

**MINUTES OF MEETING**

***Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.***

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors for the Turnbull Creek Community Development District held a **regular Board of Supervisors meeting on June 10, 2025, starting at 6:30 p.m. at Murabella Amenity Center at 101 Positano Avenue, St. Augustine, FL 32092.**

*\*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.*

**Attendance:**

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

**Also present were:**

Ben Pfuhl	District Manager, Rizzetta & Co., Inc.
Mary Grace Henley	District Counsel, Kilinski/Van Wyk
Mike Yuro	District Engineer, Yuro & Associates
Erick Hutchinson	Amenity Manager, RMS
Jim Schieszer	Operations Manager, RMS
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. and called the roll.

**SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS ON  
AGENDA ITEMS**

A resident requested the hours of the swim team be posted in additional locations.

**THIRD ORDER OF BUSINESS**

**STAFF REPORTS – PART A**

**A. District Engineer**

Mr. Yuro reviewed his report with the Board.

Mr. Yuro presented the annual engineer's report to the Board.

On a motion by Mr. Gernhard, seconded by Mr. DeIBene, with all in favor, the Board of Supervisors accepted the annual engineers report, for Turnbull Creek Community Development District.

**B. Landscape**

**1.) Yardnique Landscape Reports**

Mr. Stevens reviewed his report with the Board.

**2.) Consideration of Landscape Enhancement Proposal**

Mr. Stevens reviewed the proposal to remove ornamental grass and sago palms and replace them with bermuda sod.

On a motion by Mr. Sallas, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors approved the Yardnique proposal in the amount of \$6,760.00, for Turnbull Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**DISCUSSION REGARDING  
CAR ACCIDENT**

Mr. Pfuhl reviewed the accident that occurred at the entrance to the community and informed the Board that the driver's auto insurance has accepted liability for the accident and damages.

Mr. Pfuhl reviewed the proposal from All Weather to repair the gate and the proposal from Yardnique to repair the surrounding landscaping.

On a motion by Mr. DeIBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors approved the All Weather proposal in the amount of \$6,895.00, and the Yardnique proposal in the amount of \$685.00, contingent on receipt of funds from the driver's insurance provider, for Turnbull Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**DISCUSSION REGARDING FPL**

Mr. Pfuhl informed the Board that there are currently 169 streetlights that the District leases from FPL, and that in 2018 the Board approved the conversion of all the streetlights to LED, and in 2019 the Board approved the installation of 9 additional streetlights.

Mr. Pfuhl explained to the Board that when the Board approved the installation of the 9 additional streetlights the District entered into a 10-year lease agreement with FPL.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors directed the staff to submit a non-renewal notice to FPL, stating that the District would not renew the streetlight leases following the end of the current contract in 2029, for Turnbull Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**CONSIDERATION OF  
FOUNTAIN REPAIR  
PROPOSALS**

Mr. Schieszer reviewed the various proposals to repair/replace the pond fountain provided by Future Horizons.

On a motion by Mr. Gernhard, seconded by Mr. Ames, with Ms. Martin opposed, the Board of Supervisors approved the fountain repair proposal from Future Horizons in the amount of \$7,478.04, for Turnbull Creek Community Development District.

**SEVENTH ORDER OF BUSINESS**

**CONSIDERATION OF FITNESS  
REPAIR PROPOSAL**

Mr. Hutchinson reviewed the proposal with the Board.

The Board tabled this item and requested it be reviewed at the next Board Meeting.

**EIGHTH ORDER OF BUSINESS**

**CONSIDERATION OF WGV  
FIGHTING TURTLES SWIM  
TEAM LICENSE  
AGREEMENT RENEWAL**

Ms. Henley reviewed the renewal with the Board.

The Board tabled this item and requested it be reviewed at the next Board Meeting.

**NINTH ORDER OF BUSINESS**

**CONSIDERATION OF  
RESOLUTION 2025-05;  
CLASSIFYING SURPLUS  
TANGIBLE PERSONAL  
PROPERTY**

On a motion by Mr. DelBene, seconded by Ms. Martin, with all in favor, the Board of Supervisors adopted Resolution 2025-05, Classifying Surplus Tangible Personal Property, for Turnbull Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**APPROVAL OF CONSENT  
AGENDA**

- 1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held May 13, 2025**
- 2.) Ratification of the Operation and Maintenance Expenditures for April 2025**

On a motion by Mr. Gernhard, seconded by Mr. Ames, with all in favor, the Board of Supervisors approved minutes of the Board of Supervisors regular meeting held on May 13, 2025, and ratified the operation and maintenance expenditures for April 2025, in the amount of \$85,219.58, for Turnbull Creek Community Development District.

Ms. Martin requested that the credit card statements be included in the agenda moving forward.

**ELEVENTH ORDER OF BUSINESS**

**STAFF REPORTS – PART B**

**A. District Counsel**

Ms. Henley reviewed her report with the Board.

**B. Amenity and Field Operation Managers**

Mr. Schieszer reviewed his report with the Board.

Mr. Hutchinson reviewed his report with the Board, highlighting that a resident reached out and was interested in donating and installing palm trees to the District.

The Board requested more information for the next Board meeting with regard to the donation of palm trees.

Mr. Hutchinson reviewed an incident involving minors that occurred on the Pickle Ball Courts and caused damage to the surface.

Two of the minors that were involved were present and addressed the Board.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors suspended the amenity privileges of the two minors for 30 days, and informed the families that if the minors were discovered violating the suspension the entire household would be suspended for 6 months, for Turnbull Creek Community Development District.

Ms. Martin questioned why the Painted Pallet Summer Camp was not able to use the Amenity Center on Friday.

Discussion ensued regarding the Painted Pallet Summer Camp as the Board was not informed of the camp or its use of the amenity facility and there was no contract/licensing agreement between the camp and the District.

On a motion by Mr. DelBene, seconded by Mr. Ames, with Ms. Martin opposed, the Board of Supervisors directed the staff to immediately stop the Painted Pallet Summer Camp from using the facility until there was a signed contract in place and the appropriate insurance was verified, for Turnbull Creek Community Development District.

Ms. Martin raised a concern about the on-site amenity staff wearing identifying shirts and name tags and requested that when the office is empty a sign be placed in the window with a number to call and an estimated return time.

### **C. District Manager**

Mr. Pfuhl reminded the Board that the next meeting would be the Public Hearing on the 2025-2026 Budget, and it would be held at the Village Church.

## **TWELFTH ORDER OF BUSINESS**

## **AUDIENCE COMMENTS & SUPERVISOR REQUESTS**

### **SUPERVISOR REQUESTS:**

Mr. Gernhard requested information about Amenity Athletics be brought to the next meeting.

Ms. Martin raised a concern about residents parking vehicles on the grass.

## **THIRTEENTH ORDER OF BUSINESS**

## **ADJOURNMENT**

On a motion by Mr. Gernhard, seconded by Mr. Sallas, with all in favor, the Board of Supervisors adjourned the meeting at 9:06 p.m., for Turnbull Creek Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman