup Custom, Triclopyr

Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Shoreline	Yes	Roundup Custom, Triclopyr
2	Shoreline	Yes	Roundup Custom, Triclopyr
3	Shoreline	Yes	Roundup Custom, Triclopyr
4	Shoreline	Yes	Roundup Custom, Triclopyr
5	Shoreline	Yes	Roundup Custom, Triclopyr

Comments: Homeowner Stated about some trash in Lake 5, But couldn't find any.

Turnbull Creek Treat Sheet

Date: 7-8-24

Weather: Partly Cloudy

Winds: 2-6 MPH

MuraBella

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Shoreline	Yes	Roundup Custom, Triclopyr
2	Shoreline	Yes	Roundup Custom, Triclopyr
3	Algae, Plankton	Yes	FL 909
4	Shoreline	Yes	Roundup Custom, Triclopyr
5	Shoreline	Yes	Roundup Custom, Triclopyr
6	Shoreline	Yes	Roundup Custom, Triclopyr
7	Shoreline	Yes	Roundup Custom, Triclopyr
8	Shoreline	Yes	Roundup Custom, Triclopyr
9	Shoreline	Yes	Roundup Custom, Triclopyr
10	None	Yes	None
11	None	Yes	None
12	Shoreline	Yes	Roundup Custom, Triclopyr
13	Shoreline	Yes	Roundup Custom, Triclopyr
14	None	Yes	None

San Marino

<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	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

Comments: None

Turnbull Creek CDD

Date Treated: 7/30/14

Water Temperature: 92

Weather: Sunny

Winds: 5 MPH

Lake No	Plants Treated	Chemicals Used	Trash P/U
1	None	None	Yes
2	None	None	No
3	None	None	Yes
4	None	None	No
5	None	None	No
6	None	None	No
7	None	None	No
8	None	None	No
9	None	None	No
10	None	None	Yes
11	None	None	No
12	None	None	Yes
13	None	None	No
14	None	None	Yes
15	None	None	No
16	None	None	No
17	None	None	No
19	None	None	No
20	Torpedo Grass, Alligator Weed	Roundup Complete, 2-4D	Yes
21	None	None	Yes
23	None	None	No

Comments: The lakes looked really good this treatment.