



Rizzetta & Company

Turnbull Creek Community Development District

Board of Supervisors' Meeting March 11, 2025

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	Chris Delbene Jennifer Martin Raymond Ames Michael Gernhard Daren Sallas	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins Ben Pfuhl	Rizzetta & Company Rizzetta & Company
District Counsel	Jennifer Kilinski Mary Grace Henley	Kilinski/Van Wyk 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**

March 4, 2025

FINAL AGENDA

Dear Board Members:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **meeting on March 11, 2025, at 6:30 p.m.** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS - Part A**
 - A. District Engineer
 - B. Landscape.....Tab 1
 - 1.) Yardnique Landscape Reports
- 4. BUSINESS ITEMS – Part A**
 - A. Consideration of Proposal for Fish Shock & Removal.....Tab 2
 - B. Consideration of Recreational Proposal(s).....Tab 3
 - C. Consideration of Proposals to Paint the Amenity Center.....Tab 4
 - D. Consideration of Contract Assignment.....Tab 5
 - E. Consideration of Bulkhead Proposal.....Tab 6
 - F. Consideration of Infrastructure Reinvestment Planning.....Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Approval of Consent Agenda.....Tab 8
 - 1.) Consideration of Minutes of the Board of Supervisors’ Regular Meeting held January 14, 2025
 - 2.) Ratification of the Operation and Maintenance Expenditures for December 2024 & January 2025
- 6. STAFF REPORTS - Part B**
 - A. District Counsel
 - B. Amenity and Field Operation Managers.....Tab 9
 - 1.) Field Operations & Amenity Management Report
 - 2.) Future Horizon Report
 - C. District Manager
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

9. BUSINESS ITEMS – PART B

A. *Consideration of Security Proposal(s) – (Under Separate Cover)

** Note: In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.*

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,

Ben Pfuhl

District Manager

Tab 1

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Trimac)							1/6/2025
1.0 Maintenance							Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
					Comments		
All Turf & Pond Areas				Note below all areas or ponds not mowed per schedule with reason			
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5				Today we spot mowed ponds 1-9 and 15-16			
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16				We mowed Memorial park and Verona way completely as well as the SR 16 entrance.			
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5				Pescara Field and playground were completely mowed and ponds 1b-5b were mowed as needed.			
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,				We spot mowed Regusa Field and ponds 10-14. We mowed the Athletic Field completely.			
Friday - Outer berms off od SR16 & Pacetti Rd				Off for winter schedule			
1.2 String Trimming							
Comments							
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.				Triming around obstacles is done as part of each mowing cycle			
1.3 Edging							
Comments							
All hardscape and paved trails at each mowing cycle				Edging is completed as part of each mowing cycle			
1.4 Blowing							
Comments							
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots				Each area is blown clean of debris once mowing is completed			
1.5 Weed Control							
Comments							
Weeding of plant beds, all natural areas and berms				Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Tuesday and Thursday this week. Monday we had rain off and on all day and Wednesday the winds were to strong.			
Pre & Post emergents applied at appropriate times							
1.6 Pruning							
Comments							
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
1.7 Berms							
Comments							
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)							
Weeds to be removed / treated year round as needed							
2.0 Pesticide Application							
2.1 Turf Pest Control							
Comments							
Turf inspected weekly and spot treated (As Needed)				All turf is inspected weekly for pest			
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical				Ant control (Top Choice) is scheduled for the week of 1-20-2025			
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed				Fire ant control is applied as needed on ant mounds present at the time of service			

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control					Comments	Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest					
3.0 Fertilization						
3.1 Turf Areas	Comments					
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers						
To be completed in 4 rounds (March, May, September & November)	All turf has been fertalized					
3.2 Shrubs & Trees	Comments					
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)						
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)						
Seasonal annuals fertilized on 30 day cycles	New annual flowers are scheduled for the last week of January.					
4.0 Irrigation (All Inclusive Package) Guidelines						
Bi-Weekly Inspections (26 per year)	Comments					
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All irrigation pumps were turned off this week for the Freezes.					
Note: This contract shall include the following at N/C						
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,						
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,						
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering						
These are to be completed within 24 hours of notification.						
Note: Things that fall outside the contract						
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.						
5.0 Mulching	Comments					
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth						
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth						
6.0 Seasonal Color	Comments					
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)						
Areas of seasonal color are:						
SR16 / San Giacomo entrance (420 plants per installation)						
Pacetti Rd / Terracina Dr (85 plants per installation)						
Main entrance at Pacetti Rd (215 plants per installation)						
Amenity center beds and roundabout (612 plants per installation)						
Christmas color display of poinsetta's at amenity center entrance at the holidays						
Signature (Trimac):	Signature (Operations Manager) :			Brian Stephens		

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							1/13/2025
1.0 Maintenance							Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Detail Week- We continued trimming the ornamental grasses around Memorial Park						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Detail Week- We continued to trim the Ornamental Grasses around Memorial Park. We also picked up tree limbs and pulled large weeds						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Detail Week- Today we finished trimming the Ornamental Grasses around Memorial Park and started trimming along SR 16						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Detail Week- We continued trimming the Ornamental Grasses along SR 16						
Friday - Outer berms off od SR16 & Pacetti Rd	Off for winter schedule						
1.2 String Trimming							
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Comments						
Triming around obstacles is done as part of each mowing cycle							
1.3 Edging							
All hardscape and paved trails at each mowing cycle	Comments						
Edging is completed as part of each mowing cycle							
1.4 Blowing							
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Comments						
Each area is blown clean of debris once mowing is completed							
1.5 Weed Control							
Weeding of plant beds, all natural areas and berms	Comments						
Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Monday- Thursday this week in areas where Ornamental Grass was cut back.							
Pre & Post emergents applied at appropriate times							
1.6 Pruning							
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	Comments						
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
1.7 Berms							
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	Comments						
Weeds to be removed / treated year round as needed							
2.0 Pesticide Application							
2.1 Turf Pest Control							
Comments							
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	Ant control (Top Choice) was rescheduled for March/April 2025.						
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Fire ant control is applied as needed on ant mounds present at the time of service						



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							1/20/2025
1.0 Maintenance							Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	Detail Week- We are continuing the cut grasses on the berms inside Murabella						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Detail Week- We are continuing the cut grasses on the berms inside Murabella						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Detail Week- We are continuing the cut grasses on the berms inside Murabella						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Detail Week- Today we completed all of the grass cut backs throughout Murabella.						
Friday - Outer berms off od SR16 & Pacetti Rd	Off for winter schedule						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Triming around obstacles is done as part of each mowing cycle						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
1.4 Blowing	Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
1.5 Weed Control	Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Monday- Thursday this week focusing on crack weeds						
Pre & Post emergents applied at appropriate times							
1.6 Pruning	Comments						
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
1.7 Berms	Comments						
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)							
Weeds to be removed / treated year round as needed							
2.0 Pesticide Application							
2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	Ant control (Top Choice) was rescheduled for March/April 2025.						
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Fire ant control is applied as needed on ant mounds present at the time of service						

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							1/27/2025
1.0 Maintenance							Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							Comments
All Turf & Pond Areas							Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5							Detail Week- We are continuing the cut grasses on the berms inside Murabella
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16							Detail Week- We are continuing the cut grasses on the berms inside Murabella
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5							Detail Week- We are continuing the cut grasses on the berms inside Murabella
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,							Detail Week- Today we completed all of the grass cut backs throughout Murabella.
Friday - Outer berms off od SR16 & Pacetti Rd							Off for winter schedule
1.2 String Trimming							Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.							Triming around obstacles is done as part of each mowing cycle
1.3 Edging							Comments
All hardscape and paved trails at each mowing cycle							Edging is completed as part of each mowing cycle
1.4 Blowing							Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots							Each area is blown clean of debris once mowing is completed
1.5 Weed Control							Comments
Weeding of plant beds, all natural areas and berms							Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Monday- Thursday this week.
Pre & Post emergents applied at appropriate times							
1.6 Pruning							Comments
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
1.7 Berms							Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)							
Weeds to be removed / treated year round as needed							
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2.1 Turf Pest Control							Comments
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control					Comments	Page 2 of 2
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One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)						
Seasonal annuals fertilized on 30 day cycles	New annual flower install was rescheduled due to cold weather.					
4.0 Irrigation (All Inclusive Package) Guidelines						
Bi-Weekly Inspections (26 per year)	Comments					
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All irrigation is on					
Note: This contract shall include the following at N/C						
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	A lateral line break was repaired at Pescara field					
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Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering						
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Christmas color display of poinsetta's at amenity center entrance at the holidays						
Signature (Yardnique):	Signature (Operations Manager) :			Brian Stephens		

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							2/3/2025
1.0 Maintenance							Page 1 of 2
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All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The berm along Pacetti and clubhouse were spot mowed as needed. Ponds 1-5 were spot mowed as well. We picked up tree debris from the Pacetti berm from the strong winds last week.						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park and the SR 16 entrance were spot mowed today. Ponds 6-9, 15 and 16 were spot mowed. We removed a down wax myrtle tree in the berm at Memorial Park.						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Today we spot mowed Pescara Field and playground. Ponds 1b-5b were spot mowed as well. We cleaned up the tree debris in the berms around Pescara Field.						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field and the Athletic Field at the Amenity Center were spot mowed. Ponds 10-14 were spot mowed as well. We removed tree debris from the berm around the						
Friday - Outer berms off od SR16 & Pacetti Rd	Off for winter schedule						
1.2 String Trimming	Comments						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Triming around obstacles is done as part of each mowing cycle						
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All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
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All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
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2.1 Turf Pest Control	Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest						
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	Ant control (Top Choice) was rescheduled for March/April 2025.						
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Fire ant control is applied as needed on ant mounds present at the time of service						



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)						2/10/2025
1.0 Maintenance						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)						
1.1 Mowing (by Friday of each week) 3 days / week						
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason					
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	We spot mowed the berms along Pacetti and the clubhouse as well as ponds 1-5. Due to rain in the forcast we advanced and spot mowed the SR 16 entrance					
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Today we spot mowed Verona Way, Memorial Park and Ponds 6-9, 15 and 16. We advanced and spot mowed the Pescara playground and field. Ponds 1b-5b did not need to be mowed.					
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Rained out					
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	We spot mowed Rugusa Field and ponds 10-14. We also spot mowed the Athletic Field.					
Friday - Outer berms off od SR16 & Pacetti Rd	Today we worked due to missing Wednesday. We focused completely on herbicide work in the berms along Pacetti and SR 16.					
1.2 String Trimming						
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Comments					
Triming around obstacles is done as part of each mowing cycle						
1.3 Edging						
Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle					
1.4 Blowing						
Comments						
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed					
1.5 Weed Control						
Comments						
Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Monday, Tuesday, Thursday and Friday					
Pre & Post emergents applied at appropriate times						
1.6 Pruning						
Comments						
Shrubs,vines and orimantal trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.						
Trees (crape Myrtles) shall be pruned when dormant (winter)						
Palms trimming shalll be done one time per year (June-July)						
1.7 Berms						
Comments						
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)						
Weeds to be removed / treated year round as needed						
2.0 Pesticide Application						
2.1 Turf Pest Control						
Comments						
Turf inspected weekly and spot treated (As Needed)	All turf is inspected weekly for pest					
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	Ant control (Top Choice) was rescheduled for March/April 2025.					
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses						
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Fire ant control is applied as needed on ant mounds present at the time of service					

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							2/17/2025
1.0 Maintenance							Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week	Comments						
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason						
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	We spot mowed the berms along Pacetti and the clubhouse as well as ponds 1-5. Due to rain in the forcast we advanced and spot mowed the SR 16 entrance						
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Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	We spot mowed Rugusa Field and ponds 10-14. We also spot mowed the Athletic Field.						
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1.2 String Trimming							
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	Triming around obstacles is done as part of each mowing cycle						
1.3 Edging							
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing cycle						
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All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Each area is blown clean of debris once mowing is completed						
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Weeding of plant beds, all natural areas and berms	Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Monday, Tuesday, Thursday and Friday						
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Shrubs,vines and oridental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
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Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)							
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control	Comments	Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest	
3.0 Fertilization		
3.1 Turf Areas	Comments	
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers		
To be completed in 4 rounds (March, May, September & November)	Turf to be fertalized in March	
3.2 Shrubs & Trees	Comments	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)		
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)		
Seasonal annuals fertilized on 30 day cycles	New annual flower install was rescheduled due to extream cold weather. Now scheduled for the last week of February.	
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)	Comments	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All irrigation pumps are on.	
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Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering		
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5.0 Mulching	Comments	
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Pine straw to be applied to all berms areas twice a year (March & September) 3" depth		
6.0 Seasonal Color	Comments	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	March	
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)		
Christmas color display of poinsetta's at amenity center entrance at the holidays		
Signature (Yardnique):	Signature (Operations Manager) :	Brian Stephens

Tab 2



February 18, 2025

QUOTATION

TO: Turnbull/Murabella
Attn: Jim Schieszer

jschieszer@rmsnf.com

We are pleased to offer you the following quote: Invasive Fish Shocking and Removal


Description	Price

Future Horizons will shock and remove armor-plated Catfish and Tilapia by use of a shockboat in the ponds located at Turnbull. All native fish will be released back into the ponds unharmed. Depending on the size of the pond, only one to three bodies of water can be shocked per day.	\$3,500.00/day *(Two day minimum)

****Price includes all equipment, labor and fish disposal.***

50% of the price will be required prior to starting the project. The other 50% will be due upon completion.
*Credit card transactions over \$1,000.00 will incur a 5% Processing Fee. Quote is only good for thirty (30) days from date.

FUTURE HORIZONS, INC.


Chris Railing
President, Operation and Sales

X _____

Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Tab 3



Recreational Products & Services

Proposal

#EST932

Bill To
Turnbull Creek CDD C/O
Rizzetta and Co
3434 Colwell Ave Suite 200
Tampa FL 33614

Ship To
Turnbull Creek CDD
9655 Florida Mining Blvd
Jacksonville FL 32257

Proposal Date 1/28/2025	Project Manager Daniel Flesher
-----------------------------------	--

Project Name		Project ID	Terms
Turnbull Creek CDD : Murabella Site Amenities		23151	Net 30
Quantity	Description	Unit Price	Total Extended
10	Premier Polysteel 924-501. 8' Champion Expanded Metal Free Standing Picnic Table	\$1,173.00	\$11,730.00
17	Premier Polysteel 6' Champion Expanded Metal Direct Bury Bench with Back- Gray	\$602.00	\$10,234.00
2	Premier Polysteel 934-102. 4' Champion Expanded Metal Direct Bury Bench with Back	\$571.00	\$1,142.00
5	Premier Polysteel 999-SB16. 20"x15"x10" Pedestal Grill, In Ground with Ash Lip, Black Enamel, 2-3/8" Pedestal OD	\$407.00	\$2,035.00
15	Premier Polysteel 995-131-3. 32 Gallon Expanded Metal 1-Piece Round Receptacle (liner included)	\$388.00	\$5,820.00
15	Premier Polysteel 995-001. 22/32 Gallon Round Flat Lid with 8" Diameter Center Hole	\$142.00	\$2,130.00
	Subtotal Subtotal		\$33,091.00
1	Freight Premier Polysteel	\$6,300.00	\$6,300.00
1	Site Furnishings Installation	\$19,854.60	\$19,854.60
1	Receive and Unload Deliveries	\$1,500.00	\$1,500.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$60,745.60
		Tax	\$0.00
		Total	\$60,745.60

Accepted By

Printed Name: _____

Signature: _____

Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!

Standard Terms and Conditions

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Warranties. All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

Theft/Vandalism. The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.



Proposed Date	FEBRUARY 4, 2025
Expiration Date	MARCH 4, 2025

Southern Recreation

Play for all ages

4060 Edison Avenue
 Jacksonville, Florida 32254
 Phone 904-387-4390 Fax 904-387-4391
travis@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Amenities

PROPOSE **Jim Schieszer**
 D TO **Turnbull Creek CDD Care of Rizzetta and Company**
3434 Caldwell avenue, suite 200
Tampa, Florida 33614
(904)759-9833
jschieszer@rmsnf.com

BILL TO **Same**

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
15ea.	TR32	SRP Regal Series 32 Gal. Waste Receptacles w/Flat Top Lid, Liner and In Ground Mount	875.00	13,125.00
10ea.	T8RC	SRP Regal Series 8' Pic Nic Table	1,595.00	15,950.00
17ea.	B6BWRCS	SRP Regal Series 6' In Ground Park Bench	775.00	13,175.00
2ea.	B4WBRCs	SRP Regal Series 4' In Ground Park Bench	825.00	1,650.00
5ea.	FR930SWTB	Kay Park Ground Level BBQ Pit w/Swivel Grate	375.00	1,875.00

Subtotal	45,775.00
Tax Rate	.07
Tax	Exempt
Freight	3,895.00
Installation	9,750.00
Total Due	59,420.00

Terms and Conditions and Required Signature on next page.



904-423-4929 | Sales@jaxoutdoorsolutions.com | JaxOutdoorSolutions.com

Estimate #1793

Sent on Feb 13, 2025
Total \$180,570.00

RECIPIENT:

Michael Gernhard
 101 West Positano Avenue
 Saint Augustine, Florida 32092
 Phone: 904-214-5299

Product/Service	Description	Total
Main Amenity Center Play Ground	Premium Artificial Playground Turf Installed within manufacture's fall height and slide safety requirements Approximately 4090sqft Does not include sand pit play area	\$73,620.00
San Marino Play Ground	Premium Artificial Playground Turf Installed within manufacture's fall height and slide safety requirements Approximately 1947qft	\$35,045.00
Pascasa Play Ground	Premium Artificial Playground Turf Installed within manufacture's fall height and slide safety requirements Approximately 2150sqft	\$38,700.00
Premium Artificial Turf Golf Green	Approximately 785sqft of putting green turf and 955sqft of fringe turf. 9 cups across three greens Two small white turf bunkers with drainage	\$33,205.00*
Install golf green and first cut fringe over compacted aggregate base and 5 mm pro pad. Includes regulation cups. Hole locations, contour and breaks to be determined by homeowner and NFTP designers.		

* Non-taxable

Subtotal	\$180,570.00
Tax Exempt (0.0%)	\$0.00
Total	\$180,570.00

Attachments

View online <https://jbbr.io/qE1nH2f4eS64vLfJA>

MurabellaGreen.pdf



904-423-4929 | Sales@jaxoutdoorsolutions.com | JaxOutdoorSolutions.com

Reviews

Marcus Perez



Spencer and team were absolutely amazing on both projects for our back yard. We'll use them again when we do another project this year. Can't recommend them highly enough!!

Jill Barr



We have used them twice in 2 different homes. They are very easy to work with and they do an amazing job.

Michael Malejko



I evaluated 8 different turf companies for our backyard project before finding Spencer and Kyle. They stood out from the rest with their knowledge and vision. Their team did an amazing job with the installation, and they were a pleasure to work with. The putting green work was especially detail-oriented. I highly recommend them for your turf project

This quote is valid for the next 30 days, after which values may be subject to change. If between the time a contract is signed and materials are purchased for that project there is a material price increase from our suppliers, that additional cost will be paid for by the customer at cost with no price markup.

*** WARRANTY DOES NOT COVER MATTING OF TURF***[?](#)

*** DISCLAIMER *** MEDIUM TO LARGE DOGS WILL CAUSE MATTING ON TURF AS WELL AS HIGH TRAFFIC. ANTIMICROBIAL PET SAND DOES NOT PREVENT PET ODOR IT ONLY HELPS TO MITIGATE IT.

*** NORTH FLORIDA TURF PROS IS NOT RESPONSIBLE FOR IRRIGATION ISSUES UNRELATED TO TURF INSTALLATION[?](#)

I have read and accepted the Terms and Conditions on the reverse side of this contract. By signing above, I authorize NORTH FLORIDA TURF PROS to perform the work described above. A 50% deposit is due at the time of signing and I agree to pay the balance upon completion of the project. Any additional work requested will be billed under separate invoice. I also understand that the warranty will be a one (1) year workmanship warranty and an eight (8) year U/V limited warranty on the turf. THE FINAL INVOICE WILL REFLECT THE ACTUAL SQUARE FOOTAGE INSTALLED. Please make checks payable to NORTH FLORIDA TURF PROS.[?](#)

TERMS & CONDITIONS

NORTH FLORIDA TURF PROS price includes all materials and labor. Final invoice to reflect actual square footage installed.

Any alteration or deviation from the above specifications involving extra costs or charges to the plan, will be executed only upon a signed addendum, and may become an additional charge over and above the contract amount.

It shall be the responsibility of the client to furnish any water, power, or other utilities necessary at the job location for NORTH FLORIDA TURF PROS use prior to start.

This contract is between client and NORTH FLORIDA TURF PROS. It is the total responsibility of the client to ensure their plan complies with any applicable Codes, Covenants, and Restrictions and to obtain any approvals before installation. NORTH FLORIDA TURF PROS agrees to diligently perform their work however, NORTH FLORIDA TURF PROS shall not be responsible for delay or failure to perform due to acts of God, threat of inclement weather, or delays caused by client or its agents.

NORTH FLORIDA TURF PROS will not be held liable for any damages to the synthetic turf surface resulting from the rupture of water lines, or damage caused by wild animals such as rodents, or the presence of nutsedge (nutgrass) etc.

NORTH FLORIDA TURF PROS also does not warrant any damages to the turf caused by fertilizers applied to these surfaces.

Neither NORTH FLORIDA TURF PROS nor the turf manufacturer warranty damage to turf caused by reflections from windows or reflective or magnifying surfaces such as Low-E windows.

Client understands and agrees that full payment is due and shall be paid in accordance with the time payment time-line. Any other payment arrangements must be outlined on this contract at time of contract acceptance.

In the event NORTH FLORIDA TURF PROS retains an attorney in conjunction with any dispute arising out of this contract,



904-423-4929 | Sales@jaxoutdoorsolutions.com | JaxOutdoorSolutions.com

client shall be required to pay NORTH FLORIDA TURF PROS reasonable attorney's fees and all other costs and expenses of NORTH FLORIDA TURF PROS if NORTH FLORIDA TURF PROS is found not to be responsible.

All materials installed remain the property of NORTH FLORIDA TURF PROS until contract is paid in full.

Client understands that the synthetic surfaces temperature will increase along with the surrounding environment.

This contract constitutes the full agreement between the parties and supersedes any and all oral expressions or statements which shall not be construed to be part of this proposal. All terms and conditions are required to be in writing, on either this contract or an addendum. This agreement is not binding upon NORTH FLORIDA TURF PROS, unless it is accepted by an authorized officer of the NORTH FLORIDA TURF PROS Corporate Office. Client agrees to sign Job Completion Certificate upon satisfactory completion of the project.

Client understands that the speed of the golf green will vary and is not a part of the warranty policy for the turf or workmanship.

Both parties are entitled to fill out the agreement below, signed by the homeowner and the contractor.

By signing, the homeowner agrees to everything in the proposal. [?]

If it is not stated in the proposal, it is not included. [?]

If Jax Outdoor Solutions has to "Redo", "Take up", "Replace" any items after they are installed, the homeowner may be charged an additional fee unless installed incorrectly by Jax Outdoor Solutions. (Example: Rock type is changed after installed on site and Jax Outdoor Solutions has to replace it, a fee will be applied) [?]

Jax Outdoor Solutions will do their best to keep tools, equipment, trucks, trailers and materials organized on your jobsite.

Daily clean-ups will be performed to keep things looking presentable. [?]

The estimated "end date" is not a guarantee and will depend on weather, productivity, material availability etc.

After the installation of a landscape project, it is the homeowner's responsibility to maintain all living items such as trees, shrubs, annuals, perennials, and grass as well as any maintenance on hardscaping. [?]

Depending on the size and duration of the project, a port-a-potty may be brought on site for the use of Jax Outdoor Solutions crew with homeowner-approved placement. [?]

Any changes in contract must be in writing and signed. Payment terms do not apply to change orders. If change order is needed, the homeowner pays Jax Outdoor Solutions that day or next business day. [?]

Permit, city costs, or HOA design-approval cost is paid for by the homeowner. [?]

After the contract is signed, the deposit is not refundable.

In the event of a legal fee, the prevailing party is responsible for legal fees. [?]

The deposit is non-refundable unless the contract is cancelled or delayed by Jax Outdoor Solutions.

Concrete has no warranty on cracking, chipping, breaking, color loss, efflorescence or any salt in the water of any kind.

Jax Outdoor Solutions may charge extra if any other contractor, or person delays, destroys or interferes with workflow or items already installed. [?]

If soils are tested and a soil change is needed, this is considered "out of contract" and will be an additional fee-to be paid by the Homeowner. [?]

Jax Outdoor Solutions is not responsible for debris or trash from other contractors. [?]

Jax Outdoor Solutions is not responsible for the old irrigation system that is already in place. [?]

Jax Outdoor Solutions will not be held liable for engineering failures unless they were installed incorrectly by Jax Outdoor Solutions employee.

Construction work and equipment is dangerous to be around. Please take caution when around any construction materials, equipment, employees or any other construction-related items. Please note: you are always entering "at your own risk" when you enter a construction site. [?]

All work will be completed in a professional manner in accordance with uniform residential codes. [?]

Normal working hours are 8am-5pm Monday-Friday. [?]

A final walkthrough will be made at completion confirming all aspects of the contract have been completed.

A professional company should be hired to maintain and fertilize any vegetation. [?]

Any change orders above \$3000 that are made after the contract will be charged with a \$500 fee in addition to the cost of the new materials, additional labor for installation, and any demo that may be necessary to meet the new requirements.

Jax Outdoor Solutions is not responsible for existing concrete that is on driveway or walkways. Cracks, chips, breaks and tire marks are to be expected if work is being done and driveway is to be used to stage material. We will be careful and wash tire marks and dirt upon completion.

Materials:

Materials that are being delivered on site (Such as: mulch, rock, sand, gravel, soil, sod and plants) will be delivered at various



904-423-4929 | Sales@jaxoutdoorsolutions.com | JaxOutdoorSolutions.com

times throughout the project. We will do our best to manage and schedule these deliveries so as not to impact necessary access such as: driveways and sidewalks.❓

If more materials are needed than what is stated in the contract, the section will be re-measured and you will be charged accordingly for the additional material needed. ❓

All excess or unused materials are the possession of Jax Outdoor Solutions. When doing projects, we are required to order material in full-pallet quantities. The homeowner is only paying for the amount/ sq ft listed in the contract. ❓

For all materials that need to be returned -denied for installation by customer- restocking fees will be issued to the Homeowner as well as the cost of additional labor to return items. This does not apply in the event that excess materials are returned by Jax Outdoor Solutions after project completion.

Warranties:

Jax Outdoor Solutions is not responsible for any weeds after installation. Weed block fabric is not a guarantee.

Jax Outdoor Solutions is not responsible for any rotting of wood after installation. ❓

Jax Outdoor Solutions does NOT warranty poured-in-place concrete, reflective cracks, chipping or any other damage caused by settling or other circumstances beyond our control. Concrete will always crack. It's not if but when. There is no guarantee for any type of concrete work. Homeowners assume risks of cracks, chips and discoloration.❓

Exact color replication for concrete is not warranted. Slight variations in color may also occur due to weather conditions or projects requiring multiple pours. ❓❓ ❓

Jax Outdoor Solutions offers a limited 3-year warranty on all paved areas with pavers. This warranty covers settling, cracking and manufacturing defects. The following items will not be covered in this warranty: circumstantial damage inflicted by homeowner/ third party or natural causes (floods, fires, hurricanes, tornadoes etc). Small chips and polymeric sand is not warranted. ❓

Jax Outdoor Solutions offers a 3-year warranty on retaining wall installation services. This warranty covers settling, cracking and manufacturing defects. The following items will not be covered in this warranty: circumstantial damage inflicted by homeowner/people or natural causes (floods, fires, hurricanes, tornadoes etc). Warranty does not cover settling if proper drainage isn't installed. Small chips in blocks are not warranted. ❓ ❓

Additional rock or mulch that is needed is not covered in warranty and will be charged to the clients (homeowner?)

Irrigation is covered in a limited 1-year warranty. This includes; manufacturing failures or malfunctions, installation failures.

This does not include; personal or third party damage, damage due to freezing, or damage from other contractors. Drip emitters are not warranted. Backflow preventers are not included in warranty. ❓ ❓

Warranty is not valid until final payment is made. ❓

Efflorescence on pavers, concrete, retaining walls, bricks or any type of surface will not be covered in warranty.

Plant Warranty: Plants are not warranted unless otherwise specified in contract

Payments: Price Is Valid For 30 days from when the contract was sent. After this time, the contract will need to be reevaluated and re-sent by Jax Outdoor Solutions before moving forward. ❓

If the project is not paid in full within one week (7 days) of project completion, a fee of \$200 per additional day will be charged to the Homeowner until the final payment has been made. ❓

Payment methods for this project include: check, cash, or credit card.❓❓

Final payment is due on completion of original contract not including warranty work OR change orders.

Client (Homeowner?) understands that progress payments indicate that client is content with progress of work.

Unforeseen Items:

If unforeseen items are needed to complete the project, a change-order will be created and sent via email or confirmation through text message or video. Work in the change-order will not be started until change-order has been signed and approved by both parties.❓

We will have a location service mark for all utilities before the project is started. Please do your best not to disturb these markings since they are important.❓

If any utility lines are hit during the excavation, demo or installation process, due to incorrectly marked lines, Jax Outdoor Solutions will not be held liable. If this does occur, an agreement will be made between Jax Outdoor Solutions and the homeowner to resolve the issue. Utility lines included are gas and electric. Comcast is not included

Any unknown objects encountered underground or aboveground, or circumstances that may stop or delay work will be considered additional work and are not covered under the original contract. Examples include, but are not limited to; boulders, large roots, construction footings, stumps, utilities, groundwater springs, etc. Additional work will be billed to the homeowner on a time and material basis. ❓

Jax Outdoor Solutions will not be held liable for any damage caused by natural forces: cracked sprinklers, freeze and thaw, erosion, animals or anything beyond our control. ❓

When back-filling or demoing materials, there is no guarantee items won't settle over the years. ❓



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Homeowner is responsible for the marking of all non-public utilities (i.e. irrigation, invisible fencing, satellite lines, etc.) before work commences - assumes responsibility for any damages caused by unmarked lines

It is the responsibility of the property owner to mark property lines prior to the start of work. Jax Outdoor Solutions accepts no responsibility or liability for incorrectly marked property lines or errors in survey. If access through a neighboring property is required, it is the responsibility of the homeowner to obtain

When providing concrete demo, the agreed-upon price assumes the concrete is a standard 4-6" thick

Signature: _____ **Date:** _____

Tab 4



1702 Lindsey Rd.
Jacksonville, Fl. 32221-6791
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

MURABELLA
101 WEST POSITANO

Attn: Jim

02 25 25

Re: Exterior Stair System / Railing Painting and Repair Proposal

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

Scope of Work –

Pressure Wash stair system at water slide.

Burnish all rusted areas by mechanical methods. We cannot guarantee against rust or peeling.

Prime with Kem Kromik Rust Inhibitive Primer all rusted areas.

Touch up Black Paint with Marine Grade Industrial Enamel Black. - \$16,980.00

Provide all labor and materials to scrape loose paint at bridge to water slide floor – skim and texture and top- coat with H&C Stain, scrape / prime and paint the decorative caps in black at the bridge railings we cannot guarantee against lifting or peeling paint. - \$6,980.00

Provide all labor and materials to stain knee caps and face out caps at walls surrounding pool equipment – there is concern that this cap is holding moisture and we cannot guarantee against peeling – Sherwin Williams Specification to be obtained before work begins – this work needs to be done when it is very dry and not cold to allow any trapped moisture to escape to the best we can obtain – this includes pressure washing near pool equipment - \$4,900.00



**1702 Lindsey Rd.
Jacksonville, Fl. 32221-6791
Ph (904) 781-7060 Fax (904) 619-5011**

Provide all labor and Super Paint Materials to paint associated knee walls and stucco walls that wrap pool equipment area where the cap is - **\$2,890.00**

Provide all labor and materials to prime and paint 3 Mail Kiosks and 1 Pavilion in Loxon Guide Coat and Super Paint colors to be same as existing - **\$12,000.00.**

We do not recommend painting/ staining the Roman Style Structure at the pool deck. The reason is it seems to be holding water and that will come through and peel off any material we attempt to coat it with. This could be said for the masonry caps above and can be said of all the columns and arches that have not been previously coated.



**1702 Lindsey Rd.
Jacksonville, Fl. 32221-6791
Ph (904) 781-7060 Fax (904) 619-5011**

Protection of Substrates not to be painted Contractor shall protect his/her work always and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces.

Materials All materials specified are from Sherwin Williams Paint. All paints shall be delivered to the job site in the original container with the manufacturer's label intact. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Proper surface preparation and condition of surface shall be strictly adhered to. All data sheets on specified materials are available from your local Sherwin Williams Paint Representative. Paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by SW or Owner's Representative.

Minimum Specifications If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and paint applied to suit the higher standard, as determined by SW Paint, or the Owner's Representative.

Resolution of Conflicts Contractor shall be responsible to requesting prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval

Safety All pertinent safety regulations shall be adhered to.



Quantities, Exclusions and Specific Details

Provide 1-year labor warranty and Full 7 Year Manufacturer's material warranty. Proposal is based on all work being awarded simultaneously. We cannot warranty against inner Coat Peeling and/or Rust.

Work diligently under Management's Direction of schedule for completion in 30 days or less, weather permitting.

Total Cost - _____ to be determined

Approved by _____ Date _____

Payment schedule is 20% upon mobilization followed by 60% progress draw and 10% upon complete satisfaction.

This proposal may be withdrawn after 30 days.

**Thank you for your consideration,
Brian Leonard
Cellular - 904 294 1591**

INVOICE

TITO'S PAINTING COMPANY LLC
10309 Scott Mill Rd
Jacksonville, FL 32257-6226

Titopaintingco@gmail.com
904-343-9992
<https://www.facebook.com/Titopaintingco>



Bill to
Turnbull Creek CDD
101 Murabella Pkwy
Saint Augustine FL 32092

Invoice details

Invoice date: 01/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services - Ext	Exterior Prepping: Power wash of Main Amenities center, 3 mail buildings, Walls, Trim, Shutters, cement gazebo, and slide towers.		\$118,456.00	\$118,456.00
2.		Services also included - Exterior	Removal & reinstall of downspout(if any), shutters, light fixtures, cover of windows & doors, painting of garage and front door. Sealing of stucco expansion joints.		\$0.00	\$0.00
3.		Materiales	Quote includes labor, materials & Paint - Paint Brand: Sherwin Williams -Duration		\$0.00	\$0.00
4.		Initial payment	50% of balance due by day 1 of job. Then, final balance at completion of job. NO PERSONAL CHECKS		\$0.00	\$0.00
5.		Acceptable payment options	Payment accepted: CashApp, Cashier Checks, Cash & Credit cards (Fee associated). NO PERSONAL CHECKS!		\$0.00	\$0.00
6.		Taxes (Only if pymt with Credit card)	If payment with Credit card, taxes will be applied and a new invoice will be sent.		\$0.00	\$0.00

Total **\$118,456.00**

Ways to pay



Note to customer

Thank you for your business.

INVOICE

TITO'S PAINTING COMPANY LLC
10309 Scott Mill Rd
Jacksonville, FL 32257-6226

Titopaintingco@gmail.com
904-343-9992
<https://www.facebook.com/Titopaintingco>



Bill to
Turnbull Creek CDD
101 Murabella Pkwy
Saint Augustine FL 32092

Invoice details
Invoice date: 02/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Painting ext- Three Mail kiosk and one small Park pavilion.		\$14,566.00	\$14,566.00
2.		Materiales	Quote includes labor, materials & Paint - Paint Brand: Sherwin Williams -Duration		\$0.00	\$0.00
3.		Acceptable payment options	Payment accepted: CashApp, Cashier Checks, Cash & Credit cards (Fee associated). NO PERSONAL CHECKS!		\$0.00	\$0.00
4.		Taxes (Only if pymt with Credit card)	If payment with Credit card, taxes will be applied and a new invoice will be sent.		\$0.00	\$0.00

Total **\$14,566.00**

Ways to pay



Note to customer
Thank you for your business.

[View and pay](#)

Tab 5



January 16, 2025

VIA FIRST CLASS MAIL,
POSTAGE PREPAID
AND EMAIL

Turnbull Creek Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Attn: District Manager

with a copy to:
Kilinski Van Wyk PLLC
517 E. College Avenue
Tallahassee, FL 32301
Attn: District Counsel

Attn: Melissa Dobbins
Email: mdobbins@rizzetta.com
Email: cddinvoice@rizzetta.com

Re: Agreement for Drainage Improvements Installation dated June 6, 2024, Work Authorization #2 for Additional Drainage Improvement Work dated November 12, 2024, Agreement for Pond Bank Repair Services dated December 4, 2023, and Work Authorization #1 for Additional Pond Bank Repair Services dated April 24, 2024, and all other related agreements by and between Turnbull Creek Community Development District (“*you*” or “*your*”) and DeAngelo Contracting Services LLC (the “*Agreement*”)

Dear District Manager:

We are pleased to announce that DeAngelo Contracting Services LLC (“*DCS*”) intends to enter into an agreement with TIGRIS Aquatic Services, LLC (“*Purchaser*”), pursuant to which Purchaser shall acquire substantially all of the assets of DCS’s Aquagenix and Architectural Fountain business (the “*Transaction*”). In connection with the Transaction and in accordance with Sections 24 and 25 of the Agreement, DCS is hereby seeking your consent to DCS’s assignment of the Agreement to the Purchaser, which will continue operating DCS’s Aquagenix and Architectural Fountain business with substantially the same management, employees, and equipment. Assignee has extensive experience and is fully dedicated to the aquatic management business, currently operating thirteen (13) locations across twelve (12) states; we anticipate a seamless transition following transfer of the Agreement. The business names are being purchased and will remain the same but will be operated under Purchaser’s EIN, 20-2107292.

DCS requests (a) your consent to the assignment (b) your waiver of any right of termination or breach of the Agreement that may be triggered by or result from the Transaction and (c) your waiver of any right to receive notice of the Transaction or consent to the assignment of the Agreement prior to the consummation thereof. You acknowledge that the Agreement is still in full force and effect following the consummation of the Transaction.

The parties anticipate the Transaction to take place in early January. We ask that you respond to this request as soon as possible. Please indicate your consent to the foregoing by countersigning and returning this letter to us, attention Jarrod DeAngelo via e-mail at jdeangelo@deangelocs.com or Ambria Armstrong at aarmstrong@sevenislescapital.com. You may also contact Aaron Powery

(apowery@deangelocs.com) or Darin Higgins (dhiggins@deangelocs.com) with any questions. By executing this letter, you hereby (i) consent to the Transaction, (ii) waive any related notice period under the Agreement, and (iii) waive any right of termination or breach of the Agreement.

Given that the Transaction has not yet been publicly announced (including to DCS's employees), the Transaction, and the details herein, remain strictly **CONFIDENTIAL**. Accordingly, we request confidential treatment of the details of this letter, the Transaction and this request. If for some reason the Transaction is not effectuated, your consent to the Transaction will be of no force or effect.

Please feel free to contact me if you have any questions. Thank you for your prompt attention to this matter.

Very truly yours,

DeAngelo Contracting Services LLC

By: 
Name: Jarrod DeAngelo
Title: President

Consented to and Agreed:

Turnbull Creek Community Development District

By: _____
Name: _____
Title: _____
Date: _____

*District Consent is contingent upon execution of the attached Assignment and ratification by the District's Board of Supervisors.

District (initials): _____ DeAngelo Contracting Services, LLC (initials): _____

**ASSIGNMENT OF AGREEMENTS FOR POND BANK REPAIR SERVICES AND
DRAINAGE IMPROVEMENTS INSTALLATION**

THIS ASSIGNMENT (“**Assignment**”) is made and entered into this ____ day of _____ 2025 by and between **DEANGELO CONTRACTING SERVICES, LLC D/B/A AQUAGENIX**, a Pennsylvania limited liability company authorized to do business in Florida, whose mailing address is 100 North Conahan Drive, Hazleton, Pennsylvania 18201 (“**Assignor**”); **TIGRIS AQUATIC SERVICES, LLC**, a New Jersey limited liability company authorized to do business in Florida, with a mailing address of 56 U.S. Hwy 130 S, Bordentown, New Jersey, 08620 (“**Assignee**”); and **TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Agreement for Pond Bank Repair Services between the Turnbull Creek Community Development District and Deangelo Contracting Services, LLC d/b/a Aquagenix*, dated December 4, 2023, as amended (“**Pond Bank Agreement**”); and

WHEREAS, Assignor and the District also previously entered into that certain *Agreement for Drainage Improvements Installation between the Turnbull Creek Community Development District and Deangelo Contracting Services, LLC d/b/a Aquagenix*, dated June 6, 2024, as amended (“**Drainage Improvements Agreement**” and, together with the Pond Bank Agreement, “**Agreements**”); and

WHEREAS, pursuant to the Certificates of Engineer executed by Mike Yuro, P.E., of Yuro & Associates, LLC on October 16, 2024 (“**Engineer’s Certificates**”), attached hereto as **Composite Exhibit A**, the work to be completed under the Agreements has been deemed complete and satisfactory; and

WHEREAS, certain provisions of the Agreements may nonetheless remain in full force and effect after the work is completed, including but in no way limited to warranty, insurance, indemnification, public records, and construction defects provisions in each Agreement; and

WHEREAS, Assignor agrees to assign and Assignee agrees to accept full and complete responsibility for any such obligations under the Agreement, including but not limited to any warranties contained within Agreement and any other warranties provided for under Florida law; and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreements may be assigned upon written consent pursuant to Section 25 of the Pond Bank Agreement and Section 24 of the Drainage Improvements Agreement; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual consent of all parties, the District, Assignee, and Assignor agree as follows:

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

2. ASSIGNMENT. The Assignor hereby assigns all rights, duties, and obligations under the Agreement to the Assignee, and Assignee hereby accepts said assignment. All terms and conditions of the Agreement shall remain in effect.

3. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT. The District consents to Assignor's assignment of the Agreement to Assignee on the following conditions:

- a. The Assignee shall, before performing services, execute a new human trafficking affidavit.
- b. The Assignee shall, before performing services, provide a new insurance certificate naming the District, its officers, supervisors, agents, staff, and representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.
- c. This Assignment shall be subject to ratification by the District's Board of Supervisors.

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

If to the District: Turnbull Creek Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attention: District Manager

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

If to Assignee: TIGRIS Aquatic Services, LLC
56 U.S. Hwy 130 S.
Bordentown, New Jersey, 08620
Attention: _____

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

6. **ANTI-HUMAN TRAFFICKING.** Assignee certifies, by acceptance of this Assignment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Assignee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Assignee refuses to sign said affidavit, the District may terminate the Agreement immediately.

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

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

**District: Turnbull Creek Community
Development District**

By: _____
Its: _____

**Assignor: DeAngelo Contracting Services,
LLC, d/b/a Aquagenix**

By: _____
Its: _____

Assignee: TIGRIS Aquatic Services, LLC

By: _____
Its: _____

Composite Exhibit A
Engineer's Certificates

[Begins on following page.]

**CERTIFICATE OF ENGINEER
FOR ACCEPTANCE OF WORK COMPLETED**

October 16, 2024

Board of Supervisors
Turnbull Creek Community Development District

Re: Turnbull Creek Community Development District
Acceptance of Pond Bank Repair Project completed by DeAngelo Contracting Services, LLC d/b/a
Aquagenix

Supervisors:

The undersigned, as an engineer licensed to practice in Florida and as an authorized representative of Yuro & Associates, LLC ("**Engineer**"), in its capacity as engineer for the Turnbull Creek Community Development District ("**District**"), and in connection with the design and construction of the project contemplated in that certain *Agreement for Pond Bank Repair Services Between the Turnbull Creek Community Development District and DeAngelo Contracting Services, LLC d/b/a Aquagenix*, dated December 4, 2023 ("**Agreement**" and, when referring to the work and services described therein, "**Project**"), hereby makes the following certifications in connection with the acceptance of the Project by the District. The undersigned understands that the District is relying on this Certificate of Engineer in agreeing to accept the Project as completed and hereby certifies that:

1. I have inspected the Project site and am knowledgeable about the condition thereof, and I have reviewed the initial Project plans titled "2021 Pond Bank Maintenance Project for Turnbull Creek Community Development District," dated July 22, 2021 ("**Plans**") and am knowledgeable about the requirements and specifications set forth therein.
2. The Plans as designed are appropriate and adequate for the intended purpose of the Project, which is to repair erosion of the specified pond banks in a safe and sustainable manner such that (1) the District's stormwater management/drainage infrastructure functions in a manner compliant with all applicable state, federal, and local laws, rules, regulations, ordinances, and permits, (2) risks to persons and property within the District are minimized, and (3) the completed Project will withstand ordinary wear and tear incurred in the ordinary course of use and maintenance, including but not limited to access by pedestrians, maintenance personnel, and ordinary commercial landscaping equipment, without excessive erosion, compacting, or standing water within the expected useful life of the Project.
3. I have personally inspected the work completed under the Agreement, including all materials and workmanship, and hereby certify as follows:
 - a. As completed, the Project complies in all material respects with the requirements of the Plans.
 - b. The materials used are appropriate for the intended purpose of the Project and have been installed correctly.
 - c. The sod installed is of a quantity and type appropriate for the intended purpose and has been installed correctly.

4. In my opinion, the Project was completed in accordance with the specifications of the Plans, and has an expected useful life of ten (10) years, absent unusual and extraordinary acts of God, including but not limited to fires, hurricanes, earthquakes, sinkholes, and floods (“Acts of God”). For purposes of this certification, Acts of God does not include normal seasonal adverse weather typical for the geographic area of the Project, including heavy rain.
5. During the course of my observation of the Project, and with respect to the improvements comprising same, I did not observe, nor am I otherwise aware of, any violations of any applicable building codes and laws applicable thereto including, specifically, the Americans with Disabilities Act of 1990. Further, during the course of my observation I did not observe any patent defects with regard to the Project nor am I aware of any latent defects pertaining thereto.
6. All known plans, permits and specifications necessary for the operation and maintenance of the Project are complete.

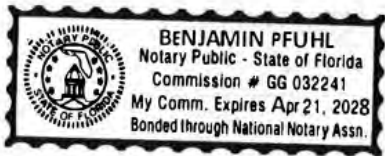
Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

(Signature)

By: Michael J. Yuro
 Print Name: Michael J. Yuro, P.E.
 Its: President

STATE OF Florida
 COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of October, 2024, by Michael J. Yuro, P.E., as President of Yuro & _____ company, on behalf of the company.



Signature of Notary Public

Benjamin Pfuhl
 Name of Notary Public
 (Typed, Printed or Stamped)

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

**CERTIFICATE OF ENGINEER
FOR ACCEPTANCE OF WORK COMPLETED**

October 16, 2024

Board of Supervisors
Turnbull Creek Community Development District

Re: Turnbull Creek Community Development District
Acceptance of Walking Path Drainage Improvements completed by DeAngelo Contracting Services, LLC d/b/a Aquagenix

Supervisors:

The undersigned, as an engineer licensed to practice in Florida and as an authorized representative of Yuro & Associates, LLC (“**Engineer**”), in its capacity as engineer for the Turnbull Creek Community Development District (“**District**”), and in connection with the design and construction of the project contemplated in that certain *Agreement for Drainage Improvements Installation Between the Turnbull Creek Community Development District and DeAngelo Contracting Services, LLC d/b/a Aquagenix*, dated June 6, 2024 (“**Agreement**” and, when referring to the work and services described therein, “**Project**”), hereby makes the following certifications in connection with the acceptance of the Project by the District. The undersigned understands that the District is relying on this Certificate of Engineer in agreeing to accept the Project as completed and hereby certifies that:

1. I have inspected the Project site and am knowledgeable about the condition thereof.
2. The improvements as designed are appropriate and adequate for the intended purpose of the Project, which is to install drainage improvements for two walking paths within the District, generally known as the San Marino Walking Path and the Pescara Walking Path, such that (1) infrastructure functions in a manner compliant with all applicable state, federal, and local laws, rules, regulations, ordinances, and permits, (2) risks to persons and property within the District are minimized, and (3) the completed Project will withstand ordinary wear and tear incurred in the ordinary course of use and maintenance, including but not limited to access by pedestrians, maintenance personnel, and ordinary commercial landscaping equipment, without excessive erosion, compacting, or standing water within the expected useful life of the Project.
3. I have personally inspected the work completed under the Agreement, including all materials and workmanship, and hereby certify as follows:
 - a. As completed, the Project complies in all material respects with the requirements and specifications as stated in the Agreement.
 - b. The materials used are appropriate for the intended purpose of the Project and have been installed correctly.
4. In my opinion, the Project was completed in accordance with the Agreement, and has an expected useful life of fifteen (15) years, absent unusual and extraordinary acts of God, including but not limited to fires, hurricanes, earthquakes, sinkholes, and floods (“**Acts of God**”). For purposes of this certification, Acts of God does not include normal seasonal adverse weather typical for the geographic area of the Project, including heavy rain.
5. During the course of my observation of the Project, and with respect to the improvements comprising same, I did not observe, nor am I otherwise aware of, any violations of any

applicable building codes and laws applicable thereto including, specifically, the Americans with Disabilities Act of 1990. Further, during the course of my observation I did not observe any patent defects with regard to the Project nor am I aware of any latent defects pertaining thereto.

- 6. All known plans, permits and specifications necessary for the operation and maintenance of the Project are complete.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

[Handwritten Signature]

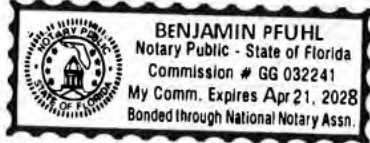
(Signature)

By: Michael J. Yuro
Print Name: Michael J. Yuro, P.E.
Its: President

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of October, 2024, by Michael J. Yuro, P.E., as President of Yuro & Associates, LLC, a Florida limited liability company, on behalf of the company.

(SEAL)



[Handwritten Signature]

Signature of Notary Public

Benjamin Pfuhl

Name of Notary Public

(Typed, Printed or Stamped)

Personally Known OR Produced Identification _____

Type of Identification Produced: _____

Tab 6

Docks, Decks & More Inc.

DMS-13
BL-4659
(904) 226-3688

Quote

2-11-25

The Murabella Community
101 West Positano Ave
St Augustine Fl 32092
Contact: Jim Schieszer
904 759 9833
jschieszer@rmsnf.com

WORK TO BE DONE: Build Bulkhead (3' x 115')

Bulkhead 24,500.00

SPECIFICATIONS:

- 1> All Wood and Poles used will be Pressure Treated (CCA 6.0)
- 2> All hardware use will be hot dipped galvanized.
- 3> Poles used will be 8' long with 8" Butts.
- 4> Will put a tieback rod on every other pole, Anchored with a butt and cement.
- 5> Will put filter cloth on back of entire wall.
- 6> Will put cap brd on top of wall.
- 7> Does not include Fill Dirt.

Terms:

Payments to be made as follows:

250.00 down, 50% - 250.00 (12,000.00) when materials are delivered.

Balance (12,250.00) due on completion of job

Any work changes made to the above are subject to a charge.

Both parties have to agree on any changes.

Home / Business Owner Date:

Docks, Deck & More Inc Date

Tab 7

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT



Infrastructure Reinvestment Planning



"Attention to Detail" In Amenity Management



TABLE OF CONTENTS

01 INTRODUCTION

**Florida Community Specialists
Trusted Management & Consultant Team**

02 INFRASTRUCTURE REINVESTMENT

**Intentional Capital Reserve Funding
&
Capital Improvement Planning (CIP)**

03 METHODOLOGY

**Operations & Maintenance vs. Capital
Set Short Term and Long Term Goals**

04 ANALYSIS & ACTION

**Review Capital Reserve Study
Onsite Inspection & Operations Audit
Update Assets & Confirm Values**

05 PLANNING TOOL

**Customized Planning Tool
Turnbull Creek CDD**

06 PRICING

**2025 Flat Fee
Annual License and Technical Support**

FCS MISSION - ATTENTION TO DETAIL

"Welcome to Florida Community Specialists (FCS), a veteran, family-owned company.

Our dedicated team is committed to ensuring that every aspect of your community gets the attention it deserves.

**[Howard "Mac" McGaffney]
President-FCS**



Community Operations Specialists



Effective Communications

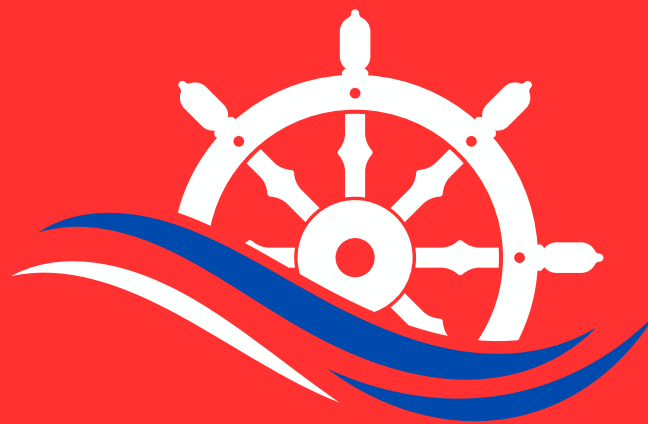


Exceptional Service



EXPERIENCED LEADERSHIP

- **17 Years - Community Management Specialist**
 - **Amenity & Operations and Maintenance**
 - **District Management**
 - **Capital Improvement Planning Professional**
 - **Budgeting**
 - **Data Analysis**
 - **Consulting**
- **30 Years Facilities Management Experience**
 - **Residential & Commercial**
 - **Industrial**
 - **Retail**
 - **Military**



INFRASTRUCTURE REINVESTMENT PLANNING

THREE COMPONENTS TO A SUCCESSFUL PLAN

OPERATIONAL

Knowing your infrastructure needs

RELIABLE

Evaluating and updating your plan annually

INTENTIONAL

Strategic funding and management of your reserves

**WHAT GETS WRITTEN
IS
WHAT GETS DONE!**
"Howard (Mac) McGaffney"



METHODOLOGY

FCS methodologies distinguish between Operations & Maintenance (O&M) expenses and Capital Expenses (CapEx). We identify costs related to day-to-day operations versus larger repair and replacement of infrastructure.

O&M expenses are budgeted for in the General Fund (O&M budget) and are related to annual administrative and operations activities. Example: management fees, contractual fees, utility expenses, repairs and other materials. Funding for these expenses in the General Fund budget is necessary for maintaining operations throughout the year.

Capital expenses involve improving physical assets. Example: pool equipment, replacing the amenity center roof, street or parking lot asphalt resurfacing, pond bank restoration. Infrastructure reinvestment expenses typically have a longer useful life and may require a short-term and long-term infrastructure reinvestment plan due to higher costs.

Funding for both O&M and Capital expenses is critical. Maintaining operational efficiency and investing in future growth is often challenging. Balancing infrastructure funding needs and the public desire to keep assessments low is equally challenging.

FCS has created a budgeting and planning tool which helps the Board organize, prioritize and monetize capital expenses and as a positive note, it provides residents with validation of what their assessments are paying for.

ANALYSIS & ACTION

FCS will review the District's 2019 capital reserve study, using it as beginning inventory or list of assets. We will then perform an on-site inspection and evaluation of the assets.

As part of the evaluation, we would respectfully request to be provided with 2 access cards, so we can enter the Amenity Center and other District properties, allowing us to come and go as needed during regular operating hours. We will return those access cards at the end of our evaluation period.

We would respectfully request the District to provide a written list of additional infrastructure or capital assets that were purchased after the 2019 reserve study was performed.

FCS will update the asset list and include any other items that were identified during our inspection.

As part of the evaluation, we will photograph all assets and provide a catalog to the District.

STRATEGIC PLANNING TOOL

A well-structured approach to both the short-term and long-term planning for your community infrastructure, will balance operational effectiveness with strategic funding goals.

After the evaluation period, FCS will create a customized short-term and long-term infrastructure reinvestment tool for the Board to use for planning and budgeting.

This strategic tool suggests minimum funding levels and factors in an adjustable inflationary percentage. As a living document, it can be revised to reflect real-time needs, prioritize replacement items, and provide the Board the flexibility it needs to move items to a different year, based on current needs or updated evaluations by your on-site team, District Engineer, or other contractors evaluations

PRICING

Infrastructure Reinvestment Plan Consultant 2025 Flat Fee = \$5,000

- Review schedule of assets from the 2019 Reserve Study
- Perform onsite inspection identifying current and new assets
- Create photo library of assets
- Update the District's schedule of assets, values and useful life
- Create a customized Infrastructure Reinvestment Planning Tool for the District
- Includes the 1st year Licensing Fee

Licensing Annual Fee = \$1,500

- Continued access of the Infrastructure Reinvestment Tool
- Technical Support

Thank you for the opportunity to serve you and your community !



Tab 8

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 **meeting of the Board of Supervisors on January 14, 2025, starting at 6:30 p.m. at Murabella Amenity Center at 101 Positano Avenue, St. Augustine, FL 32092.**

Present and constituting a quorum:

Chris DelBene	Board Supervisor, Chairperson
Jennifer Martin	Board Supervisor, Vice Chairperson
Raymond Ames	Board Supervisor, Assistant Secretary
Michael Gernhard	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Co., Inc.
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. Pfuhl called the meeting to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON
AGENDA ITEMS**

There were no audience comments at this time.

47 **THIRD ORDER OF BUSINESS** **CONSIDERATION OF SEAT**
48 **VACANCY**

49
50 Mr. Pfuhl reviewed with the Board that Seat 1 was currently vacant and has a term which
51 expires November 2026.

52
53 Mr. Pfuhl introduced the four interested candidates to the Board, Darren Sallas, Thomas
54 Martin, Ashely Kennedy, and Jay Holms.

55
56 Each candidate introduced themselves to the Board and answered questions.

57
58 The Board discussed the candidates.
59

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors appointed Darren Sallas to Seat #1 of the Board of Supervisors, for Turnbull Creek Community Development District.

60
61
62 **FOURTH ORDER OF BUSINESS** **CONSIDERATION OF**
63 **RESOLUTION 2025-03;**
64 **REDESIGNATING OFFICERS**
65

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board of Supervisors adopted Resolution 2025-03 designating Chris DelBene as Chairperson, Jennifer Martin as Vice Chairperson, and remaining Supervisors as Assistant Secretaries, for Turnbull Creek Community Development District.

66
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69 **SIXTH ORDER OF BUSINESS** **STAFF REPORTS - Part A**

70
71 **A. District Engineer**

72
73 **1.) Update on Walking Trail Improvement**

74
75 Mr. Yuro reviewed his report with the Board, highlighting that the lime rock has been
76 removed.

77
78 Mr. Yuro informed the Board that he spoke with a structural engineer who
79 recommended contacting a marine contractor to examine the bulkhead and provide
80 repair proposals.

81
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83
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85

B. Landscape

1.) Yardnique Landscape Reports

Mr. Stevens reviewed his report with the Board, highlighting they have restarted the grass cutbacks, and the new annuals are to be installed at the end of the month.

Mr. Stevens reviewed the irrigation main-line break that occurred on Christmas Eve, informing the Board that it has been repaired. He stated that the Top-Choice treatment would be applied during the following week.

Discussion regarding the timing of the Top-Choice Fire Ant Treatment ensued.

The Board requested the treatment be postponed until March and that Supervisor Sallas be present during the application.

Mr. DelBene raised a concern over the dead bushes alongside the amenity center. Mr. Stevens informed the Board that the plant material likely died because of the standing/pooling water in that area and will bring replacement proposals to the next Board Meeting.

SEVENTH ORDER OF BUSINESS

CONSIDERATION OF PROPOSALS FOR SAND REPLENISHMENT AT VOLLEYBALL COURT

Mr. Schieszer reviewed the proposals with the Board.

The Board tabled the item for a future meeting.

EIGHTH ORDER OF BUSINESS

APPROVAL OF CONSENT AGENDA

1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held November 12, 2024

2.) Ratification of the Operation and Maintenance Expenditures for October & November 2024

Mr. DelBene requested that all invoices that are not part of a set contract be included in the agenda packets including the utility invoices.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors approved the Consent Agenda, for Turnbull Creek Community Development District.

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NINTH ORDER OF BUISINESS

**ACCEPTANCE OF FISCAL
YEAR 2022-2023 FINANCIAL
AUDIT, ENDING
SEPTEMBER 30, 2023**

Mr. Pfuhl reviewed the audit with the Board, stating that it was a clean audit with no findings.

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board of Supervisors accepted the Fiscal Year 2022-2023 Financial Audit Ending September 30, 2023, for Turnbull Creek Community Development District.

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TENTH ORDER OF BUSINESS

STAFF REPORTS - Part B

A. District Counsel

1.) Discussion Regarding Outstanding Invoice for Pond Damage

Ms. Kilinski reviewed the outstanding invoice of \$3,990 from residents for pond damage, she informed the board that she was notified that one of the residents had since deceased and the house was going to be put up for sale.

Discussion ensued.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with Ms. Martin opposed, the Board of Supervisors approved the forgiveness of the amount due, contingent on the sale of the property, for Turnbull Creek Community Development District.

**2.) Ratification of Settlement Agreement and Release with JMT
Boudreaux**

Ms. Kilinski reviewed the settlement agreement and release that was authorized to be completed outside of a regular meeting.

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board of Supervisors ratified the settlement agreement and release with JMT Boudreaux, for Turnbull Creek Community Development District.

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

167
168 **1.) Field Operations & Amenity Management Report**

169
170 Mr. Schieszer reviewed his report with the Board, and informed the Board that he will
171 review pricing for sunshades and remote video cameras.

172
173 Mr. DelBene requested proposals for painting the amenity center and around the pool
174 area.

175
176 Mr. Gernhard requested Mr. Schieszer inspect the announcement board, stating the wood
177 appears to be rotten the lights are not working.

178
179 Ms. Martin requested an inspection of all sidewalks and curbs throughout the District and
180 to report any issues to the County for repair.

181
182 Mr. Hutchinson reviewed his report with the Board, highlighting the current Comcast
183 contract expires in December and that he will provide additional internet options to the
184 Board prior to then.

185
186 **C. District Manager**

187
188 Mr. Pfuhl reviewed his report with the Board.

189
190 Mr. Gernhard requested the next meeting have a closed session to discuss security
191 related topics.

192
193 **ELEVENTH ORDER OF BUSINESS**

**AUDIENCE COMMENTS AND
SUPERVISOR REQUESTS**

194
195
196 An audience member requested the Board consider removing the picnic table and canopy
197 from field.

198
199 An audience member raised a concern about the condition of the shutters at the amenity
200 center.

201
202 An audience member requested more security cameras throughout the District.

203
204 Mr. DelBene requested Mr. Schieszer review the Reserve Study and identify items notes
205 as being up for repair in the coming year.

206
207 **TWELFTH ORDER OF BUSINESS**

ADJOURNMENT

208

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board of Supervisors adjourned the meeting at 8:50 p.m., for Turnbull Creek Community Development District.
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Secretary /Assistant Secretary

Chairman / Vice Chairman

DRAFT

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures December 2024 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$108,408.97**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Alfred W Grover	100710	112024	Outdoor Lamp Repairs 11/24	\$ 290.00
Alfred W Grover	100718	121024	Outdoor Lamps 12/24	\$ 440.00
ASCAP	100719	500776894 11/24	ASCAP Annual Music License 11/24	\$ 445.67
COMCAST	20241219-1	8495 74 140 0863399 12/24 ACH	Cable Services 12/24	\$ 297.70
COMCAST	20241223-2	8495 74 140 1701846 12/24 ACH	Internet Services 12/24	\$ 124.44
First Coast Fire & Safety Equipment	100720	6410110524	Service Call - Maint/Recharge 11/24	\$ 284.90
First Coast Franchising	100724	JAK12240389	Janitorial Services 12/24	\$ 709.90
Fitness Pro	100721	33681	Service Request - Treadmill 12/24	\$ 115.00
Florida Power & Light Company	20241224-1	Monthly Summary 11/24 ACH 616	Electric Services 11/24	\$ 6,652.03
Future Horizons, Inc.	100716	87143	Aquatic Weed Control 11/24	\$ 1,375.00
Governmental Management Services, LLC	100725	317	Website Maintenance 12/24	\$ 100.00
Hancock Bank	20241224-2	112724 ACH	Credit Card Expenses 11/24	\$ 1,794.50
Hi-Tech System Associates	20241203-1	415845 ACH	Alarm Access Control 12/24	\$ 30.00
Kilinski / Van Wyk, PLLC	100726	10976	Legal Services 11/24	\$ 4,278.50

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Kilinski / Van Wyk, PLLC	100726	10978	Legal Services - Pond Bank Construction Defect 11/24	\$ 4,336.50
Kilinski / Van Wyk, PLLC	100726	11070	Legal Services - Meeting 11/24	\$ 1,835.85
Neighborhood Publications, Inc	100711	MURA5910	Premium Website 11/24	\$ 45.00
Neighborhood Publications, Inc	100727	MURA5911	Premium Website 12/24	\$ 45.00
Poolsure	100717	131295626114	Pool Chemicals 12/24	\$ 1,716.85
Posey Family Outdoor Services	100712	198588	Christmas Lighting Decorations Installation 11/24	\$ 2,980.00
Republic Services	20241223-1	0687-001482755 ACH	Waste Disposal Services 12/24	\$ 284.55
Riverside Management Services, Inc	100713	179	Management Services 11/24	\$ 23,610.45
Riverside Management Services, Inc	100722	181	Management Services 12/24	\$ 23,683.82
Rizzetta & Company, Inc.	100709	INV0000095462	District Management Fees 12/24	\$ 3,945.83
St Johns Utility Department	20241219-2	Monthly Summary 11/24 Autopay 616	Water-Sewer Services 11/24	\$ 817.15
Turner Pest Control, LLC	100729	61956583	Pest Control Services 12/24	\$ 185.40
Turner Pest Control, LLC	100714	619781654	Pest Control Services 11/24	\$ 185.40
Vector Security, Inc	100715	75032852	Security Monitoring Services 12/24	\$ 590.03

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Vector Security, Inc	100715	75048450	Security Monitoring Services - Job# 241116248 11/24	\$ 928.00
Yard-Nique, Inc.	100728	TMNE 131568	Landscape Maintenance 12/24	\$ 25,629.00
Yuro & Associates, LLC	100723	3669	Engineering Services 11/24	<u>\$ 652.50</u>
Report Total				<u>\$ 108,408.97</u>

INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 11/20/2024
INVOICE # 112024
TERMS: *Due upon receipt*

Bill To:

Turnbull Creek CDD
c/o Jim Schieszer



Job Location: Murabella Amenity Center

DESCRIPTION OF WORK	AMOUNT
1) Relamped 2 outdoor lamp posts in driveway area	
2) Replamped 2 outdoor lamp posts in pool area	
3) Removed 3 ballasts in outdoor lamp posts and rewired light fixture	
Approved via email by James 11/21/2024	
Material:	10.00
Labor: 1 electrician 3.5 hrs @ \$80 per hr	280.00
RECEIVED 11-21-2024	
TOTAL	\$ 290.00

Please make check payable to: **Alfred W. Grover**

THANK YOU FOR YOUR BUSINESS!

INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 12/10/2024
INVOICE # 121024
TERMS: *Due upon receipt*

Bill To:

Turnbull Creek CDD
c/o Jim Schieszer



Job Location: Murabella Amenity Center

DESCRIPTION OF WORK	AMOUNT
1) Replaced 2 outdoor GFCI outlets	
2) Installed 1 weatherproof in-use GFCI cover	
3) Replaced 1 LED landscape light fixture	
4) Replaced 1 photocell control at entrance to San Marino neighborhood	
Material:	120.00
Labor: 1 electrician 4.0 hrs @ \$80 per hr	320.00
<p style="text-align: center;">Approved via email by Erick 12-13-2024</p> <p style="text-align: right;">RECEIVED 12-11-2024</p>	
TOTAL	\$ 440.00

Please make check payable to: **Alfred W. Grover**

THANK YOU FOR YOUR BUSINESS!



Invoice

5905 Macy Avenue
 Jacksonville, Florida 32211
 www.firstcoastfire.net
 904-346-0111

Date	Invoice #
11/5/2024	6410110524

Bill To
Turnbull Creek, CDD C/O Rizzetta and Company 3434 Colwell Ave. Suite 200 Tampa, Fl. 33614

Ship To
Murabella Club House 101 W. Positano Ave St. Augustine, FL 32092

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	LRF	11/5/2024			Murabella Club House

Quantity	Item Code	Description	Price Each	Est Qty	Est Rate	Est Amt	Amount
1	Service Call	Service Call	125.00				125.00
2	10lb Rechar...	6 yr. Maint./Recharge	79.95				159.90
2	Tag - No Ch...	No Charge Tag	0.00				0.00

Approved via email by James 12/13/2024	RECEIVED 12-13-2024	Total	\$284.90
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INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to
Turnbull Creek CDD – Murabella
Turnbull Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to
Turnbull Creek CDD – Murabella
101 W Positano Avenue
Jacksonville, FL 32092

Invoice details

Invoice no.: 33681
Terms: Net 15
Invoice date: 12/09/2024
Due date: 12/24/2024

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 41536 - TREADMILL GIVING E20 MESSAGE AND HAS A BURNING SMELL			
2.	1. CS/RS without Contract or Purchase		Estimated Labor - Life Fitness Treadmill HHT124810(DCT130581) giving E20 code (motor commo fault) tech found that issue lies within lower board(confirmed by switching with sister unit). Should replace lower board.	1	\$115.00	\$115.00
3.			Service Request Details/Notes: Can I please get a service tech to look at our treadmill. I'm getting an E20 message on the screen and a resident said that they smelled something burning. Thank you!			

Total **\$115.00**

Ways to pay



RECEIVED
12-09-2024

[View and pay](#)

Approved via email by Erick 12-09-2024

Turnbull Creek CDD
FPL Meter Reading
Due Date: 12/16/24
Service Dates: 11/01/24-12/02/24

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	<u>Meter</u>
██████████	11/25/2024	0000 W Bonaventure Way	001-53100-4307	\$ 3,477.97	
██████████	12/2/2024	101 W Positano Ave	001-53100-4301	\$ 2,269.30	MLL8318
██████████	12/2/2024	5085 State Road 16 # Light	001-53100-4307	\$ 81.35	AA18161
██████████	12/2/2024	0000 Verona Way SL-1 Street Light	001-53100-4307	\$ 98.80	AC94630
██████████	12/2/2024	5335 San Giaconio Rd #1	001-53100-4301	\$ 27.90	AC94630
██████████	12/2/2024	111 W Positano Ave # Kiosk	001-53100-4301	\$ 34.14	AA18105
██████████	12/2/2024	90 E Franchetta Ln # Light	001-53100-4301	\$ 26.96	AC94446
██████████	12/2/2024	5335 State Road 16 #1	001-53100-4301	\$ 46.90	AC94447
██████████	12/2/2024	111 W Positano Ave # 1	001-53100-4301	\$ 401.88	AA18161
██████████	12/2/2024	168 Toscana LN	001-53100-4301	\$ 103.96	ACD2881
██████████	12/2/2024	100 W Positano Ave	001-53100-4301	\$ 39.42	AC00686
██████████	12/2/2024	100 Terracina Dr # Light	001-53100-4301	\$ 43.45	AC94629
TOTAL				\$ 6,652.03	
Summary					
General Service			001-53100-4307	\$ 3,658.12	
			001-53100-4301	\$ 2,993.91	
			001-15601		
TOTAL				\$ 6,652.03	

01-07-2025

Turnbull Creek CDD
Hancock Whitney Visa Acct [REDACTED]
11/27/2024

General Fund											Reserve Fund
				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Special Events	Contingency
				Pest Control	Pool Chemicals & Permits	Maintenance & Repair	Clubhouse Facility Maintenance	Misc Expenses	ID & Access Cards	Special Events	Capital Reserve
Date	Vendor Name	Description	Amount	57200-4529	57200-4709	57200-4647	57200-4708	57200-4785	57200-4907	57400-4775	005-57900-6411
11/1/2024		Previous Balance	7,595.81								
	Erick										
10/28/2024	MICHAELS	RIBBON FOR PICKLEBALL CEREMONY	15.03					15.03			
10/29/2024	CONSTANT CONTACT	EMAIL SERVICE	70.40				70.40				
11/2/2024	AMAZON	PICKLEBALL PADDLE HOLDERS	67.98								67.98
11/2/2024	AMAZON	VASE/MOSS/CANDLES	91.11				91.11				
11/5/2024	AMAZON	TROPHY - CHILI COOK-OFF	45.21							45.21	
11/5/2024	PUBLIX	SUPPLIES FOR CHILI COOK-OFF	170.38							170.38	
11/9/2024	AMAZON	SCOTCHGARD	21.97				21.97				
11/8/2024	PUBLIX	CLUBHOUSE SUPPLIES	32.56				32.56				
11/8/2024	CUBESMART	STORAGE UNIT	144.00								144.00
11/16/2024	PUBLIX	CLUBHOUSE SUPPLIES	19.65				19.65				
11/16/2024	AMAZON	CLUBHOUSE SUPPLIES	35.33				35.33				
11/19/2024	COSTCO	CLUBHOUSE SUPPLIES	117.15				117.15				
11/23/2024	AMAZON	FOBS	108.66						108.66		
11/23/2024	AMAZON	FOBS	109.92						109.92		
	James										
11/4/2024	AMAZON	POOL SOLUTION	25.29		25.29						
11/4/2024	SHERWIN WILLIAMS	PAINT	38.33			38.33					
11/5/2024	ACE	ANT BAIT	30.98	30.98							
11/4/2024	HOME DEPOT	CONCRETE	59.61			59.61					
11/6/2024	ACE	PLANTS	39.96				39.96				
11/6/2024	LOWES	MAINTENANCE SUPPLIES	98.89			98.89					
11/7/2024	ACE	PAINT SUPPLIES	18.97			18.97					
11/12/2024	DOLLAR GENERAL	RUG	6.39					6.39			
11/13/2024	ACE	STUCCO PATCH KIT	22.98			22.98					
11/19/2024	HOME DEPOT	CLUBHOUSE SUPPLIES	260.49				260.49				
11/25/2024	AMAZON	SIGN	122.27			122.27					
11/25/2024	AMAZON	SIGN	20.99			20.99					
	TOTAL		1,794.50	30.98	25.29	382.04	688.62	21.42	218.58	215.59	211.98

11/27/2024 Previous Payment (7,595.81)
Ending Balance 1,794.50
 001-22900

EXP REPORT ERICK/JIM

Total

\$1,794.50

Erick

Vendor	Item	Date	Cost	Expense Account
MICHAELS	RIBBON FOR PICKLEBALL CEREMONY	10/28/24	\$15.03	4785
CONSTANT CONTACT	EMAIL SERVICE	10/29/24	\$70.40	4708
AMAZON	PICKLEBALL PADDLE HOLDERS	11/2/24	\$67.98	6411
AMAZON	VASE/MOSS/CANDLES	11/2/24	\$91.11	4708
AMAZON	TROPHY - CHILI COOK-OFF	11/5/24	\$45.21	4775
PUBLIX	SUPPLIES FOR CHILI COOK-OFF	11/5/24	\$170.38	4775
AMAZON	SCOTCHGARD	11/9/24	\$21.97	4708
PUBLIX	CLUBHOUSE SUPPLIES	11/8/24	\$32.56	4708
CUBESMART	STORAGE UNIT	11/8/24	\$144.00	6411
PUBLIX	CLUBHOUSE SUPPLIES	11/16/24	\$19.65	4708
AMAZON	CLUBHOUSE SUPPLIES	11/16/24	\$35.33	4708
COSTCO	CLUBHOUSE SUPPLIES	11/19/24	\$117.15	4708
AMAZON	FOBS	11/23/24	\$108.66	4907
AMAZON	FOBS	11/23/24	\$109.92	4907
			\$1,049.35	

JIM S

Vendor	Item	Date	Cost	Expense Account
AMAZON	POOL SOLUTION	11/4/24	\$25.29	4709
SHERWIN WILLIAMS	PAINT	11/4/24	\$38.33	4647
ACE	ANT BAIT	11/5/24	\$30.98	4529
HOME DEPOT	CONCRETE	11/4/24	\$59.61	4647
ACE	PLANTS	11/6/24	\$39.96	4708
LOWES	MAINTENANCE SUPPLIES	11/6/24	\$98.89	4647
ACE	PAINT SUPPLIES	11/7/24	\$18.97	4647
DOLLAR GENERAL	RUG	11/12/24	\$6.39	4785
ACE	STUCCO PATCH KIT	11/13/24	\$22.98	4647
HOME DEPOT	CLUBHOUSE SUPPLIES	11/19/24	\$260.49	4708
AMAZON	SIGN	11/25/24	\$122.27	4647
AMAZON	SIGN	11/25/24	\$20.99	4647
			\$745.15	

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to
Turnbull Creek CDD – Murabella
Turnbull Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to
Turnbull Creek CDD – Murabella
101 W Positano Avenue
Jacksonville, FL 32092

Invoice details

Invoice no.: 33681
Terms: Net 15
Invoice date: 12/09/2024
Due date: 12/24/2024

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 41536 - TREADMILL GIVING E20 MESSAGE AND HAS A BURNING SMELL			
2.	1. CS/RS without Contract or Purchase		Estimated Labor - Life Fitness Treadmill HHT124810(DCT130581) giving E20 code (motor commo fault) tech found that issue lies within lower board(confirmed by switching with sister unit). Should replace lower board.	1	\$115.00	\$115.00
3.			Service Request Details/Notes: Can I please get a service tech to look at our treadmill. I'm getting an E20 message on the screen and a resident said that they smelled something burning. Thank you!			

Total **\$115.00**

Ways to pay



RECEIVED
12-09-2024

[View and pay](#)

Approved via email by Erick 12-09-2024

St. Johns County Utility Department			
Invoice Date:		11/19/24	
Period Covered:		10/19/24 - 11/16/24	
Due Date:		12/19/2024	
Account Number	Amount	Location	GL Account
██████████	\$ 676.58	101 W Positano Ave	4301
██████████	\$ 15.57	168 Toscana Ln	4301
██████████	\$ 39.54	4106 Messina Dr	4301
██████████	\$ 85.46	123 E Franchetta Ln	4301
TOTAL	\$ 817.15	001 53600 4301	
	\$ 817.15	Reclaimed Water Utility	

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures January 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2025 through January 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$89,280.74**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Alfred W Grover	100754	12725	Service Call - Pool Pumps 01/25	\$ 120.00
Berger, Toombs, Elam, Gaines & Frank CPA	100743	369518	Auditing Services FY 22/23	\$ 3,965.00
Broadcast Music, Inc.	100735	56907232	Annual Music Fee 01/25	\$ 446.00
COMCAST	20250121-2	8495 74 140 0863399	Cable Services 01/25	\$ 357.76
COMCAST	20250121-3	8495 74 140 1701846	Internet Services 01/25	\$ 130.52
Deangelo Contracting Services, LLC	100733	01/25 ACH INV-034727	Aquatic Drainage Improvements 12/24	\$ 5,000.00
First Coast Franchising	100744	JAK01250391	Janitorial Services 01/25	\$ 709.90
Florida Power & Light Company	20250123-1	Monthly Summary 12/24 ACH 616	Electric Services 12/24	\$ 6,475.01
Future Horizons, Inc.	100746	87436	Aquatic Weed Control 12/24	\$ 820.00
Future Horizons, Inc.	100745	87494	Aquatic Weed Control 12/24	\$ 1,375.00
Governmental Management Services, LLC	100736	318	Website Maintenance 01/25	\$ 100.00
Hancock Bank	20250122-2	122724 ACH	Credit Card Expenses 12/24	\$ 4,253.80
Hi-Tech System Associates	20250103-1	417397 ACH	Alarm Access Control 01/25	\$ 30.00
Kilinski / Van Wyk, PLLC	100742	11189	Legal Services 12/24	\$ 906.50

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Kilinski / Van Wyk, PLLC	100741	11190	Legal Services - Pond Bank Construction Defect 12/24	\$ 1,165.50
LifeSafe Services LLC	100747	111112537	Automated External Defibrillator Annual Renewal 01/25	\$ 216.30
Neighborhood Publications, Inc	100748	MURA5912	Premium Website 01/25	\$ 45.00
Paychex	20250117-1	2025-01-14 ACH	BOS Payroll 01/14/25	\$ 443.80
Poolsure	100738	131295626420	Pool Chemicals 01/25	\$ 1,922.87
Poolsure	100737	131295626652	Pool Maintenance 12/24	\$ 420.00
Republic Services	20250122-1	0687-001491419 ACH	Waste Disposal Services 01/25	\$ 294.08
Riverside Management Services, Inc	100749	182	Management Services 01/25	\$ 23,261.77
Rizzetta & Company, Inc.	100731	INV0000096223	District Management Fees 01/25	\$ 3,945.83
SESAC, INC.	100732	10802678	Music Performance License 2025	\$ 1,162.00
Southern Recreation, Inc.	100739	10956	Install New Perimeter Cable for Hip Shade Structure 01/25	\$ 750.00
St Johns Utility Department	20250121-1	Monthly Summary 12/24 ACH 616	Water-Sewer Services 12/24	\$ 774.46
Turner Pest Control, LLC	100750	620181550	Pest Control Services 01/25	\$ 190.96
Vector Security, Inc	100734	75191634	Security Monitoring Services 01/25	\$ 590.03

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Yard-Nique, Inc.	100753	TMNE 135691	Landscape Maintenance 01/25	\$ 24,882.00
Yard-Nique, Inc.	100751	TMNE 135761	Irrigation Repair 12/24	\$ 2,769.05
Yard-Nique, Inc.	100752	TMNE 135762	Irrigation Repair 12/24	\$ 1,250.10
Yuro & Associates, LLC	100740	3681	Engineering Services 12/24	<u>\$ 507.50</u>
Report Total				<u>\$ 89,280.74</u>

INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 1/27/2025
INVOICE # 12725
TERMS: *Due upon receipt*

Bill To:

Turnbull Creek CDD
c/o Jim Schieszer



Job Location: Murabella Amenity Center

DESCRIPTION OF WORK	AMOUNT
Service call: Main pool pumps would not start after area power outage	
1) Replaced 1, control transformer fuse on pump motor starter #1	
2) Reset overload relay on pump motor starter #2	
 Approved via email by James 01/28/2025	
Material:	-
Labor: 1 electrician 1.5 hrs @ \$80 per hr	120.00
<div style="text-align: center;"></div>	
TOTAL	\$ 120.00

Please make check payable to: **Alfred W. Grover**

THANK YOU FOR YOUR BUSINESS!

INVOICE

Date	Invoice #
12/19/2024	INV-034727

SOLD TO
Turnbull Creek Community Development District c/o Rizetta & Company, Inc. 3434 Colwell Ave., Ste 200 Tampa, FL 33614

ACCOUNT NO
██████████

TERMS	PAGE
Net 30	1

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED
Aquatic Service	Drainage improvements - Limerock removal and sand replacement	1	5,000.00	\$5,000.00
Subtotal				\$5,000.00
Sales Tax				\$0.00
Total				\$5,000.00

Approved via email by Ben 12/20/2024

12-20-2024

Make Check payable to Aquagenix
Remit to: 100 N. Conahan Drive, Hazleton, PA 18201

To pay by credit card, go to www.aquagenixaquatics.com - a processing fee will apply

Thank you for your business!

Turnbull Creek CDD
FPL Meter Reading
Due Date: 01/16/25
Service Dates: 12/02/24-01/02/25

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	<u>Meter</u>
██████████	12/26/2024	0000 W Bonaventure Way	001-53100-4307	\$ 3,477.97	
██████████	1/2/2025	101 W Positano Ave	001-53100-4301	\$ 2,088.62	MLL8318
██████████	1/2/2025	5085 State Road 16 # Light	001-53100-4307	\$ 86.96	AA18161
██████████	1/2/2025	0000 Verona Way SL-1 Street Light	001-53100-4307	\$ 104.09	AC94630
██████████	1/2/2025	5335 San Giaconio Rd #1	001-53100-4301	\$ 28.57	AC94630
██████████	1/2/2025	111 W Positano Ave # Kiosk	001-53100-4301	\$ 36.01	AA18105
██████████	1/2/2025	90 E Franchetta Ln # Light	001-53100-4301	\$ 28.16	AC94446
██████████	1/2/2025	5335 State Road 16 #1	001-53100-4301	\$ 57.37	AC94447
██████████	1/2/2025	111 W Positano Ave # 1	001-53100-4301	\$ 359.45	AA18161
██████████	1/2/2025	168 Toscana LN	001-53100-4301	\$ 109.48	ACD2881
██████████	1/2/2025	100 W Positano Ave	001-53100-4301	\$ 47.53	AC00686
██████████	1/2/2025	100 Terracina Dr # Light	001-53100-4301	\$ 50.80	AC94629
TOTAL				\$ 6,475.01	
Summary					
General Service			001-53100-4307	\$ 3,669.02	
			001-53100-4301	\$ 2,805.99	
			001-15601		
TOTAL				\$ 6,475.01	

Turnbull Creek CDD
Hancock Whitney Visa Acct # [REDACTED]
12/27/2024

				General Fund				Reserve Fund
				Parks & Rec	Parks & Rec	Parks & Rec	Special Events	Contingency
				Maintenance & Repair	Clubhouse Facility Maintenance	Misc Expenses	Special Events	Capital Reserve
Date	Vendor Name	Description	Amount	57200-4647	57200-4708	57200-4785	57400-4775	005-57900-6411
11/30/2024		Previous Balance	1,794.50					
	Erick							
11/29/2024	CONSTANT CONTACT	EMAIL SERVICE	70.40		70.40			
12/2/2024	AMAZON	SNOW FLUID	29.99				29.99	
12/6/2024	AMAZON	MAIL LOCKS	33.62	33.62				
12/6/2024	AMAZON	SNOW MACHINE	55.99				55.99	
12/8/2024	CUBESMART	STORAGE UNIT	144.00					144.00
12/11/2024	TOTAL WINE & MORE	ALCOHOL FOR EVENT	1,021.34				1,021.34	
12/13/2024	AMAZON	CHRISTMAS SUPPLIES	28.98				28.98	
12/12/2024	PUBLIX	SUPPLIES FOR EVENT	175.69				175.69	
12/13/2024	PUBLIX	CREDIT	(36.67)				(36.67)	
12/13/2024	PUBLIX	SODA FOR EVENT	11.79				11.79	
12/13/2024	PUBLIX	ICE FOR EVENT	34.43				34.43	
12/13/2024	PUBLIX	ICE FOR EVENT	36.67				36.67	
12/13/2024	PUBLIX	FOOD FOR EVENT	173.96				173.96	
12/14/2024	DJ DEPOT	DJ FOR EVENT	550.00				550.00	
	James							
12/2/2024	ACE	REPLACEMENT KEY	9.55		9.55			
12/4/2024	BYO PLAYGROUND	BASKETBALL BACKBOARD AND RIM	1,411.00	1,411.00				
12/6/2024	WM SUPERCENTER	SPRAY	4.24			4.24		
12/6/2024	DOLLAR TREE	STORAGE BINS	12.84		12.84			
12/6/2024	HOME DEPOT	MISC MAINTENANCE SUPPLIES	92.70	92.70				
12/11/2024	PUBLIX	HAND SOAP AND GLOVES	26.12		26.12			
12/11/2024	COSTCO	CLUBHOUSE SUPPLIES	133.98		133.98			
12/12/2024	GATE	GAS FOR GATOR	24.99		24.99			
12/12/2024	HOME DEPOT	PLYWOOD	51.70	51.70				
12/19/2024	HOME DEPOT	TRASHBAGS AND ANT KILLER	156.49		156.49			
		TOTAL	4,253.80	1,589.02	434.37	4.24	2,082.17	144.00
		Previous Payment	(1,794.50)					
12/27/2024		Ending Balance	4,253.80					
		001-22900						

EXP REPORT ERICK/JIM

Total

\$4,253.80

ERICK

Vendor	Item	Date	Cost	Expense Account
CONSTANT CONTACT	EMAIL SERVICE	11/29/24	\$70.40	4708
AMAZON	SNOW FLUID	12/2/24	\$29.99	4775
AMAZON	MAIL LOCKS	12/6/24	\$33.62	4647
AMAZON	SNOW MACHINE	12/6/24	\$55.99	4775
CUBESMART	STORAGE UNIT	12/8/24	\$144.00	6411
TOTAL WINE & MORE	ALCOHOL FOR EVENT	12/11/24	\$1,021.34	4775
AMAZON	CHRISTMAS SUPPLIES	12/13/24	\$28.98	4775
PUBLIX	SUPPLIES FOR EVENT	12/12/24	\$175.69	4775
PUBLIX	CREDIT	12/13/24	\$36.67	4775
PUBLIX	SODA FOR EVENT	12/13/24	\$11.79	4775
PUBLIX	ICE FOR EVENT	12/13/24	\$34.43	4775
PUBLIX	ICE FOR EVENT	12/13/24	\$36.67	4775
PUBLIX	FOOD FOR EVENT	12/13/24	\$173.96	4775
DJ DEPOT	DJ FOR EVENT	12/14/24	\$550.00	4775
			\$2,330.19	

JIM S

Vendor	Item	Date	Cost	Expense Account
ACE	REPLACEMENT KEY	12/2/24	\$9.55	4708
BYO PLAYGROUND	BASKETBALL BACKBOARD AND RIM	12/4/24	\$1,411.00	4647
WM SUPERCENTER	SPRAY	12/6/24	\$4.24	4785
DOLLAR TREE	STORAGE BINS	12/6/24	\$12.84	4708
HOME DEPOT	MISC MAINTENANCE SUPPLIES	12/6/24	\$92.70	4647
PUBLIX	HAND SOAP AND GLOVES	12/11/24	\$26.12	4708
COSTCO	CLUBHOUSE SUPPLIES	12/11/24	\$133.98	4708
GATE	GAS FOR GATOR	12/12/24	\$24.99	4708
HOME DEPOT	PLYWOOD	12/12/24	\$51.70	4647
HOME DEPOT	TRASHBAGS AND ANT KILLER	12/19/24	\$156.49	4708
			\$1,923.61	

LifeSafe Services LLC

+18887670050
birdie@lifesafeservices.com
www.lifesafeservices.com



INVOICE

BILL TO

025-27153
Turnbull Creek CDD
3434 Colwell Ave, Unit 200
Tampa, FL 33614

SHIP TO

025-27153
Murabella
101 W Positano Ave
St Augustine, FL 32092

INVOICE # 111112537

DATE 01/01/2025

DUE DATE 01/31/2025

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY	QTY	RATE	AMOUNT
Basic Service for Client-Owned Automated External Defibrillator (AED) Annual Billing	1	216.30	216.30

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, Ste108
Jacksonville, FL 32217

SUBTOTAL	216.30
TAX	0.00
TOTAL	216.30
BALANCE DUE	\$216.30

For invoices, please contact Birdie at 888-767-0050 x113.

For sales, please contact Julie at 888-767-0050 x121.

Please disregard this invoice if you have already submitted payment.



Pay invoice

Approved via email by Erick 01/03/25



Southern Recreation, Inc.
 4060 Edison Avenue
 Jacksonville, Florida 32254
 (O) 904-387-4390 • (F) 904-387-4391
 www.southernrecreation.com

Invoice

DATE	INVOICE#
1/14/2025	10956

BILL TO:

Turnbull Creek CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614

SHIP TO:

Turnbull Creek CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614
 Job: Murabella

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
10956	Due on receipt	TAR	1/14/2025			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	Service	New Perimeter Cable and Hardware for 1ea. 40'x24' Hip Shade Structure	250.00	250.00
	INST	Installation- Includes removal and disposal of old cable and tightening of existing shade, as well as repair of decorative piece on the Dual Column Umbrella Shade	500.00	500.00

Approved via James 01-15-2025

RECEIVED
 01-15-2025

TOTAL

\$750.00

St. Johns County Utility Department			
Invoice Date:		12/19/24	
Period Covered:		11/19/24 - 12/17/24	
Due Date:		1/18/2024	
Account Number	Amount	Location	GL Account
██████████	\$ 635.21	101 W Positano Ave	4301
██████████	\$ 16.04	168 Toscana Ln	4301
██████████	\$ 39.15	4106 Messina Dr	4301
██████████	\$ 84.06	123 E Franchetta Ln	4301
TOTAL	\$ 774.46	001 53600 4301	
	\$ 774.46	Reclaimed Water Utility	



(919) 388-9878

INVOICE

Date	Invoice No.
12/31/24	TMNE 135761
Terms	Due Date
Net 45	02/14/25

Amount Due	Customer PO #
\$2,769.05	

BILL TO
Turnbull Creek CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

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

QTY	ITEM	LINE TOTAL	
			\$2,769.05
	Materials and labor to repair the 4 inch mainline at the mail kiosk on Positano. This will take multiple days with multiple employees due to the size of the pipe.		\$2,769.05
	<i>Irrigation Repair</i>		<i>\$2,769.05</i>
Total			\$2,769.05
Applied Credits/Payments			\$0.00
Balance Due			\$2,769.05

Approved via email by James 01/06/2025



Please detach the following and return to the remittance address with your payment.



(919) 388-9878

INVOICE

Date	Invoice No.
12/31/24	TMNE 135761
Terms	Due Date
Net 45	02/14/25

Please make sure you have the correct remittance address as this has recently been updated.

REMIT TO
Yardnique 10014 Chapel Hill Road Morrisville, NC 27560

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

BALANCE DUE
\$2,769.05

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$28,901.15	\$0.00	\$0.00	\$0.00	\$0.00



(919) 388-9878

INVOICE

Date	Invoice No.
12/31/24	TMNE 135762
Terms	Due Date
Net 45	02/14/25

Amount Due	Customer PO #
\$1,250.10	

BILL TO
Turnbull Creek CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

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

QTY	ITEM	LINE TOTAL
		\$1,250.10
	Materials and labor to repair mainline break at 2417 E. Caparina Dr due to faulty repair when damaged by fence contractor.	\$1,250.10
	<i>Irrigation Repair</i>	\$1,250.10
Total		\$1,250.10
Applied Credits/Payments		\$0.00
Balance Due		\$1,250.10

Approved via email by James 01/06/2025



Please detach the following and return to the remittance address with your payment.



(919) 388-9878

INVOICE

Date	Invoice No.
12/31/24	TMNE 135762
Terms	Due Date
Net 45	02/14/25

Please make sure you have the correct remittance address as this has recently been updated.

REMIT TO
Yardnique 10014 Chapel Hill Road Morrisville, NC 27560

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

BALANCE DUE
\$1,250.10

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$28,901.15	\$0.00	\$0.00	\$0.00	\$0.00

Tab 9

Turnbull Creek Community Development District

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

Memorandum

Date: March 11 2025

To: Turnbull Board of Supervisors

Melissa 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 (Brien Stephens) in regard to landscaping issues and updates.
5. Communications with Brian Stephens with Yardnique on irrigation leaks occurred for repairs.
6. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
7. Auditing / Documentation of Yardnique Outdoors.
8. Proposals per request from board

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Update on Comcast/T-mobile

-

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

**TURNBULL CREEK CDD
PROPOSAL WORKSHEET**

JOB	QTY	VENDOR	QUOTE	NOTES	Assigned
Drinking fountain- indoor		n/a	n/a	Amenity center	
Lighting automation controller		n/a	n/a	Amenity center	
Lighting replacement ext		n/a	n/a	Amenity center	
8ft free standing picnic tables	10	Playmore	\$11,730		
8ft free standing picnic tables	10	Southern Rec	\$15,950		
6ft bury bench	17	Playmore	\$10,234		
6ft bury bench	17	Southern Rec	\$13,725		
4ft bury bench	2	Playmore	\$1,142		
4ft bury bench	2	Souther Rec	\$1,650		
Pedestel grill in-ground	5	Playmore	\$2,035		
Pedestel grill in-ground	5	Southern Rec	\$1,875		
32 Gal round recptacle metal	15	Playmore	\$5,820		
32 Gal round recptacle metal	15	Southern Rec	\$13,125		
Bulkhead, PT wood entry		Docks, Decks a	\$24,500		
Bulkhead, PT wood pool deck		n/a	n/a		
Fountain refurb/equipment		n/a	n/a		
Paint three mail kioks/ park pavillion		All Weather	\$12,000		
Paint three mail kioks/ park pavillion		Tito's painting	\$14,566		Jim S
Baseball backstop		American Fence/Rail	\$8,650		Jim S
Stucco repair walls around pool		All Weather	\$2,890		
Stucco repair walls around pool		Titio's	\$103,890	See bid	
Slide tower rust removal/paint		All Weather	\$16,980		
Pool bridge improvments		All Weather	\$6,980		
Walls surrounding pool		All Weather	\$4,900	repair and paint	
Freight		Playmore	\$6,300		
Site furnishing installation		Playmore	\$19,855		
Receive/unload deliveries		Playmore	\$1,500.00		
Total		Playmore	\$60,746		
Freight		Southern Rec	\$3,875		
Site furnishing installation		Southern Rec	\$9,750		
Receive/unload deliveries		Southern Rec	\$0		
Total		Southern Rec	\$59,420		

Turnbull Creek Treat Sheet

Date: 2-18-25

Weather: Partly Cloudy

Winds: 5-10 MPH

MuraBella

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

San Marino

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Algae	Yes	Hyd 191
2	None (Low Water)	Yes	None

Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None (Low Water)	Yes	None
2	None (Low Water)	Yes	None
3	None (Low Water)	Yes	None
4	None (Low Water)	Yes	None
5	None (Low Water)	Yes	None

Comments: Some had low water, Picked up some dead fish in some of the ponds.