

**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 Meeting on September 10, 2024, at 6:00 pm**. The meeting location was at **Murabella Amenity Center at 101 Positano Avenue, St. Augustine, FL 32092**.

**Present and constituting a quorum:**

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

**Also present were:**

Ben Pfuhl	District Manager, Rizzetta & Co., Inc.
Jennifer Kilinski	District Counsel, Kilinski/Van Wyk
Mike Yuro	District Engineer, Yuro & Associates
Erick Hutchinson	Amenity Manager, RMS
Jim Schieszer	Operations Manager, RMS
Brian Stevens	Account Manager, Yardnique

Audience members present.

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

Mr. Vencil called the meeting to order at 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on  
Agenda Items**

Audience member made a statement in favor of retaining RMS.

Audience member expressed thanks for the removal of a Pine Tree and requested that budget information be sent out to the community earlier.

Audience member requested having a separate meeting that is specifically dedicated to the budget public hearing.

Audience member questioned the RFP package.

### **THIRD ORDER OF BUSINESS**

### **Staff Reports – Part A**

#### **A. District Engineer**

Mr. Yuro reviewed the status of the walking trail improvements project and reviewed the proposal found under Tab 1 of the agenda.

The Board questioned why the proposed additional work was not included in the initial proposal.

Mr. Yuro explained that the extra work was determined to be necessary once the project has already begun.

Discussion ensued regarding the cost of the proposal.

*Mr. DelBene joined the meeting in progress.*

Mr. Yuro explained that the work would be needed to complete the project.

On a motion by Ms. Jordan-Baldwin, seconded by Mr. DelBene, with all in favor, the Board of Supervisors authorized Mr. Yuro to negotiate the price with Aquagenics setting a not to exceed amount of \$4,000, for Turnbull Creek Community Development District.

Mr. Yuro reviewed the pool deck and retaining wall repairs, and the Board asked him to return to the next meeting with proposals to have a structural engineer review and provide recommendations.

#### **B. Landscaper**

Mr. Stevens reviewed the landscaping reports with the Board, and highlighted the due to heavy rainfall they were behind on their normal schedule. Mr. Stevens also stated that because of the predicted rainfall, mowing operations have been suspended for the remainder of the week and the landscaping teams will instead focus of weed treatment, trimming low limbs, and treating the pool deck/pool area.

As resident raised a concern about the rose bushes in the neighborhood, and Mr. Stevens said he would investigate.

The Board did not take action on the proposal provided as the work would be covered in the scope of the Aquagenics proposal.

**FOURTH ORDER OF BUSINESS**

**Consideration of Jani-King  
Renewal Agreement**

Mr. Pfuhl reviewed the agreement with the Board.

On a motion by Mr. Vencil, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors approved Jani-King's renewal at the same current rate of \$726.00 per month from September to Many, and \$1,035.51 per month from June to August, for Turnbull Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Informal  
Request for Proposals for  
Amenity/Field Management  
Services**

**1.) Consideration of Fees/Proposal from RMS for FY 2025**

Mr. Mossing, from RMS reviewed the proposed 5% increase with the Board.

Mr. DelBene raised a concern about numerous resident complaints about the lifeguard staff, and that the facility monitor, and facility attendant role was often being filled by the same individual simultaneously.

The Board requested that moving forward RMS ensures that if a facility attendant and facility monitor are scheduled for the same time that the roles be assigned to two different people so that there are two individuals physically present onsite.

Discussion ensued about the lifeguards. The Board requested that there be an assigned head lifeguard to oversee the other lifeguards and ensure that they are enforcing District policies.

Mr. Mossing explained that RMS is expanding their lifeguard program and plan to have it more functional by the next summer season.

On a motion by Ms. Jordan-Baldwin, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved RMS' renewal and asked District Counsel to include language in the agreement that the facility attendant and facility monitor positions are staffed by two different individuals, for Turnbull Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-11; Fiscal Year 2024-2025  
Meeting Schedule**

On a motion by Mr. DelBene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors adopted Resolution 2024-11, for Turnbull Creek Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- 1.) Consideration of the Minutes of the Board of Supervisor's Meeting held August 13, 2024**
- 2.) Ratification of the Operation and Maintenance Expenditures for July 2024**

On a motion by Mr. DelBene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors approved the Minutes of the meeting held on August 13, 2024, and ratified the Operation and Maintenance Expenditures for July 2024, in the amount of \$150,007.11, for Turnbull Creek Community Development District.

Mr. DelBene requested to see the invoices from District Counsel for litigation expenses.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution  
2024-12; Declaring Vacancy of  
Seat # 1**

On a motion by Mr. DelBene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors adopted Resolution 2024-12, for Turnbull Creek Community Development District.

The Board requested District Counsel bring a draft of the announcement to the community to the next Board of Supervisors' Meeting for approval.

**NINTH ORDER OF BUSINESS**

**Consideration Resolution 2024-  
13; Redesignating Officers**

On a motion by Mr. DelBene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors adopted Resolution 2024-13, designating Mr. Vencil as Chair and Mr. Ames as Vice Chair, for Turnbull Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports – Part B**

**A. District Counsel**

Ms. Kilinski requested the Board set another Shade Session at the beginning of the next Board of Supervisors' Meeting and that Mr. Pfuhl be added to the list of attendees.

The Board approved.

**B. Amenity and Field Operations**

Mr. Schieszer reviewed his report with the Board and raised concerns about erosion around the ponds at various locations due to resident actions.

Mr. DelBene requested those areas be staked/taped off and to have the District Engineer review these areas and confirm there is a concern.

Mr. Yuro stated he will investigate the areas and report back to the Board.

**C. District Manager**

Mr. Pfuhl reviewed the insurance renewal for Fiscal Year 2024/2025 with the Board, Exhibit A, highlighting that the total coverage for the District was \$596 under the budgeted amount.

On a motion by Mr. DelBene, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors approved the EGIS insurance coverage renewal for Fiscal Year 2024/2025, for Turnbull Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests &  
Audience Comments**

**Supervisor Requests**

Mr. DelBene questioned if the letter had been sent to the resident regarding feeding the ducks, Ms. Kilinski confirmed that it had.

Mr. DelBene requested an e-blast be sent to the community reminding residents that storm drains should be clear at all times and should not be blocked.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On motion by Mr. Vencil, seconded by Mr. Ames, with all in favor, the Board of Supervisors adjourned the meeting at 8:59 p.m., for Turnbull Creek Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

# **Exhibit A**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

# Turnbull Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.



## About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Turnbull Creek Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

**Term: October 1, 2024 to October 1, 2025**

**Quote Number: 100124555**

**PROPERTY COVERAGE**

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,330,332
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	\$77,769

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$28,121**

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

<b>(X)</b>	<b>Code</b>	<b>Extension of Coverage</b>	<b>Limit of Liability</b>
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000



## PREMIUM SUMMARY

Turnbull Creek Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2024 to October 1, 2025

Quote Number: 100124555

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$28,121
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$6,187
Public Officials and Employment Practices Liability	\$4,594
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$38,902</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance (“FIA”) for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2024, and if accepted by the FIA’s duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys’ fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Turnbull Creek Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2024

By: \_\_\_\_\_  
Administrator





PROPERTY VALUATION AUTHORIZATION

Turnbull Creek Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

Table with 3 columns: Coverage Type, Amount, and Description. Includes Building and Content TIV (\$3,330,332), Inland Marine (\$77,769), and Auto Physical Damage (Not Included).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**Turnbull Creek Community Development District**

Policy No.: 100124555  
 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	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch								
1	Amenity Center		2006	10/01/2024	\$1,289,869		\$1,419,752			
	101 West Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2025	\$129,883					
2	Swimming Pool w/Bridge, Pumps & Equipment		2006	10/01/2024	\$715,644		\$715,644			
	101 West Positano Avenue St. Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2025						
3	Pool Slide Tower		2006	10/01/2024	\$75,087		\$75,087			
	101 West Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2025						
	Complex				Clay / concrete tiles					
4	Splash Pad Equipment		2006	10/01/2024	\$7,519		\$7,519			
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2025						
5	Colonnade		2006	10/01/2024	\$4,223		\$4,223			
	101 West Positano Avenue St. Augustine FL 32092		Masonry non combustible	10/01/2025						
6	Pool Pavilion		2006	10/01/2024	\$19,570		\$19,570			
	101 West Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2025						
	Pyramid hip				Clay / concrete tiles					
7	Pool Shade Structure		2006	10/01/2024	\$15,656		\$15,656			
	101 West Positano Avenue St. Augustine FL 32092		Property in the Open	10/01/2025						

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**Turnbull Creek Community Development District**

Policy No.: 100124555  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced			Roof Yr Blt
8	Pool Furniture in the Open		2006	10/01/2024	\$126,690		\$126,690
	101 West Positano Avenue St. Augustine FL 32092		Property in the Open	10/01/2025			
9	Decorative Fountain		2006	10/01/2024	\$15,450		\$15,450
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2025			
10	Playground Equipment		2006	10/01/2024	\$89,919		\$89,919
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2025			
11	Playground Shade Structure (2)		2006	10/01/2024	\$39,140		\$39,140
	101 West Positano Avenue St. Augustine FL 32092		Property in the Open	10/01/2025			
12	Basketball Shade Structure		2006	10/01/2024	\$15,450		\$15,450
	101 West Positano Avenue St. Augustine FL 32092		Property in the Open	10/01/2025			
13	Basketball Court (2 Goals)		2006	10/01/2024	\$39,346		\$39,346
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2025			
14	Park Shade Structure		2006	10/01/2024	\$15,450		\$15,450
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2025			

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**Turnbull Creek Community Development District**

Policy No.: 100124555  
 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 Yr Blt
	Roof Shape	Roof Pitch							
15	Park Pavilion		2006	10/01/2024	\$22,660		\$22,660		
	101 West Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2025					
	Pyramid hip				Clay / concrete tiles				
16	Baseball Backstop Fencing		2006	10/01/2024	\$7,004		\$7,004		
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2025					
17	Tennis Court Fencing & Shade Structure		2006	10/01/2024	\$37,080		\$37,080		
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2025					
18	Black Aluminum Fencing		2006	10/01/2024	\$22,660		\$22,660		
	101 West Positano Avenue St. Augustine FL 32092		Non combustible	10/01/2025					
19	Maintenance Shed		2006	10/01/2024	\$4,326		\$4,326		
	101 West Positano Avenue St. Augustine FL 32092		Frame	10/01/2025					
20	Dumpster Enclosure		2006	10/01/2024	\$7,004		\$7,004		
	101 West Positano Avenue St. Augustine FL 32092		Masonry non combustible	10/01/2025					
21	Decorative Street Railing (Amenity Center Entrance)		2006	10/01/2024	\$19,158		\$19,158		
	West Positano Avenue St. Augustine FL 32092		Masonry non combustible	10/01/2025					

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**Turnbull Creek Community Development District**

Policy No.: 100124555  
 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
22	Large Mail Pavilion		2006	10/01/2024	\$33,475		\$33,475		
	E Positano Avenue St. Augustine FL 32092		Joisted masonry	10/01/2025					
	Simple hip			Clay / concrete tiles					
23	Mail Pavilion		2006	10/01/2024	\$33,475		\$33,475		
	Toscana Ln St. Augustine FL 32092		Joisted masonry	10/01/2025					
	Simple hip			Clay / concrete tiles					
24	Playground Equipment		2006	10/01/2024	\$84,975		\$84,975		
	Toscana Ln St. Augustine FL 32092		Non combustible	10/01/2025					
25	Playground Shade Structure		2006	10/01/2024	\$24,720		\$24,720		
	Toscana Ln St. Augustine FL 32092		Property in the Open	10/01/2025					
26	Park Shade Structure		2006	10/01/2024	\$15,450		\$15,450		
	Toscana Ln St. Augustine FL 32092		Property in the Open	10/01/2025					
27	Park Shade Structure		2006	10/01/2024	\$15,450		\$15,450		
	Toscana Ln St. Augustine FL 32092		Property in the Open	10/01/2025					
28	Hoover Well Pump (behind Tennis Court)		2017	10/01/2024	\$62,212		\$62,212		
	101 West Positano Avenue St. Augustine FL 32092		Pump / lift station	10/01/2025					

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**Turnbull Creek Community Development District**

Policy No.: 100124555  
 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 Yr Blt
	Roof Shape	Roof Pitch							
29	Hoover Well Pump & Vinyl Fencing		2017	10/01/2024	\$4,326		\$4,326		
	Toscana Ln St. Augustine FL 32092		Pump / lift station	10/01/2025					
30	Outdoor Signage		2017	10/01/2024	\$15,244		\$15,244		
	Various St. Augustine FL 32092		Property in the Open	10/01/2025					
31	Benches in the Open		2017	10/01/2024	\$10,197		\$10,197		
	Various St. Augustine FL 32092		Property in the Open	10/01/2025					
32	Entry Monuments/Features		2006	10/01/2024	\$43,260		\$43,260		
	W Positano Ave St. Augustine FL 32092		Masonry non combustible	10/01/2025					
33	Entry Monuments/Features		2006	10/01/2024	\$43,260		\$43,260		
	SR 16 St. Augustine FL 32092		Masonry non combustible	10/01/2025					
34	Entry Monuments (Pescara)		2006	10/01/2024	\$24,000		\$24,000		
	Pacetti Rd & Terracina Dr St. Augustine FL 32092		Masonry non combustible	10/01/2025					
35	Entry Monuments (San Marino)		2006	10/01/2024	\$24,000		\$24,000		
	Verona Way & W Franchetta Ln St. Augustine FL 32092		Masonry non combustible	10/01/2025					

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**Turnbull Creek Community Development District**

Policy No.: 100124555  
 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	10/01/2024	\$82,500		\$82,500
	E Franchetta Ln St. Augustine FL 32092		Non combustible	10/01/2025			
37	Playground Shade Structure		2006	10/01/2024	\$15,000		\$15,000
	E Franchetta Ln St. Augustine FL 32092		Property in the Open	10/01/2025			
38	Mail Pavilion		2006	10/01/2024	\$32,500		\$32,500
	E Franchetta Ln St. Augustine FL 32092		Joisted masonry	10/01/2025			
	Simple hip			Clay / concrete tiles			
39	Mail Pavilion		2006	10/01/2024	\$32,500		\$32,500
	San Giacomo Rd St. Augustine FL 32092		Joisted masonry	10/01/2025			
	Simple hip			Clay / concrete tiles			
40	Park Shade Structure		2006	10/01/2024	\$15,000		\$15,000
	Verona Way & SR 16 St. Augustine FL 32092		Property in the Open	10/01/2025			
<b>Total:</b>			Building Value	Contents Value	Insured Value		
			\$3,200,449	\$129,883	\$3,330,332		

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**Turnbull Creek Community Development District**

**Policy No.:** 100124555  
**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	10/01/2024 10/01/2025	\$13,000	\$1,000
2	Security Cameras in the Open		Other inland marine	10/01/2024 10/01/2025	\$6,000	\$1,000
3	Pool Chair Lift (Permanently Mounted)		Other inland marine	10/01/2024 10/01/2025	\$5,000	\$1,000
4	Floating Pond Fountain		Other inland marine	10/01/2024 10/01/2025	\$2,000	\$1,000
5	Floating Pond Fountain		Other inland marine	10/01/2024 10/01/2025	\$2,000	\$1,000
6	Access Control System		Other inland marine	10/01/2024 10/01/2025	\$4,435	\$1,000
7	CCTV		Other inland marine	10/01/2024 10/01/2025	\$10,214	\$1,000
8	Pool Camera		Other inland marine	10/01/2024 10/01/2025	\$11,500	\$1,000
9	2 Door Controlled Access Panel		Electronic data processing equipment	10/01/2024 10/01/2025	\$3,995	
10	License Plate Reader		Electronic data processing equipment	10/01/2024 10/01/2025	\$1,625	\$1,000
11	Tennis Court Lights (9 @ \$2k ea.)		Other inland marine	10/01/2024 10/01/2025	\$18,000	\$1,000
				<b>Total</b>	<b>\$77,769</b>	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_