

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 **Board of Supervisors Workshop on October 16, 2024, at 6:00 pm**. The meeting location was at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

Present:

Jeremy Vencil	Board Supervisor, Vice Chairman
Chris DelBene	Board Supervisor, Assistant Secretary <i>-via phone</i>
Raymond Ames	Board Supervisor, Assistant Secretary

Also present were:

Ben Pfuhl	District Manager, Rizzetta & Co., Inc.
Mary Grace Henley	District Counsel, Kilinski/Van Wyk
Jennifer Kilinski	District Counsel, Kilinski/Van Wyk <i>-via phone</i>
Mike Yuro	District Engineer, Yuro & Associates
Erick Hutchinson	Amenity Manager, RMS
Jim Schieszer	Operations Manager, RMS

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

Mr. Pfuhl called the workshop to order at 6:08 p.m., noting that quorum was not established, and no votes or board actions could be taken.

SECOND ORDER OF BUSINESS

**Attorney-Client Shade
Workshop**

Ms. Klinski and Ms. Henley reviewed and updated the Board.

THIRD ORDER OF BUSINESS

Resume Public Workshop

Mr. Delene was not present for the public workshop

The Board reviewed agenda items.

Mr. Yuro reviewed his report with the Board, stating that he has not yet found a structural engineer to assess the retaining walls. Mr. Yuro recommended that the Board consider the Aquagenics proposal at the next meeting.

Discussion ensued regarding the current District Policy regarding variances, Ms. Klinski stated that she can bring a revised version of the policy to the next Board Meeting.

Ms. Henley requested the Board set and conduct another Attorney-Client Shade Session prior to the next Board of Supervisors Meeting on November 12, 2024

An audience member requested information regarding paying off CDD Bonds. Mr. Pfuhl informed them that any resident looking for a pay-off amount can reach out to bondpayoff@rizzetta.com

Ms. Henley stated that it appears the resident who was feeding the ducks has stopped doing so.

Mr. Schieszer reported minimal damage following the recent storms and that the community is in good condition. Mr. Schieszer informed the Board that the Pickle Ball courts are expected to be completed soon.

Mr. Vencil raised a concern of residents using the Pickle Ball Courts while they are closed.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Pfuhl adjourned the workshop at 7:00 p.m.

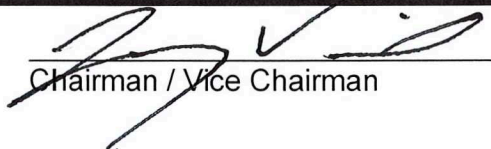
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Secretary / Assistant Secretary



Chairman / Vice Chairman