



Rizzetta & Company

# **Turnbull Creek Community Development District**

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## **Board of Supervisors' Meeting January 13, 2026**

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](http://www.turnbullcreekcdd.com)

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## **District Board of Supervisors**

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

## **District Manager**

Ben Pfuhl	Rizzetta & Company
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## **District Counsel**

Mary Grace Henley	Kilinski/Van Wyk
Jennifer Kilinski	Kilinski/Van Wyk

## **District Engineer**

Mike Yuro	Yuro & Associates
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**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

JANUARY 6, 2026

## FINAL AGENDA

Dear Board Supervisors:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **regular meeting on January 13, 2026, at 6:30 p.m.** at The Murabella Amenity Center 101 Positano Avenue, St. Augustine, FL 32092.

1. **CALL TO ORDER / ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS - Part A**
  - A. District Engineer
  - B. Landscape
    - 1.) Yardnique Landscape Reports .....Tab 1
4. **BUSINESS ITEMS**
  - A. Consideration of Resurfacing Proposals .....Tab 2
  - B. Consideration of Drainage Proposals .....Tab 3
  - C. Consideration of Sod Installation Proposal .....Tab 4
  - D. Consideration of Fighting Turtles Schedule .....Tab 5
  - E. Consideration of Champion Swim School Proposal .....Tab 6
  - F. Discussion Regarding Comcast
  - G. Consideration of Amenity Renewal Plan *(Under Separate Cover)*
  - H. Consideration of Roof Cleaning Proposals .....Tab 7
  - I. Consideration of Painting Proposals .....Tab 8
  - J. Consideration of Stair Replacement Proposal .....Tab 9
  - K. Consideration of Stucco Repair Proposals .....Tab 10
  - L. Consideration of Playground Replacement Proposals .....Tab 11
  - M. Consideration of Pool Filter Proposals .....Tab 12
  - N. Consideration of Security System Proposals\* – *(Under Separate Cover)*
5. **BUSINESS ADMINISTRATION**
  - A. Approval of Consent Agenda .....Tab 13
    - 1.) Consideration of Minutes of the Board of Supervisors' Special Meeting held November 18, 2025
    - 2.) Ratification of the Operation and Maintenance Expenditures for October 2025
6. **STAFF REPORTS - Part B**
  - A. District Counsel
    - 1.) Consideration of Billing Rate Adjustment .....Tab 14
  - B. Amenity and Field Operation Managers
    - 1.) Field Operations& Amenity Management Report .....Tab 15
    - 2.) Future Horizons Report .....Tab 16
  - C. District Manager

7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS
8. ADJOURNMENT

*\* 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.

Sincerely,

*Ben Pfuhl*

District Manager



## **Tab 1**

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							11/10/2025
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					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	The clubhouse, Pacetti Berm, and soccer field were mowed completely. Ponds 1-5 were mowed completely						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way and Memorial Park were mowed completely. SR16 Entrance was mowed completely. Ponds 6-9, 15 and 16 were mowed completely.						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground area was mowed completely. Ponds 1b-5b were mowed completely.						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was spot mowed due to not have grown much from last week. Ponds 10-14 were spot mowed due to not have grown much from last week.						
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 berm was mowed completely. Pacetti Berm was mowed completely.						
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 service.						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing service.						
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.						
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							
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	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)							
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	The annuals are scheduled to be fertilized the week of 11/24/25						
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	Pescara pump is still not working. The repairs are currently being made.						
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 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)							
Areas of seasonal color are:							
SR16 / San Giacomo entrance (420 plants per installion)							
Pacetti Rd / Terrancina Dr ( 85 plants per installation)							
Main entrance at Pacetti Rd ( 215 plants per installation)							
Amenity center beds and roundabout ( 612 plants per installation)							
Christmas color display of poinsetta's at amenity center entrance at the holidays							
Signature (Yardnique): Dwain Ayres	Signature (Operations Manager) :						

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							11/17/2025
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	Prune shrubs, apply weed control, and remove tree debris.						
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Prune shrubs, apply weed control, remove tree debris, and remove dead ornamental grasses.						
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Apply weed control and remove tree debris.						
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Remove tree debris.						
Friday - Outer berms off of SR16 & Pacetti Rd	Apply weed control, remove tree debris, and remove dead ornamental grasses.						
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 service.						
1.3 Edging	Comments						
All hardscape and paved trails at each mowing cycle	Edging is completed as part of each mowing service.						
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.						
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							
Top Choice grannular insecticide blanket appplication for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	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)							
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	The annuals were fertilized on 11/25/25.						
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							
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 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.	The new Pescara pump needs to be installed.						
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 installion)							
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Christmas color display of poinsetta's at amenity center entrance at the holidays							
Signature (Yardnique): Dwain Ayres	Signature (Operations Manager) :						



Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							12/8/2025
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maintain appropriate distances between pedestrian and vehicle areas.							
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Palms trimming shalll be done one time per year (June-July)							
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Amenity center beds and roundabout ( 612 plants per installation)							
Christmas color display of poinsetta's at amenity center entrance at the holidays							
Signature (Yardnique): Dwain Ayres	Signature (Operations Manager) :						

## **Tab 2**



Duval Asphalt Products, Inc.  
7544 Phillips Highway  
Jacksonville, FL 32256  
(904) 296-2020  
(904) 296-6574 fax



## PROPOSAL: Murabella Resurfacing 2026

<b>To:</b>	<b>Property:</b>
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Murabella HOA

101 W Positano

St Augustine, FL 32092

101 W Positano

St Augustine, FL 32092

<b>Proposal Date:</b>	Dec 12, 2025	<b>Quote ID:</b>	QUO-06091-B0T3C4 (Rev. 0)
<b>Effective From:</b>	12/12/2025	<b>Effective To:</b>	1/11/2026

Line No.	Product	Price	Approval (your initials)
10	Mill and Resurface Asphalt   Approx. 5379 Sq Yds @ \$19.09 / Sq Yd Mill existing asphalt at an average depth of 1.5" Clean surface and haul debris off site Apply tack coat Install Sp9.5 type asphalt at an average depth of 1.5"  *price includes 1 MOB, work to be completed in 1 day *price includes 4 lots (Parking Lot 1, Parking Lot 2, Parking Lot 3 and Mail Kiosk 1) *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$102,685.11	
20	Striping   Layout and restripe parking lots back to their current configuration  *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$2,811.55	

Drainage is not implied or guaranteed by this quote. It is understood that Duval Asphalt will receive compensation for any drainage related work. This quote is figured without adding money for rework of areas lacking sufficient pitch to allow for drainage. As a contingency, \$450 per hour with a 4 hour minimum should be factored for drainage adjustment. 2%, or greater, prevailing pitch is required for complete drainage.

Prime is \$.65 per SY with a 1,500 SY minimum per mob. Anything under 1,500 SY is \$4.75 per GI for material plus a \$500 mob. All Prime is scheduled thru Allen Shirley at (904) 219-7447.

<b>Estimated Total (assuming all line items)</b>	<b>\$105,496.66</b>
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**The terms contained in Exhibit A are hereby fully incorporated  
by reference into this proposal**

THIS CONTRACT IS CONTINGENT ONLY UPON CREDIT APPROVAL BY DUVAL ASPHALT PRODUCTS.

TERMS - NET 30 DAYS ANY PAYMENTS NOT RECEIVED BY THAT TIME SHALL BEAR INTEREST AT THE RATE OF 1 1/2 % PER MONTH, AND CUSTOMER ALSO AGREE TO PAY DUVAL ASPHALT PRODUCTS, INC. COST AND EXPENSES OF COLLECTION, FOR ANY BREACH OF THIS PROPOSAL, INCLUDING REASONABLE ATTORNEYS FEES WHETHER OR NOT A SUIT IS FILED. NO RETAINAGE IS TO BE WITHHELD FROM PAYMENTS DUE FROM THIS CONTRACT. ALL PAYMENTS DUE HEREUNDER SHALL BE MADE AT THE OFFICES OF DUVAL ASPHALT PRODUCTS, INC. OR BY MAIL.

ACCEPTANCE OF PROPOSAL - THE ABOVE OR ATTACHED PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

**RESPECTFULLY SUBMITTED,**

***Duval Asphalt Products, Inc.***

Nick Schaber

E-mail: NSchaber@duvalasphalt.com

Cell Phone: 9045341484

**ACCEPTED BY:**

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**Title** \_\_\_\_\_

**Date** \_\_\_\_\_

## Exhibit A

1. Any damage to our work will be repaired on a cost plus 20% basis.
  2. All work is guaranteed to be installed as specified. Duval Asphalt warranties the installation of pavement / sealcoating against defects in material and workmanship for (1) year from date of completion.
  3. Asphalt is a flexible pavement, unless otherwise noted, Duval Asphalt does not guarantee against ponding water or make provisions for the repair of such areas under this contract.
  4. Duval Asphalt requires a representative of your company be on-site during project operations in order to resolve any related issues.
  5. Changes to contract quantity in excess of 10 percent (10%) will result in adjustment of unit prices.
  6. Permits, bonds, testing, layout, saw cutting, maintenance of traffic, and striping, are not included unless otherwise noted in the scope of this contract.
  7. Dumpsters must be removed from pavement surface and irrigation systems must be turned off 24 hours prior to start of project. Any delay or change in schedule by owner or owner's representative after Duval Asphalt has mobilized on site, such as base not being ready or wet pavement due to irrigation being left on, will result in a re-mobilization charge of \$3,500 for paving and \$1,250 for sealcoating. Quotes based on one mobilization unless stated otherwise.
  8. Changes to a project that require additional days of work are to be priced on an individual basis. The mobilization charge above in #7 is not sufficient or applicable to add additional days of work.
  9. A two-week notice is required, prior to start of project, to schedule job. It is understood that the schedule is subject to change due to inclement weather.
  10. Duval Asphalt is not responsible for damage to underground utilities caused by the normal prosecution of our work.
  11. Installation of new asphalt surfaces will not prevent reflective cracking; no warranty is stated or implied.
  12. Adequate curing period must be allowed in order to minimize scuffing and tearing. Scuffing and tearing of the asphalt will occur in the hot summer months, no warranty is stated or implied.
  13. Duval Asphalt does not guarantee against surface defects (i.e., cracking, ponding, settling, etc.) resulting from base installed by others, or areas where inadequate base is discovered.
  14. Duval Asphalt recommends the removal and replacement of oil and other solvent deteriorated asphalt. We do not guarantee sealcoat adhesion to raised and exposed aggregate, pavements with coquina shell, concrete areas with spilled mortar or other films or coatings, extremely dirty areas or areas containing mold or mildew.
  15. Sealed areas shall be barricaded to all traffic. Duval Asphalt is not responsible for damages to sealed areas, sidewalks, or tracking of sealer due to foot traffic and or vehicle traffic crossing barricaded areas. Barricades may be opened to traffic no less than 24 hours after application.
  16. Cost of towing vehicles is the responsibility of owner or management. There will be a charge of \$250 per hour for sealcoat, and \$750 per hour and any trucking delay charges for paving and patching.
  17. The removal of unsuitable material such as much, marl, clay, organic material, sand, etc. or the replacement of clean fill, and the removal of vegetation is not included in this contract unless otherwise stated.
  18. Quote based on normal non-union rates, no payroll transcripts required, no retainage will be withheld from payments to this contract. Final payment based on in-place measurements unless otherwise stated as "total investment". Duval Asphalt is an EOE in accordance with 41CFR 60-250.4(m), 60-741.4 and 61.250.
  19. Contracts are bid at specific thickness, additional material needed to complete project due to curb being cut to deep, base not smooth and level, or unforeseen problems will be billed according to contract.
  20. Should customer cancel this contract before work begins, the parties agree that 20% of the proposed contract price will be payable to Duval Asphalt as liquidated damages (not as penalty) representing the reasonable admin. Expenses incurred on the project and lost profit.
  21. If during normal completion of scope, inadequate base is discovered, the customer can proceed and void any warranty in affected area and incur no additional cost. If corrective action is elected, cost will be determined on a case-by-case basis and will result in additional cost for labor and material.
  22. This quote assumes no testing will be performed and no DOT, or DOT style specifications will be required. DOT specifications cannot be achieved on any project outside DOT roadways built entirely with DOT approved processes and material.
  23. Price is based on Duval Asphalt retaining all milled asphalt material to use for recycled content. If prime or owner elect to retain any or all of the milled material, asphalt price is subject to change to reflect the need for virgin material substitute.
- IT IS ANTICIPATED THAT, WHEN RESURFACING PAVEMENTS CONSTRUCTED WITH AN INVERTED CROWN, SOME ROLLER MARKING WILL BE VISIBLE IN THE FINISHED SURFACE.

Agreed: \_\_\_\_\_ (please initial) Date: \_\_\_\_\_

# Job Information Sheet

(Please complete entirely with addresses and phone numbers)

\_\_\_\_ Private (not bonded)  
\_\_\_\_ Bonded Private or State (bonded by general contractor)  
\_\_\_\_ Federal Work (Miller Act)

## ATTACH NOTICE OF COMMENCEMENT

(If one has been recorded)

Project Name: Murabella Resurfacing 2026  
Address: 101 W Positano St Augustine FL 32092  
Description (if available): Lot: \_\_\_\_\_ Block: \_\_\_\_\_ OR Book: \_\_\_\_\_  
Page: \_\_\_\_\_ Township: \_\_\_\_\_ Range \_\_\_\_\_ County \_\_\_\_\_

Your Company Name: Murabella HOA  
Address: 101 W Positano  
City: St Augustine State: FL Zip: 32092  
Phone #: \_\_\_\_\_

General Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name of Company your Contract is with: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Bonding Company and/or Bond Agent: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Bank Name or Funding Source: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Contract Amount: \_\_\_\_\_ RETAINAGE: \_\_\_\_\_%





Phone: (904) 355-1776 · Fax: (904) 355-1467

P.O. Box 43669 · Jacksonville, FL 32203-3669

[www.allproasphalt.net](http://www.allproasphalt.net)

Proposal Submitted To	Work to be performed At
Name: Yuro & Associates, LLC	Turnball Creek CDD at Murabella
Address: 145 Hidden Rd	Address: W. Positano Ave
City: Ponte Vedra State: FL	City: Jacksonville State: FL
Date: 11 December 2025	Contact: Mike Yuro (904) 343-0929
Bid # H2535-C	Email: <a href="mailto:Myuro@mjyuro.com">Myuro@mjyuro.com</a>

We hereby propose to furnish the materials and perform the labor necessary to complete the following:

**Machine Milling:** Includes (1) mobilization.

- Machine mill 1" in depth and haul debris offsite.
- Sweep area clean of loose debris/ dirt.
- 5,478 SY \$4.45/ SY Subtotal: \$24,377.10

**Asphalt Overlay:** Includes (1) mobilization.

- Spray tack coat for adhesion from existing surface to new asphalt.
- Overlay 1" type SP 9.5 asphalt and compact in place with vibratory steel drum and rubber tire rollers.
- 5,478 SY \$13.85/ SY Subtotal: \$75,870.30

**Re-stripe impacted areas to existing configuration:** Includes (1) mobilization.

- Subtotal: \$2,500.00

**Total: \$102,747.40**

Paint is Pro Stripe Plus, a DOT approved traffic paint, sprayed in one coat, approx. 15 mil thickness.

Minor scuffing or tearing may occur on fresh asphalt. Repair of these items is not included.

Additional charges may apply in the event asphalt yield exceeds specified thicknesses.

All Pro Asphalt cannot guarantee positive water flow for overlay areas.

All Pro asphalt cannot guarantee against reflective cracking of asphalt placed over existing cracked, shifting, or settling surfaces.

This proposal assumes there are no buried slabs or other obstacles interfering with excavation, if such items are encountered, additional charges may apply.

All Pro Asphalt is not responsible for damage to buried lines, cables, wiring, pipes, utilities, or other obstructions not clearly marked prior to commencement of work.

Area to be cleared prior to work commencing, customer is responsible for moving of items / vehicles.

All irrigation must be turned off 24 hours prior to work commencing.

Down time due to customers responsibilities will be an additional charge.

Changes in quantities exceeding 10% may result in adjustment of unit prices.

Customer is required to have an on-site representative for duration of work.

Terms are net 30 days. A finance charge of 1.5% per month will be assessed on past due balances.

If All Pro is required to take any action to collect any sum due hereunder All Pro shall be entitled to recover its attorney's fees and costs incurred to do so, whether incurred before suit, during suit, post-judgment or on appeal.

This proposal is good for work through: December 2025.

This proposal is priced for one paving mobilization, each additional at \$3,750.00.

This proposal is priced for one milling mobilization, each additional at \$6,500.00.

Exclusions:

Performance and payment bonds.

Maintenance of traffic & M.O.T. devices (signs & barricades) or provision of traffic officers.

Asphalt, base material, or sub base material testing or coring.

Permitting.

Thermoplastic.

**All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner.**

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. ALL PRO ASPHALT is not responsible for failure of final product due to yielding or uneven base exceeding ¼". ALL PRO ASPHALT cannot guarantee movement of water in sloped areas that evidence less than 2% slope. The quantities referred to are estimated only and payment shall be based on in field measurements. Mobilization and installation is contingent upon review and acceptance of base by ALL PRO ASPHALT personnel.

Respectfully Submitted:

Garhett Harpman

Vice President

[gharpman@allproasphalt.net](mailto:gharpman@allproasphalt.net)

(904) 742-3235 - cell

Note: This proposal may be withdrawn by us if not accepted within 30 days.

#### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

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

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

## **Tab 3**



December 23, 2025

Murabella-Turnbull Creek

101 E Positano Ave  
St Augustine, FL 32092

**Drainage - E Positano Ave**

To install a catch basin and discharge line to keep the problem water off of the sidewalk across from the mail center.

To install a 9x9 catch basin along the drain to allow surface water to be pulled into the pipe.

The basin will be installed at the same grade as the pipe so there is no stoppage of water as it enters.

The area around the basin will be swelled down toward the top of the basin to create a natural fall into the catch basin.

To install a 4 inch. drainage discharge pop-up emitter to go on the end of the 4 inch. PVC drainage pipe to evacuate water from the drain lines.

To install a 4 inch. sewer and drain PVC pipe. This pipe will be the primary conduit for the problem water to be removed. This pipe will be graded at a minimum 1/8 of fall per foot basis. This amount of fall will allow the water to flow freely through the pipe in a downhill manner.

---

**\$1,078.55**

<b>Sale:</b>	<b>\$1,078.55</b>
<b>Total:</b>	<b>\$1,078.55</b>



December 23, 2025

## Terms and Conditions

### 1. Agreement

This agreement ("Agreement") is made between Yard-Nique or an affiliated company Yardnique, Landmark, NatureScapes, NativeGreen, Creative Landscapes, Unique, or Team Management ("Company") and Murabella-Turnbull Creek ("Customer") for the provision of landscaping enhancements ("Services") to be installed at 101 E Positano Ave, St Augustine, FL 32092 ("Property").

### 2. Scope of Work

The Company agrees to perform the Services as outlined in the attached proposal/estimate, which includes a detailed description of the work to be performed, materials to be used, and the price.

### 3. Payment Terms

- Payment is Net 45
- The final balance is due upon completion of the Services.
- Payment can be made via [payment methods, e.g., credit card (subject to a 3% processing fee), check, and ACH bank transfer].
- Late payments may incur a fee of 1.5% per month, following 30 days after completion of the Services.

### 4. Schedule

- The Company will commence the Services on a mutually agreed upon start date, subject to weather conditions and other unforeseen delays.
- The Company will notify the Customer of any significant delays or changes to the schedule.

### 5. Access to Property

The Customer agrees to provide the Company with reasonable access to the Property during normal working hours to perform the Services. The Customer will ensure that all necessary permissions and permits are obtained before work begins.

### 6. Change Orders

Any changes to the scope of work must be documented and approved by both the Customer and the Company in writing. Additional costs resulting from change orders will be added to the final Invoice.

### 7. Warranties and Guarantees

- Irrigation: The Company will provide a 1-year warranty for new irrigation systems. Some items including the clock and rain sensor may have an extended manufacturer warranty and are separate from this warranty. Normal system maintenance (shut down/start up) is not part of the 1-year warranty. Damage from mowers, vehicles, vandalism, and Acts of God are not covered under the 1-year warranty.
- Lighting: The Company will provide a 6-month warranty for night lighting installations. Lamps for lights are not covered under the warranty as they are subject to an hour rating for normal wear and tear of the system.
- Plantings: All plantings not covered by a maintenance and/or watering contract will have no warranty associated with them. All plants covered by a watering contract will have a warranty associated with them for the life of the watering contract. The client can purchase a warranty on the installed plant material which can be provided at the time of estimate. Plants will only be replaced one time with any of the above warranty options. The Company will ensure all plants and materials are to industry standards.
- Sod: Sod installed will have no warranty associated with it.
- Drainage: The Company will provide a 1-year warranty for drainage. Standing water in a typical yard has 24 hours to evaporate or move within a drainage swale before any warranty would be considered. Standing water in drainage swales in and around homes has 48 hours to evaporate or move to a community drainage swale before any warranty would be considered. Standing water in a community drainage swale has 72 hours to evaporate or move to sewers.



December 23, 2025

and drains before any warranty would be considered. A transit will be set on site of a warranty claim to confirm a continuous 2% slope across the drainage site before any warranty would be considered. If all of the above elements have been completed, the Company will then warranty any grading or drainage to make the necessary repairs.

#### 8. Liability and Insurance

- The Company carries liability insurance to cover any damages or injuries that may occur during the performance of the Services.
- The Customer is responsible for ensuring their property insurance covers any potential damages not caused by the Company.
- The Customer is responsible for ensuring all underground utilities are traced in advance of the work being performed.

#### 9. Termination

- Either party may terminate this Agreement with 30 days written notice.
- If the Customer terminates the Agreement without cause, the Customer agrees to pay for all Services performed and materials purchased up to the date of termination.

#### 10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the state of Florida.

#### 11. Dispute Resolution

Any disputes arising out of or relating to this Agreement shall be resolved through mediation or arbitration in Raleigh, North Carolina.

#### 12. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral.

#### 13. Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions will continue to be valid and enforceable.

#### 14. Acceptance

By signing below, the Customer acknowledges that they have read, understood, and agree to the terms and conditions outlined in this Agreement.

#### 15. Qualifications

This proposal will expire 90 days from the proposal date. The Company reserves the right to adjust pricing after 90 days of submittal to the Customer. All product pricing and availability is subject to change. The Company is not responsible for maintaining plantings after installation is completed unless contracted by the Company in writing. Proposal for maintenance can be provided upon request.

By \_\_\_\_\_  
Dwain Ayres

By \_\_\_\_\_  
Riverside Management





OPPORTUNITY #141903

Drainage - E Positano Ave

December 23, 2025

Date \_\_\_\_\_

Date \_\_\_\_\_



Drainage - San Giacomo Rd

December 23, 2025

Murabella-Turnbull Creek

101 E Positano Ave  
St Augustine, FL 32092

**Drainage - San Giacomo Rd**

To install 7 catch basins and discharge lines to keep the problem water off of the mailbox center and sidewalk.

To install a 9x9 catch basin along the drain to allow surface water to be pulled into the pipe.

The basin will be installed at the same grade as the pipe so there is no stoppage of water as it enters.

The area around the basin will be swelled down toward the top of the basin to create a natural fall into the catch basin.

To install a 4 inch. drainage discharge pop-up emitter to go on the end of the 4 inch. PVC drainage pipe to evacuate water from the drain lines.

To install a 4 inch. sewer and drain PVC pipe. This pipe will be the primary conduit for the problem water to be removed. This pipe will be graded at a minimum 1/8 of fall per foot basis. This amount of fall will allow the water to flow freely through the pipe in a downhill manner.

---

**\$9,922.20**

**Sale:** \$9,922.20

**Total:** **\$9,922.20**

## Terms and Conditions

### 1. Agreement

This agreement ("Agreement") is made between Yard-Nique or an affiliated company Yardnique, Landmark, NatureScapes, NativeGreen, Creative Landscapes, Unique, or Team Management ("Company") and Murabella-Turnbull Creek ("Customer") for the provision of landscaping enhancements ("Services") to be installed at 101 E Positano Ave, St Augustine, FL 32092 ("Property").

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- Payment is Net 45
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- Late payments may incur a fee of 1.5% per month, following 30 days after completion of the Services.

### 4. Schedule

- The Company will commence the Services on a mutually agreed upon start date, subject to weather conditions and other unforeseen delays.
- The Company will notify the Customer of any significant delays or changes to the schedule.

### 5. Access to Property

The Customer agrees to provide the Company with reasonable access to the Property during normal working hours to perform the Services. The Customer will ensure that all necessary permissions and permits are obtained before work begins.

### 6. Change Orders

Any changes to the scope of work must be documented and approved by both the Customer and the Company in writing. Additional costs resulting from change orders will be added to the final Invoice.

### 7. Warranties and Guarantees

- Irrigation: The Company will provide a 1-year warranty for new irrigation systems. Some items including the clock and rain sensor may have an extended manufacturer warranty and are separate from this warranty. Normal system maintenance (shut down/start up) is not part of the 1-year warranty. Damage from mowers, vehicles, vandalism, and Acts of God are not covered under the 1-year warranty.
- Lighting: The Company will provide a 6-month warranty for night lighting installations. Lamps for lights are not covered under the warranty as they are subject to an hour rating for normal wear and tear of the system.
- Plantings: All plantings not covered by a maintenance and/or watering contract will have no warranty associated with them. All plants covered by a watering contract will have a warranty associated with them for the life of the watering contract. The client can purchase a warranty on the installed plant material which can be provided at the time of estimate. Plants will only be replaced one time with any of the above warranty options. The Company will ensure all plants and materials are to industry standards.
- Sod: Sod installed will have no warranty associated with it.
- Drainage: The Company will provide a 1-year warranty for drainage. Standing water in a typical yard has 24 hours to evaporate or move within a drainage swale before any warranty would be considered. Standing water in drainage swales in and around homes has 48 hours to evaporate or move to a community drainage swale before any warranty would be considered. Standing water in a community drainage swale has 72 hours to evaporate or move to sewers.



December 23, 2025

and drains before any warranty would be considered. A transit will be set on site of a warranty claim to confirm a continuous 2% slope across the drainage site before any warranty would be considered. If all of the above elements have been completed, the Company will then warranty any grading or drainage to make the necessary repairs.

**8. Liability and Insurance**

- The Company carries liability insurance to cover any damages or injuries that may occur during the performance of the Services.
- The Customer is responsible for ensuring their property insurance covers any potential damages not caused by the Company.
- The Customer is responsible for ensuring all underground utilities are traced in advance of the work being performed.

**9. Termination**

- Either party may terminate this Agreement with 30 days written notice.
- If the Customer terminates the Agreement without cause, the Customer agrees to pay for all Services performed and materials purchased up to the date of termination.

**10. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the state of Florida.

**11. Dispute Resolution**

Any disputes arising out of or relating to this Agreement shall be resolved through mediation or arbitration in Raleigh, North Carolina.

**12. Entire Agreement**

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral.

**13. Severability**

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions will continue to be valid and enforceable.

**14. Acceptance**

By signing below, the Customer acknowledges that they have read, understood, and agree to the terms and conditions outlined in this Agreement.

**15. Qualifications**

This proposal will expire 90 days from the proposal date. The Company reserves the right to adjust pricing after 90 days of submittal to the Customer. All product pricing and availability is subject to change. The Company is not responsible for maintaining plantings after installation is completed unless contracted by the Company in writing. Proposal for maintenance can be provided upon request.

By \_\_\_\_\_  
Dwain Ayres

By \_\_\_\_\_  
Riverside Management



OPPORTUNITY #141895

Drainage - San Giacomo Rd

December 23, 2025

Date \_\_\_\_\_

Date \_\_\_\_\_

## **Tab 4**



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

To cut out the designated turf areas around the mailboxes on San Giacomo Rd.

To install new sod in the same areas.

To remove all resulting debris off site.

To make irrigation adjustments to ensure proper coverage for the new sod.

---

**Scope of Work / Labor & Materials**

---

**EN - General**

Items	Qty	Per Price	Extended Price
Enhancement Labor	150.00	\$55.00	\$8,250.00
Pick Up Materials	12.00	\$165.00	\$1,980.00
St. Augustine Sod	33.00	\$511.25	\$16,871.25
Disposal	1.00	\$6,187.50	\$6,187.50
Irrigation Tech Labor	8.00	\$105.00	\$840.00
<b>EN - General</b>		<b>Service Total:</b>	<b>\$34,128.75</b>
<b>Total (Material, Tax and Labor)</b>			<b>\$34,128.75</b>





## Terms and Conditions

### 1. Agreement

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### 2. Scope of Work

The Company agrees to perform the Services as outlined in the attached proposal/estimate, which includes a detailed description of the work to be performed, materials to be used, and the price.

### 3. Payment Terms

- Payment is expected to follow this schedule:  
Net 45  
See the Payment Schedule above (for Fixed Price on Payment Schedule)
- The final balance is due upon completion of the Services.
- Payment can be made via [payment methods, e.g., credit card (subject to a 3% processing fee), check, and ACH bank transfer].
- Late payments may incur a fee of 1.5% per month, following 30 days after completion of the Services.

### 4. Schedule

- The Company will commence the Services on a mutually agreed upon start date, subject to weather conditions and other unforeseen delays.
- The Company will notify the Customer of any significant delays or changes to the schedule.

### 5. Access to Property

The Customer agrees to provide the Company with reasonable access to the Property during normal working hours to perform the Services. The Customer will ensure that all necessary permissions and permits are obtained before work begins.

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- **Sod:** Sod installed will have no warranty associated with it.
- **Drainage:** The Company will provide a 1-year warranty for drainage. Standing water in a typical yard has 24 hours to evaporate or move within a drainage swale before any warranty would be considered. Standing water in drainage swales in and around homes has 48 hours to evaporate or move to a community drainage swale before any warranty would be considered. Standing water in a community drainage swale has 72 hours to evaporate or move to sewers and drains before any warranty would be considered. A transit will be set on site of a warranty claim to confirm a continuous 2% slope across the drainage site before any warranty would be considered. If all of the above elements have been completed, the Company will then warranty any grading or drainage to make the necessary repairs.

## **8. Liability and Insurance**

- The Company carries liability insurance to cover any damages or injuries that may occur during the performance of the Services.
- The Customer is responsible for ensuring their property insurance covers any potential damages not caused by the Company.
- The Customer is responsible for ensuring all underground utilities are traced in advance of the work being performed.

## **9. Termination**

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**13. Severability**

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**14. Acceptance**

By signing below, the Customer acknowledges that they have read, understood, and agree to the terms and conditions outlined in this Agreement.

**15. Qualifications**

This proposal will expire 90 days from the proposal date. The Company reserves the right to adjust pricing after 90 days of submittal to the Customer. All product pricing and availability is subject to change. The Company is not responsible for maintaining plantings after installation is completed unless contracted by the Company in writing. Proposal for maintenance can be provided upon request.

**Client / Owner**

By \_\_\_\_\_ Operations Manager  
Signature / Title  
James Schieszer  
Printed Name / Date

By \_\_\_\_\_ Account Manager  
Signature / Title  
By Dwain Ayres 12/23/2025  
Printed Name / Date

## **Tab 5**



December 1, 2025

To Murabella Board,

Thank you for supporting the WGV Fighting Turtles swim team in previous years. As we start to prepare for our 2026 season we wanted to reach out to request:

1. Practices:
  - a. April 13th -> May 23rd (preseason)
    - i. Monday, Tuesday, Thursday
    - ii. 4:00pm - 7:00pm
  - b. May 25th -> July 19th (season)
    - i. Tuesday -> Friday
    - ii. 7:00am - 10:00am

Other dates we will return for finally approval on are:

2. Meet & Greet at Murabella Community Center
  - a. Date: March TBD
  - b. Time: 6:00pm - 8:00pm
3. Swim Evaluations:
  - a. Date: March & April TBD
  - b. Time: TBD
  - c. Ask: 4 sessions for 2 hours each
4. Meets:
  - a. Mock Meet - Fighting Turtles Team ONLY (This teaching the kids about a meet)
    - i. Date: May TBD
    - ii. Time: 5:00am - 11:00pm
  - b. Swim Meet 1
    - i. Date: May TBD
    - ii. Time: 5:00am - 12:00pm
  - c. Swim Meet 2
    - i. Date: June TBD
    - ii. Time: 5:00am - 12:00pm
  - d. Swim Meet 3
    - i. Date: June TBD
    - ii. Time: 5:00am - 12:00pm
  - e. Swim Meet 4
    - i. Date: June TBD
    - ii. Time: 5:00am - 12:00pm

Similar to previously seasons the swim team will be made up of:

5. Team Capacity of 150
6. Age Range: 5yrs to 18yrs
7. Requirement: Swimmer must be able to complete one lap unassisted without touching the bottom or side of the pool. Must be able to put their face in water.

We will pay 10% of the members' registration fees.

Please let us know if you have any questions or concerns.

Thank you,

Kim Little - President

860-916-9940

[FightingTurtlesTeam@gmail.com](mailto:FightingTurtlesTeam@gmail.com)

## **Tab 6**

# CHAMPION SWIM SCHOOL™

We Champion your Child!™





# Who We Are



Founded in 2019, Champion Swim School™ embodies an innovative approach to the lifelong skill of water safety. We teach ages 6 months -12 years and offer swim lessons in community amenity centers ensuring easy access for your residents.

Champion Swim School was voted "Best Swim Lessons" in Jacksonville, FL, in 2022, 2023 and 2024, by Distinguished Teaching Inc., has over 100 five star reviews and even more raving parents.





# Why Pool Managers Call Us the Easy Button

## Raving Families

- ★ Responsive customer service and easy online account management.
- ★ Flexible enrollment and convenient schedules.
- ★ Mature instructors, experienced and full of compassion.
- ★ Comprehensive programming offers 3 levels: parent tot, learn-to-swim, swim team prep.

## Happy Pool Staff

- ★ Simple set up for equipment, supplies and signage.
- ★ Staff trained on resident relations & respecting the community atmosphere.
- ★ We eagerly work with Amenity leadership to serve their unique community needs.

## Amazing Swimmers

- ★ Innovative method produces fast results, serving children ages 6 months - 12 years. Adult lessons also available in a private class setting.
- ★ Proprietary Champion Float™ accelerates the learning process.
- ★ Gentle & repetitious classes benefit even the most anxious students.

# Here to Serve

Our leadership team, customer service representatives and highly trained instructors allow Champion to serve our partnered communities and swim families at the highest level.



# Partnership Details

## Set Up

- ★ Our owner meets with leadership to determine pool space.
- ★ Work within the pool schedule to determine the best days/times for lessons.
- ★ Create a contract based on the details determined by Aquatic leadership

## Payment

- ★ Champion pays 10% of the program's gross revenue to the organization for rent.
- ★ Detailed reports and student count sent to pool management each session.
- ★ Payment sent out via check after each session.

## Marketing

- ★ Champion provides marketing collateral to send out to families.
- ★ Attend community events where families can learn more about our program.
- ★ Educate and communicate with swim families through our digital platforms.

# Proposed Schedule

April 1st - September 30th	Sunday 1pm - 5pm
June 1st - July 30th	Monday & Wednesday 9am - 1pm  Or  Tuesday & Thursday 9am - 1pm  Or  Monday through Thursday 9am - 1pm *depending on the size of your community.

# Next Steps...

Set up in person meeting between Aquatics Management & Pam Villa to discuss partnership details and pool space.





# Thank You for your Consideration!





## **Tab 7**

317 N Bellagio Dr  
Saint Augustine, FL 32092-3478

info@sublimeroofs.com  
+1 (904) 343-8077  
www.sublimeroofs.com

**SUBLIME**  
**ROOFING**  
**CCC1335265**

**Bill to**

Jim Schieszer  
101 West Positano Ave  
Saint Augustine, Florida  
32092

### Estimate details

Estimate no.: 1700  
Estimate date: 12/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Roof Repair</b>	Clean off/pressure wash all tile roofs in Murabella and Pescara.	1	\$12,000.00	\$12,000.00
			Price includes: Amenity center main roof. Amenity center pool roof. Amenity center gazebo roof. Soccer field roof. All tree entrances roofs. All three mail box roofs. San Marino park roof.			
Total						<b>\$12,000.00</b>

Accepted date

Accepted by

My Clean Roof

# ESTIMATE

Date 12/23/25

Murabella

Date completed	Job	Payment Terms	Due Date
N/A	Roof Cleaning		N/A

	<div>1) Soft-wash the following roofs</div> <div>A) Amenity center</div> <div>B) Pool gazebo</div> <div>C) 3 monuments</div> <div>D) San Marino</div> <div>E) 3 mailbox</div> <div>F) Gazebo in the middle of the field</div> <div>All surfaces will be rinsed down after roof cleanings</div>		\$7600.00

		Total	\$7600.00

Make all checks payable to My Clean Roof  
***Thank you for your business!***

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342    James@mycleanroof.us

## Tab 8



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** - Re:Amenity Center Painting/ Exterior Stair

**03 18 25**

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 – Amenity Center Pressure Wash and Paint all previously painted surfaces with Loxon Conditioner , Latitude Top Coat on stucco for full 10- Year Material Warranty. 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. Degloss and paint all black with Marine Grade Industrial Enamel Black. This shall also include all knee walls as discussed.

**- \$46,980.00**

Provide all labor and materials to scrape loose paint at bridge to water slide floor – skim and spot 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 peeling. **■**

**\$6,980.00**



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

Provide all labor and materials to prime and paint 3 Mail Kiosks in Loxon Guide Coat and Latitude Paint colors to be same as existing - \$7,500.00

Please be aware that we were given a Scope of Work from another Proposal that did not include the pool slide structure or the covered area near the slide structure both will look out of place if everything else is painted to add those 2 items cost would be \$7,900.00

We do not recommend painting/ staining the Roman Style Structure or any of the Precast at the Amenity Center and 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. We will paint all shutters in place and we are not painting any surfaces which do not currently have a field applied coat of paint. The decorative Gates at front are not previously coated in field applied paint and are not included.



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 10 Year Manufacturer's material warranty for Stucco surfaces in Latitude 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 - \$61,460.00**

Add the Scope that was not included in other Bidder's Scope -  
**\$7,900.00**

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**



[www.stonebridgebuilt.com](http://www.stonebridgebuilt.com)

6956 Phillips Parkway Dr N., Jacksonville, FL 32256  
Office: 904-262-6636 Fax: 904-262-2247

Lic #: CBC1252682 / Lic #: CCC1328917

## **PROJECT PROPOSAL**

**Job#: J25-6269MF-2**

**Date: 4/22/2025**

**Owner:** Murabella HOA  
**Contact:** Riverside Management Services  
Jim Schieszer  
**Phone:** 904-759-9833  
**Job Location:** Amenity and Common Areas  
101 Positano Ave. 32092

### **SCOPE OF WORK:**

Exterior Painting

Provide paint refurbishment to Amenity areas, pool areas and mail kiosks per Sherwin Williams specifications report:

- ❖ Pressure wash each structure

#### **Stucco Finishes:**

- ❖ Apply 1 coat of conditioner
- ❖ Apply 1 coat of Loxon
- ❖ Apply 1 coats of Latitude exterior acrylic

#### **Metal Finishes** (Pool Stairs)

- ❖ Wire brush all surface rust
- ❖ Apply OSPHO rust primer
- ❖ Apply Pro-cryl industrial acrylic

#### **Pool Bridge:**

- ❖ Scrape clean loose texture
- ❖ Apply new cool deck texture at removed locations only
- ❖ Prep and paint bridge cool deck with new H&C concrete stain

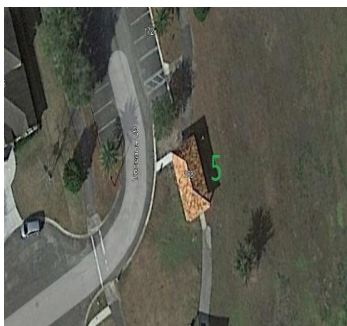
### **Clarifications and Exclusions:**

- 1) Faux Concrete columns, capitals and Beams are not included at this time, further investigation will be required prior to providing cost
- 2) Any stair repairs such as hardware replacement or welding repairs discovered once prep work begins will be presented and addressed as an extra
- 3) Pricing is based on total project – should individual items be selected on their own then additional cost may apply
- 4) Any and all work not included in scope will be presented and addressed as an extra

**SBCS** proposes to furnish Labor and Materials for the above scope of work.

1	Amenity Building	\$28,040.00
2	Amenity Knee walls	\$ 5,220.00
3	Pool Slide Stairs	\$ 8,680.00
4	Mail Kiosk 1	\$ 3,350.00
5	Mail Kiosk 2	\$ 2,780.00
6	Mail Kiosk 3	\$ 3,350.00
7	Pool Bridge Cool Deck	<u>\$ 1,850.00</u>
8	Pool Slide Building:	\$ 9 260.00
9	Gazebo Structure	\$ 1,950.00

***Total Project Investment:*** ***\$64,480.00***



## **TERMS and CONDITIONS**

All Credit Cards Payments will incur a 3% service charge for Visa, Master Card and Discover. America Express will incur a 4% service charge.

Payments are due upon invoice. Past due amounts shall bear interest at a rate of 18% per annum. Billings are submitted at completion of each job or by other payment schedule as may be outlined in this proposal.

Additional or changed work will be handled on a time and material basis unless a lump sum price has been agreed to in writing between the parties prior to starting the requested additional or changed work. Journeymen will be billed at \$55.00 dollars per hour and apprentices will be billed at \$35.00 dollars per hour.

By executing this contract, you hereby give Stonebridge Construction Services, LLC power of attorney to execute the Notice of Commencement, as required by the governing county, on your behalf for the above listed project. This power of attorney is limited in its authority and is only to be used for the execution of the NOC.

A 5 year Labor / Material WARRANTY or as listed in above scope is provided for all labor and material services. Products and materials used will be warranted per each manufacture's specifications.

All work performed Stonebridge Construction Services, LLC or their Subcontractor will be done in a professional manner, consistent with industry standards and will be done in accordance with all city, state and national codes as applicable.

Should this proposal result in a different contract form from the customer, that contract form shall include this proposal as part. In the event of a conflict between the proposal and the resulting contract form, this proposal shall govern. No contract terms more constituting than the ones found in the AIA-(1987) shall be included in any resulting contract form.

The proposal price is based upon a particular sequencing of the work determined by Stonebridge Construction Services, LLC in accordance with any previously furnished schedule. Changes in sequencing may or may not result in increased costs.

Insurance will be provided by Stonebridge Construction Services, LLC upon request. No special endorsements will be provided unless specified in proposal

If either party is involved in legal proceedings {litigation or arbitration) to enforce any provision of this proposal or to protect its interests in any manner arising under this proposal, the party prevailing in such proceedings shall be entitled to recovery of reasonable costs and expenses including attorney fees, incurred in such proceedings

Each party executing this proposal or attached contract document(s) warrants and represents that it has full power and authority to bind itself to all requirements of the same.

**This Proposal is good for 30 days from date:        4/22/2025**

I hereby agree and accept the above TERMS AND CONDITIONS and submit this acceptance with full payment or signed payment plan on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Job #:**                    **J25-6269MF-2**  
**Job Location:**       **Amenity Center and Common Areas**  
**Project Cost:**        **\$64,480.00**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name and Title*

## **Tab 9**



Roger S. DiIorio, President

3105 Bridgestone Drive • Jacksonville, FL 32216  
Jacksonville: 904-419-4880 • St. Augustine: 904-797-1449 • Fax: 904-730-3789  
Email: diiorioproperty@aol.com • www.diiorioproperty.com

Certified Building Contractor: Lic# CBC1255455 • St. Johns County: Lic# ST-5812

**Proposal #3562**  
**December 2, 2025**

**C/O Jim Schieszer**  
**Riverside Management Services, Inc.**  
**Jacksonville FL 32257**

**I have been in business in the State of Florida for the past 42 years, providing high-quality workmanship at affordable prices. Our team utilizes the latest techniques and products and takes great pride in maintaining full compliance with OSHA safety standards and all environmental guidelines. We are certified under current federal lead-safe regulations and are a Florida State–Certified Building Contractor.**

**The scope of work includes removing and disposing of the existing staircase, followed by the fabrication and installation of a new heavy-gauge aluminum staircase. The new staircase will be constructed to match the existing structure attached to the pool slide in appearance, dimensions, and finish.**

- 1. The existing slide staircase will be dismantled in sections and removed from the premises.**
- 2. A new staircase will be fabricated using heavy-gauge aluminum.**
- 3. Each fabricated section will be powder-coated and delivered to the job site for assembly in place.**
- 4. The treads from the existing staircase will be removed during dismantling and reinstalled onto the new staircase.**
- 5. Brackets will be used to fasten the staircase sections together to minimize any damage to the powder coating.**

#### **Specifications of materials used**

- Fabrication of three (3) aluminum stairs**
- Fabrication of two (2) landings**
- Fabrication of aluminum handrails**

- **(4) Angles – 3" × 2" × 1/4"**
- **(6) Square Tubes – 4" × 4" × 1/4"**
- **(5) Rectangular Tubes – 4" × 12"**
- **(20) Square Tubes – 1½" × 1½" × 3/16"**
- **(80) Round Tubes – 3/4"**

#### **Payment schedule**

- **60% of the project cost due upon commencement of fabrication.**
- **30% due upon completion and installation.**
- **10% due upon owner acceptance**
- **Payments shall be made within 14 calendar days of invoice submission.**

#### **Warranty**

- **Powder Coating:** A two-year warranty is provided on paint failure due to the application of the powder coating.
- **Installation & Structural Fabrication:** A three-year warranty is provided on installation and structural failure related to the fabrication of the staircase.
- **Coverage:** This warranty covers workmanship only and does not include product failure or damage caused by the owner, misuse, or external factors beyond our control.

**We are a local company with a long history of serving this area, which allows us to respond quickly to any issues that may arise. Our proximity ensures timely communication, efficient scheduling, and prompt attention to service needs throughout the duration of the project and beyond.**

**Total Cost of staircase: \$81,780.00**

**Agreed to:**

\_\_\_\_\_  
**Customer Signature Date**

\_\_\_\_\_  
**Dilorio Property Services**





Roger S. DiIorio, President

3105 Bridgestone Drive • Jacksonville, FL 32216  
Jacksonville: 904-419-4880 • St. Augustine: 904-797-1449 • Fax: 904-730-3789  
Email: diiorioproperty@aol.com • www.diiorioproperty.com

Certified Building Contractor: Lic# CBC1255455 • St. Johns County: Lic# ST-5812

**Proposal #3556**  
**November 12, 2025**

**C/O Jim Schieszer**  
**Riverside Management services Inc**  
**Jacksonville Florida 32257**

**RE: Pressure wash with a rotating tip, mechanically remove rust, spot prime with OSFO and repaint railings and staircase to the slide.**

**I have been in business in the State of Florida for the past 42 years, providing high-quality workmanship at affordable prices. Our team uses the latest techniques and products, and we take great pride in maintaining full compliance with OSHA safety standards and all environmental guidelines. We are certified under the new federal regulations for lead-safe practices and are a Florida State–Certified Building Contractor.**

**Scope of Work:**

- **Surface Preparation**

All metal components will be pressure washed using a rotating tip and no less than a 3,000 PSI hydro blaster. Debris will be swept up and properly removed from the site.

- **Stair Treads**

Existing gray stair treads will be removed to allow inspection of the underside of the stairs. If any bolts need to be cut for removal, they will be replaced with new stainless-steel screws.

- **Pavers and Front Rail**

Pavers will be carefully removed and reinstalled upon project completion. The front rail crossing the slide at the top will be removed and replaced with heavy-gauge aluminum.

- **Surface Abrasion and Rust Removal**

All metal surfaces will be sanded with 180-grit sandpaper to remove loose rust and flaking paint and to create an adequate profile for coating adhesion. Loose slag will be removed using a combination of a needle gun, mechanical hand tools, and a chipping hammer.

- **Surface Cleaning and Treatment**

Surfaces will be wiped clean with mineral spirits on a rag. Rusted areas will be wire brushed, then



treated with **Sherwin-Williams OSPHO** to prevent future rust formation. This treatment will dry overnight.

- **Spot Priming**

Once the surface is prepared, all rusted areas will be spot-primed with **Sherwin-Williams Macropoxy 646 Fast Cure Epoxy**.

- **Full Prime Coat**

After spot priming, one full coat of **Sherwin-Williams Macropoxy 646 Fast Cure Epoxy** will be applied to all metal surfaces.

- **Finish Coats**

Two full coats of **Sherwin-Williams Sher-Loxane 800 Poly Siloxane** will be applied to achieve a uniform and durable finish.

- **Reinstallation**

After proper drying time, stair treads will be reinstalled.

**Epoxy must cure for five days after completion.**

**All work will be performed with minimal inconvenience to property owners. Materials will be applied free from runs, sags, wrinkles, streaks, or shiners and will exhibit a uniform finish throughout. If reduction of a coating's viscosity is required, it shall be done strictly in accordance with the manufacturer's label directions. All coatings will be applied uniformly and in full compliance with the manufacturer's specifications and guidelines. Work will be performed in a neat, orderly, and professional manner, with proper care taken to protect all property surfaces not designated for painting. Work areas will be cleaned daily. All necessary scaffolding, labor, and equipment required to complete the job are included. Access to water for pressure washing and cleanup will be provided by the owner.**

**Payment schedule: Upon starting of the pressure washing 60% of the cost will be paid. 30% will be paid upon substantial completion. 10% will be held till a walkthrough with owners of the building is done. Payments shall take no longer than 14 calendar days of being submitted.**

**Total Cost of Staircase, rails and repairs:**

**\$16,797.00**

**Agreed to:**

\_\_\_\_\_  
Customer Signature Date

\_\_\_\_\_  
DiIorio Property Services

## **Tab 10**

Hello Jim,

Please see the quote for the repair job at 101 W Positano Ave. We require 50% upfront and 50% upon completion, check or electronic payments are accepted. The quote below is for labor and material. The price below doesn't include painting. Completion time: (3-4 days). We can start on Friday, if you approve our proposal.

Stucco repair including:

- Ground protection.
- Apply (stucco) brown coat to repair areas.
- Patch 3 wall areas.
- Apply adhesive basecoat to 17 wall areas.
- Apply synthetic finish to basecoat, matching existing texture.

Quote (labor & material): **\$8,825.00**

## **Tab 11**



# Proposal

#EST2735

**Bill To**

**Ship To**

Turnbull Creek  
101 E. Positano Ave.  
St. Augustine FL 32092

**Proposal Date**

12/31/2025

**Project Manager**

Emily F Kois

**Title:** Playgrounds

**Memo:**

Project Name		Project ID	Terms
Riverside Management Services, Inc : Turnbull Creek - Playground Replacements		24287	50% Deposit Net 30
Quantity	Description	Unit Price	Total Extended
1	<b>Playworld Challengers</b> Custom Structure, PM24287A (Area 1)	\$37,726.00	\$37,726.00
1	<b>Playworld Challengers</b> Custom Structure, PM24287A (Area 2)	\$17,493.00	\$17,493.00
1	<b>Playworld Challengers</b> Custom Structure, PM24287A (Area 3)	\$26,147.00	\$26,147.00
	<b>Subtotal</b> Subtotal		\$81,366.00
1	<b>Freight</b> Playworld	\$4,348.75	\$4,348.75
1	<b>Receive and Unload Deliveries</b>	\$1,500.00	\$1,500.00
1	<b>Play Equipment Installation</b>	\$28,478.10	\$28,478.10
1	<b>Removal of Existing Equipment</b> Remove and Dispose Off-Site	\$18,937.50	\$18,937.50
1	<b>Engineered Drawings</b>	\$1,875.00	\$1,875.00
1	<b>Building Permit</b> Processing and Fees	\$5,671.00	\$5,671.00
THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS		<b>Subtotal</b>	\$142,176.35
		<b>Tax</b>	\$0.00
		<b>Total</b>	\$142,176.35

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.



# Proposal

#EST2736

**Bill To**

**Ship To**

Turnbull Creek  
101 E. Positano Ave.  
St. Augustine FL 32092

**Proposal Date**

12/31/2025

**Project Manager**

Emily F Kois

**Title:** Surfacing

**Memo:**

Project Name		Project ID	Terms
Riverside Management Services, Inc : Turnbull Creek - Playground Replacements		24287	50% Deposit Net 30
Quantity	Description	Unit Price	Total Extended
80	<b>Engineered Wood Fiber</b> Area 1, Priced per CY (6" Top-off)	\$35.00	\$2,800.00
34	<b>Engineered Wood Fiber</b> Area 2, Priced per CY (6" Top-off)	\$35.00	\$1,190.00
28	<b>Engineered Wood Fiber</b> Area 3, Priced per CY (6" Top-off)	\$35.00	\$980.00
1	<b>Freight</b> EWF	\$2,000.00	\$2,000.00
142	<b>EWF Installation</b> Per CY	\$21.00	\$2,982.00
THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS		<b>Subtotal</b>	\$9,952.00
		<b>Tax</b>	\$0.00
		<b>Total</b>	\$9,952.00

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	JANUARY 6, 2026
Expiration Date	FEBRUARY 7, 2026

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

PROJECT NAME:  
Murabella  
Amenity Center

PROPOSE Rizzetta and Company  
D TO Turnbull Creek CDD  
3434 Colwell Ave  
Tampa, FL 33614  
(904) 759-9833  
[jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com)

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Play Equipment		2,500.00
1ea.	PS3-73386	SRP On Sale Adventure Series Playstructure (2-12 Year Olds)	MSRP 57,495.00	28,795.00
50ea.		Yards of Playground Mulch Blown In After Construction		3,250.00
1ea.		Swing Refurbishment Package to Include New Chain and Hardware and 2ea. Infant Seats		250.00
		*Installation includes relocating existing swing to reuse.		

Subtotal	34,795.00
Tax Rate	.075
Tax	Exempt
Freight	1,595.00
Installation	11,500.00
Total Due	47,890.00

Terms and Conditions and Required Signature on next page.

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**Installation may include the following:** Permitting if required for the State of Florida - State Certified Contractor CBC1252594

Site Preparation to include equipment removal, excavation, grading and drainage

Concrete work to include Curbing for containment and Sidewalks for accessibility

Installation of your Playground by \*NPSI and Factory Certified Installers

Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber

Surfacing, Loose Fill Rubber or Synthetic Turf

Complete site clean up and playground inspection upon completion

\*National Playground Safety Institute Certified Playground Safety Inspectors

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**Note:** All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

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Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254





<b>Proposed Date</b>	JANUARY 6, 2026
<b>Expiration Date</b>	FEBRUARY 6, 2026

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

**PROJECT NAME:**  
**Murabella**  
**172 Toscana Lane**

**PROPOSE** Rizzetta and Company  
**D TO** Turnbull Creek CDD  
3434 Colwell Ave  
Tampa, FL 33614  
(904) 759-9833  
[jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com)

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Play Equipment		1,500.00
1ea.	AFR0247	SRP Hurricane Climber		17,595.00
1ea.	TFR0510	SRP Alligator Spring Rider		2,575.00
1ea.	TFS0048	SRP Turtle Spring Rider		3,395.00
1ea.		Swing Refurbishment Package to Include New Chain and Hardware, 2ea Belt Seats and 1ea. Infant Seat.		375.00
60ea.		Yards of Playground Mulch Blown In After Construction		3,900.00

<b>Subtotal</b>	<b>29,340.00</b>
<b>Tax Rate</b>	<b>.075</b>
<b>Tax</b>	<b>Exempt</b>
<b>Freight</b>	<b>2,195.00</b>
<b>Installation</b>	<b>9,500.00</b>
<b>Total Due</b>	<b>41,035.00</b>

*Terms and Conditions and Required Signature on next page.*

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Installation of your Playground by \*NPSI and Factory Certified Installers

Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber

Surfacing, Loose Fill Rubber or Synthetic Turf

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\*National Playground Safety Institute Certified Playground Safety Inspectors

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Authorized signature Terry Rogers Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254





Proposed Date	JANUARY 6, 2026
Expiration Date	FEBRUARY 6, 2026

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

PROJECT NAME:  
Murabella  
124 East Francetta Lane

PROPOSE Rizzetta and Company  
D TO Turnbull Creek CDD  
3434 Colwell Ave  
Tampa, FL 33614  
(904) 759-9833  
[jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com)

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Play Equipment		1,500.00
1ea.	TFR0623	SRP 5" Single Post 4 Seat Swing to Include 2ea. "See Me Swing" Seats and 2ea. Belt Seats		9,395.00
40ea.		Yards of Playground Mulch Blown In After Construction		2,600.00

Subtotal	13,495.00
Tax Rate	.075
Tax	Exempt
Freight	895.00
Installation	1,750.00
Total Due	16,140.00

*Terms and Conditions and Required Signature on next page.*

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**Installation may include the following:** Permitting if required for the State of Florida - State Certified Contractor CBC1252594  
Site Preparation to include equipment removal, excavation, grading and drainage  
Concrete work to include Curbing for containment and Sidewalks for accessibility  
Installation of your Playground by \*NPSI and Factory Certified Installers  
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber  
Surfacing, Loose Fill Rubber or Synthetic Turf  
Complete site clean up and playground inspection upon completion  
\*National Playground Safety Institute Certified Playground Safety Inspectors

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Authorized signature *Terry Rogers* Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.

Southern Recreation, Inc.



4060 Edison Avenue, Jacksonville, Florida 32254





Proposed Date	JANUARY 6, 2026
Expiration Date	FEBRUARY 7, 2026

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
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PROJECT NAME:  
Murabella  
Amenity Center

PROPOSE Rizzetta and Company  
D TO Turnbull Creek CDD  
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[jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com)

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Play Equipment		2,500.00
1ea.	PS3-73386	SRP On Sale Adventure Series Playstructure (2-12 Year Olds)	MSRP 57,495.00	28,795.00
50ea.		Yards of Playground Mulch Blown In After Construction		3,250.00
1ea.		Swing Refurbishment Package to Include New Chain and Hardware and 2ea. Infant Seats		250.00
		*Installation includes relocating existing swing to reuse.		

Subtotal	34,795.00
Tax Rate	.075
Tax	Exempt
Freight	1,595.00
Installation	11,500.00
Total Due	47,890.00

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Authorized signature Terry Rogers Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254





<b>Proposed Date</b>	JANUARY 6, 2026
<b>Expiration Date</b>	FEBRUARY 6, 2026

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**PROJECT NAME:**  
**Murabella**  
**172 Toscana Lane**

**PROPOSE** Rizzetta and Company  
**D TO** Turnbull Creek CDD  
3434 Colwell Ave  
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(904) 759-9833  
[jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com)

**BILL TO** Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
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1ea.	TFR0510	SRP Alligator Spring Rider		2,575.00
1ea.	TFS0048	SRP Turtle Spring Rider		3,395.00
1ea.		Swing Refurbishment Package to Include New Chain and Hardware, 2ea Belt Seats and 1ea. Infant Seat.		375.00
60ea.		Yards of Playground Mulch Blown In After Construction		3,900.00

<b>Subtotal</b>	<b>29,340.00</b>
<b>Tax Rate</b>	<b>.075</b>
<b>Tax</b>	<b>Exempt</b>
<b>Freight</b>	<b>2,195.00</b>
<b>Installation</b>	<b>9,500.00</b>
<b>Total Due</b>	<b>41,035.00</b>

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\*National Playground Safety Institute Certified Playground Safety Inspectors

**Southern Recreation Responsibilities** Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

**Owners Responsibilities** Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-

**Note:** All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

**Optional Responsibilities** If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

**Access/Utilities** Access will need to 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.

**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 rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

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

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254





Proposed Date	JANUARY 6, 2026
Expiration Date	FEBRUARY 6, 2026

## Southern Recreation

*Play for all ages*

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[travis@southernrecreation.com](mailto:travis@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

PROJECT NAME:  
Murabella  
124 East Francetta Lane

PROPOSE Rizzetta and Company  
D TO Turnbull Creek CDD  
3434 Colwell Ave  
Tampa, FL 33614  
(904) 759-9833  
[jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com)

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Play Equipment		1,500.00
1ea.	TFR0623	SRP 5" Single Post 4 Seat Swing to Include 2ea. "See Me Swing" Seats and 2ea. Belt Seats		9,395.00
40ea.		Yards of Playground Mulch Blown In After Construction		2,600.00

Subtotal	13,495.00
Tax Rate	.075
Tax	Exempt
Freight	895.00
Installation	1,750.00
Total Due	16,140.00

*Terms and Conditions and Required Signature on next page.*

### Southern Recreation, Inc. Terms and Conditions

**Payment** A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted, you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented. Owner and/or purchasing agent are responsible for all maintenance of equipment included in this proposal upon completion of installation.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

**Installation may include the following:** Permitting if required for the State of Florida - State Certified Contractor CBC1252594  
Site Preparation to include equipment removal, excavation, grading and drainage  
Concrete work to include Curbing for containment and Sidewalks for accessibility  
Installation of your Playground by \*NPSI and Factory Certified Installers  
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber  
Surfacing, Loose Fill Rubber or Synthetic Turf  
Complete site clean up and playground inspection upon completion  
\*National Playground Safety Institute Certified Playground Safety Inspectors

**Southern Recreation Responsibilities** Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

**Owners Responsibilities** Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-

**Note:** All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

**Optional Responsibilities** If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

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Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature *Terry Rogers* Terry Rogers, President

Accepted by \_\_\_\_\_ Date \_\_\_\_\_

Billing Name and Address: \_\_\_\_\_ Billing Email: \_\_\_\_\_

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254



## **Tab 12**

ESTIMATE

C Buss Enterprises Inc  
152 Lipizzan Trl  
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



Bill to  
Murabella/Turnbull Creek CDD  
101 W. Positano Ave.  
St. Augustine, FL 32092

Estimate details  
Estimate no.: 1427  
Estimate date: 09/17/2025

PO: MAIN POOL

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	Lateral (Replacement) Horizontal 48" / 60" National Tanks	68	\$15.75	\$1,071.00
2.	POOL PARTS	National Gasket Material, Manways and Strainers, per Foot 1/2" x 5/16", Duro 60, EPDM	12	\$10.65	\$127.80
3.	POOL PARTS	AFM NG Drinking Water Grade #1 Glass Media, .45 mm, 55lb bag Activated .45 mm, AFM® NG Grade #1 permanent glass filter media - used for fine filtration. High purity and bio resistant with electrostatic charge for better filtration using up to 50% less water.	128	\$77.85	\$9,964.80
4.	POOL PARTS	AFM NG Drinking Water Grade #2 Glass Media, 1.1mm, 55lb bag Activated 1.1 mm, AFM® NG Grade #2 permanent glass filter media - used for fine filtration. High purity and bio resistant with electrostatic charge for better filtration using up to 50% less water.	64	\$77.85	\$4,982.40
5.	POOL PARTS	AFM Drinking Water Grade #3 Glass Media, 2.1mm, 55lb bag (Underbed) Activated 2.1 mm, AFM® Grade #3 permanent glass filter media - used as coarse underbed. High purity and bio	64	\$77.85	\$4,982.40

resistant with electrostatic charge for better  
filtration using up to 50% less water.

6.	<b>LABOR</b>	INSTALLATION/REPAIR LABOR. THIS ESTIMATE IS FOR THE REMOVAL AND DISPOSAL OF 14,080LBS OF AGED SAND FILTER MEDIA, INSTALLATION OF NEW BOTTOM LATERALS AND GLASS MEDIA.	2	\$2,500.00	\$5,000.00
----	--------------	---	---	------------	------------

**Total** **\$26,128.40**

**Note to customer**

Please find Brochure attached. This is the most efficient form of sand  
filtration on the market.

**Accepted date**

**Accepted by**

ESTIMATE

C Buss Enterprises  
152 Lipizzan Trail  
Saint Augustine, FL 32095

clayton@cbussenterprises.com  
904-710-8161  
https://www.cbussenterprises.com



Murabella

Bill to  
Murabella

Ship to  
Murabella  
101 W. Positano Ave  
Saint Augustine  
FL  
32092

Estimate details

Estimate no.: 1392  
Estimate date: 05/13/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		POOL REPAIR	- REMOVE EXISTING SAND FROM NATIONAL 60" 35.0 SQ FT FRP HORIZONTAL FILTERS W/ COMMERCIAL VAC-CON TRUCK - INSPECT UNDERDRAINS & LATERALS - INSTALL 7500 LBS OF #20 GRIT POOL FILTER SAND - VACUUM TRUCK - LABOR	1	\$8,650.00	\$8,650.00

Total \$8,650.00

Note to customer  
Thank you for your business.



Hello Jim Schieszer,

Here is a summary of the Quote we promised you! Please review.  
The complete Quote has been emailed to you from DocuSign. It may be in your spam folder.

Problem Identified:

Group 1:

Sand is not filtering properly in the sand filter due to lifespan capacity.

Both filters have heavy lint buildup in the sand beds, which causes them to retain oils and other contaminants that should otherwise get backwashed out of the filters.

Some sand gets discharged into the pool after backwashing the filters.

Due to the small volume of sand being discharged, this is most likely caused by a deteriorating strainer tube and not a broken lateral.

Group 2:

The bearings of first filter pump motor has bearing failure.

Recommended Solution:

Group 1:

Remove sand from both filters.

Enter and visually inspect all internal PVC in both filters.

Replace sand and gravel to manufactures specifications.

- Replacement parts are unavailable for the National Line filters.
- If damage is found, the damaged lateral will be plugged.

***\*\*This repair is expected to take 3-4 days to complete, and the Handicapped parking spaces will be needed to park a dump trailer.\*\****

Group 2:

Replace motor along with seals and gaskets.

**The impeller may have catastrophic damage at which it will need replacing. An additional quote to include the impeller will be provided.**

Quote:

Group1 - TOTAL: \$23,000

2. Filter Media 8-16 Gravel - 50 lb bag

\$15 QTY: 66 TOTAL: \$990

1. Filter Media #20 Silica Sand - 50 lb bag

\$15 QTY: 334 TOTAL: \$5,010

3. FL Labor

\$14,000 QTY: 1 TOTAL: \$14,000

4. Specialty Equipment Usage

\$3,000 QTY: 1 TOTAL: \$3,000

Group2 - TOTAL: \$4,333

5. Seal, Sleeve Gasket

\$125 QTY: 1 TOTAL: \$125

6. 15HP, 3 Phase Motor for 215JM Frame  
\$3,166 QTY: 1 TOTAL: \$3,166  
7. FL Labor  
\$1,000 QTY: 1 TOTAL: \$1,000  
8. 15hp CSPH/CCSPH Impeller to Shaft Sleeve Gasket  
\$22 QTY: 1 TOTAL: \$22  
9. Gasket for Cast Iron Pump  
\$20 QTY: 1 TOTAL: \$20

QUOTE TOTAL: \$27,333

To accept this Quote, please click the link in the DocuSign email.

We are delighted to answer any questions you may have regarding the proposed repair. If we don't hear back from you in a couple days, we'll reach out again.

Thank you for choosing Poolsure.

Service & Repair Department

---

HOUSTON - SAN ANTONIO - AUSTIN - CORPUS CHRISTI - DALLAS - FT. WORTH - PHOENIX  
ORLANDO - DAYTONA - JACKSONVILLE - ST. AUGUSTINE - MELBOURNE - TAMPA BAY  
BATON ROUGE - NEW ORLEANS - GULFPORT  
[www.poolsure.com](http://www.poolsure.com)

## **TAB 13**



# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

---

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

## **Operations and Maintenance Expenditures October 2025 For Board Approval**

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

The total items being presented:

Approval of Expenditures: **\$163,054.00**

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation and Maintenance Expenditures

October 1, 2025 Through October 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	100913	100725	Service Call 10/25	\$ 80.00
Alfred W Grover	100919	101325	Service Call 10/25	\$ 290.00
COMCAST	20251020-1	8495 74 140 0863399 10/25 ACH	Internet Services 10/25	\$ 356.88
COMCAST	20251021-2	8495 74 140 1701846 10/25 ACH	Internet Services 10/25	\$ 116.57
Deanco Building Solutions, Inc.	100921	149344	Janitorial Services 10/25	\$ 680.00
Egis Insurance Advisors, LLC	100909	30053	Policy# 100125555 10/01/25-10/01/26	\$ 39,893.00
Fitness Pro	100922	36326	Service Call 10/25	\$ 212.00
Florida Department of Commerce	20251029-1	92858 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Power & Light Company	20251023-1	Monthly Summary 09/25 ACH 616	Electric Services 09/25	\$ 6,727.98
Future Horizons, Inc.	100914	91733	Aquatic Weed Control 09/25	\$ 1,375.00
Governmental Management Services, LLC	100923	329	Website Maintenance 10/25	\$ 110.00
Hancock Bank	20251027-1	CC092925-616 ACH	Credit Card Expenses 09/25	\$ 5,324.34

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation and Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Hi-Tech System Associates	20251002-1	431522 ACH	Alarm Access Control 10/25	\$ 30.00
Humbug Holiday Lighting of Jacksonville-St Augustine-St Kilinski   Van Wyk, PLLC	100915	I3500362	Holiday Lighting 10/25	\$ 14,420.67
Kilinski   Van Wyk, PLLC	100916	13349	Legal Services 09/25	\$ 4,781.64
Kilinski   Van Wyk, PLLC	100916	13350	Legal Services - Monthly Meeting 09/25	\$ 1,843.96
Kilinski   Van Wyk, PLLC	100916	13420	Legal Services - Ordinance Amendment 09/25	\$ 2,627.75
Neighborhood Publications, Inc	100924	MURA5921	Premium Website 10/25	\$ 45.00
Paychex	20251010-1	2025092500 ACH	Express Payroll Direct Deposit Processing 09/25/25	\$ 139.87
Pickled Court North Florida	100920	060625	Miscellaneous Maintenance 06/25	\$ 17,739.00
Poolsure	100917	131295632062	Pool Chemicals 10/25	\$ 1,922.87
Republic Services	20251021-1	0687-001568782 ACH	Waste Disposal Services 10/25	\$ 358.70
Riverside Management Services, Inc	100925	202	Management Services 10/25	\$ 23,332.45
Rizzetta & Company, Inc.	100912	INV0000103607	District Management Fees 10/25	\$ 4,150.08

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Rizzetta & Company, Inc.	100911	INV0000103718	Assessment Roll FY25/26	\$ 5,242.00
Rizzetta & Company, Inc.	100928	INV0000104420	Bond Amortization Scheduled 10/25	\$ 1,200.00
St Johns Utility Department	20251020-2	Monthly Summary 09/25 ACH 616	Water-Sewer Services 09/28	\$ 655.40
Turner Pest Control, LLC	100926	621257435	Pest Control Services 10/25	\$ 190.96
Vector Security, Inc	100927	76741893	Service Call 10/25	\$ 35.00
Yard-Nique, Inc.	100910	TMNE 166944	Landscape Maintenance 09/25	\$ 24,882.00
Yard-Nique, Inc.	100910	TMNE 167073	Landscape Maintenance 08/25	\$ 995.88
Yard-Nique, Inc.	100918	TMNE 170321	Irrigation Repairs 09/25	\$ 1,510.00
Yard-Nique, Inc.	100918	TMNE 170322	Irrigation Repairs 09/25	\$ 830.00
Yard-Nique, Inc.	100918	TMNE 170323	Irrigation Repairs 09/25	<u>\$ 780.00</u>
<b>Report Total</b>				<b><u>\$ 163,054.00</u></b>

## **TAB 14**



**KILINSKI  
VAN WYK**

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue  
Tallahassee, Florida 32301  
877-350-0372

January 13, 2026

Board of Supervisors  
Turnbull Creek Community Development District  
c/o Benjamin Pfuhl, District Manager

**Re: Kilinski | Van Wyk PLLC**

Dear Board Members:

We appreciate the opportunity to continue providing legal services to the Turnbull Creek Community Development District. This letter addresses proposed adjustments to our hourly rates beginning February 1, 2026. We propose to adjust billing rates as set forth below, with ranges depending on experience of the lawyers providing service within the below ranges and delay such implementation until next budget year:

	<b>Current</b>	<b>February 1, 2026 – December 31, 2026</b>
Partners	\$350	\$365-395
Senior Of Counsel Attorneys	\$350	\$365-395
Of Counsel/Senior Attorneys	\$350	\$350-365
Associates	\$285-295	\$285-325
Paralegals	\$175	\$190-200
Monthly Meeting Attendance	\$1800	N/A*

\*The Firm is proposing to dispense with the monthly flat fee for meeting attendance in light of our recent addition of a Jacksonville-based office whereby travel from other parts of the state is now minimal.

For reference, services provided by Mary Grace Henley will have a billing rate of \$305 and Meredith Hammock will have a billing rate of \$365. Future increases are anticipated to take effect January 1 of each year, starting in calendar year 2027, and will not exceed \$5/hour in any category without client consent. As always, we remain committed to keeping our rates competitive and fair, balanced with our ongoing commitment to delivering exceptional, ethically sound legal advice. The Firm opened a Jacksonville office in 2024 and two full-time associate attorneys provide special district services from Jacksonville.

We would welcome the opportunity to discuss this proposal further and answer any questions you may have. If you agree with this proposed adjustment, please sign below and return a copy to me at [jennifer@cddlwyers.com](mailto:jennifer@cddlwyers.com). You are also welcome to contact me directly with any questions. Thank you for your continued partnership and trust.

Accepted:

Very truly yours,

\_\_\_\_\_  
Chair, Board of Supervisors

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

Kilinski | Van Wyk PLLC

Jennifer L. Kilinski

## **TAB 15**

# ***Turnbull Creek Community Development District***

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

## **Memorandum**

**Date: Jan 13, 2026**

**To: Turnbull Board of Supervisors**

**Melissa Dobbins, Darrin Mossing, Ben Pfuhi**

**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 regarding property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)

## **Monthly Operations Overview**

The following is a summary of activities conducted as part of the RMS operations for the Turnbull Creek Community Development District, overseen by Site Field Manager Jim Schieszer.

### **General Property Maintenance**

- Routine upkeep of property, including janitorial services.
- Replacement of trash bags and pickup of trash across all roads, common areas, athletic fields, dog pots, mail kiosks, and playground areas.

### **Pool Maintenance**

- Daily pool maintenance tasks, such as chemical balancing and vacuuming.



- Adjustment of pool timers and maintenance of ADA lift chairs.

## **Resident Issues and Follow-Up**

- Addressed resident concerns regarding property issues, including ant hills, irrigation breaks, pond bank erosion, pond algae, and tree-related problems.
4. Meeting with Yardnique Landscape (Dwain Ayers) regarding 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. Yardnique repaired irrigation issues at San Marino.
  9. A new gate installed at the Pickleball court has been vandalized several times.
  10. Lots of problems with kids on E Bikes.
  11. New motor replaced on main pool pump number one.
  12. Bids for paving, painting, playgrounds etc.

## **Amenity Manager: Erick Hutchison**

- All rentals and amenities are fully operational and running smoothly
- Fighting Turtles
- Security proposals
- Comcast update

## **Tab 16**

**Turnbull Creek Treat Sheet****Date:** 12-2-25**Weather:** Clear**Winds:** 5-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None
6	None	Yes	None
7	None	Yes	None
8	None	Yes	None
9	Babytears	Yes	FL 909, Diquat
10	None	Yes	None
11	None	Yes	None
12	Babytears	Yes	FL 909, Diquat
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, Babytears	Yes	FL 909, Diquat, Aquashade
2	None	Yes	Aquashade

**Pescara**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	Roadgrass, Niad	Yes	FL 909, Diquat
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

**Comments:** None

**Turnbull Creek Treat Sheet****Date:** 11-4-25**Weather:** Clear**Winds:** 5-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	Chara	Yes	Copper Sulfate
4	Shoreline	Yes	Polaris
5	None	Yes	None
6	None	Yes	None
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	None	Yes	None
11	None	Yes	None
12	Shoreline	Yes	Polaris
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	None	Yes	None, Aquashade
2	None	Yes	None, Aquashade

**Pescara**

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

**Comments:** None