



Rizzetta & Company

Turnbull Creek Community Development District

Board of Supervisors' Meeting March 10, 2026

District Office:
2806 N. Fifth Street, Unit 403
St. Augustine, Florida 32084
(904) 436-6270

www.turnbullcreekcdd.com

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Murabella Amenity Center
101 Positano Avenue, St. Augustine FL 32092
www.turnbullcreekcdd.com

District Board of Supervisors	Chris DelBene Jennifer Martin Raymond Ames Michael Gernhard Daren Sallas	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Ben Pfuhl	Rizzetta & Company
District Counsel	Mary Grace Henley Jennifer Kilinski	Kilinski/Van Wyk Kilinski/Van Wyk
District Engineer	Mike Yuro	Yuro & Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, on Agenda Items Only, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, on General Items, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.turnbullcreekcdd.com

**Board of Supervisors
Turnbull Creek Community
Development District**

March 03, 2026

FINAL AGENDA

Dear Board Supervisors:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **regular meeting on March 10, 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 ReportsTab 1
- 4. BUSINESS ITEMS**
 - A. Consideration of Playground Replacement ProposalsTab 2
 - 1.) Playmore
 - 2.) Southern Recreation
 - 3.) Florida Recreational Products (Burke)
 - B. Consideration of New Plant ProposalsTab 3
 - 1.) Pescara Entrance
 - 2.) Ornamental Grasses
 - 3.) Border Pool Area
 - C. Consideration of Mulch ProposalsTab 4
 - 1.) Mulch and Pine Straw
 - 2.) Amenity Center Install
 - 3.) Pescara Park Install
 - 4.) San Marino Park Install
 - D. Consideration of Tree Pruning ProposalTab 5
 - E. Consideration of Tree Removal ProposalsTab 6
 - (1) SR-16 Berm
 - (2) 3408 Ravello Dr.
 - F. Consideration of Comcast Marketing AgreementTab 7
 - G. Consideration of Roof Repair ProposalTab 8
 - H. Discussion Regarding Quote/Proposal ProcessTab 9
 - 1.) Project Scope Intake Form
 - I. Discussion Regarding Adult Swim
 - J. Ratification of Slide Painting Change OrderTab 10
 - K. Consideration of Resolution 2026-02; General ElectionTab 11
 - L. Consideration of Security System Proposals*
- 5. BUSINESS ADMINISTRATION**
 - A. Approval of Consent Agenda
 - 1.) Consideration of Minutes of the Board of Supervisors' Special Meeting held January 13, 2026Tab 12
 - 2.) Ratification of the Operation and Maintenance Expenditures for November 2025 through January 2026Tab 13

6. STAFF REPORTS - Part B

A. District Counsel

B. Amenity and Field Operation Managers

1.) Field Operations& Amenity Management ReportTab 14

2.) Future Horizons ReportTab 15

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)							1/12/2026
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 ornamental grasses. Remove dead ornamental grasses. Apply weed control in ornamental grass beds. Treat ant mounds in ornamental grass beds.			
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16				Prune ornamental grasses. Remove dead ornamental grasses. Apply weed control in ornamental grass beds. Treat ant mounds in ornamental grass beds.			
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5				Prune ornamental grasses. Remove dead ornamental grasses. Apply weed control in ornamental grass beds. Treat ant mounds in ornamental grass beds.			
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,				Prune ornamental grasses. Remove dead ornamental grasses. Apply weed control in ornamental grass beds. Treat ant mounds in ornamental grass beds.			
Friday - Outer berms off of SR16 & Pacetti Rd				Prune ornamental grasses. Remove dead ornamental grasses. Apply weed control in ornamental grass beds. Treat ant mounds in ornamental grass beds.			
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 orimal 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 shall 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 application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed				Fire ant control is applied as needed on ant mounds present at the time of service.			

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							1/19/2026
1.0 Maintenance							Page 1 of 2
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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.						
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Pre & Post emergents applied at appropriate times							
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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)							
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2.0 Pesticide Application							
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Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical							
Top Choice grannular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses							
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Fire ant control is applied as needed on ant mounds present at the time of service.						

Tab 2



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	Playworld Challengers Custom Structure, PM24287A (Area 1)	\$37,726.00	\$37,726.00
1	Playworld Challengers Custom Structure, PM24287A (Area 2)	\$17,493.00	\$17,493.00
1	Playworld Challengers Custom Structure, PM24287A (Area 3)	\$26,147.00	\$26,147.00
	Subtotal Subtotal		\$81,366.00
1	Freight Playworld	\$4,348.75	\$4,348.75
1	Receive and Unload Deliveries	\$1,500.00	\$1,500.00
1	Play Equipment Installation	\$28,478.10	\$28,478.10
1	Removal of Existing Equipment Remove and Dispose Off-Site	\$18,937.50	\$18,937.50
1	Engineered Drawings	\$1,875.00	\$1,875.00
1	Building Permit Processing and Fees	\$5,671.00	\$5,671.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$142,176.35
		Tax	\$0.00
		Total	\$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	Engineered Wood Fiber Area 1, Priced per CY (6" Top-off)	\$35.00	\$2,800.00
34	Engineered Wood Fiber Area 2, Priced per CY (6" Top-off)	\$35.00	\$1,190.00
28	Engineered Wood Fiber Area 3, Priced per CY (6" Top-off)	\$35.00	\$980.00
1	Freight EWF	\$2,000.00	\$2,000.00
142	EWF Installation Per CY	\$21.00	\$2,982.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$9,952.00
		Tax	\$0.00
		Total	\$9,952.00

Accepted By

Printed Name: _____ Signature: _____ Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!



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- 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.

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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.

Turnbull Creek
Playground Replacements
Area 1



Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



Turnbull Creek - Playground Replacements
St. Augustine, FL



Project No:
PM24287A

Colors

Main Structure:

Posts - Lime

Components - Beige

Components 2 - Orange

Rotoplastics - Teal

Sheet Plastics - Orange

2-Color Sheet Plastics - Orange/Sand

Decks - Green

Single Post Swings:

Posts - Lime

Top Rail - Beige

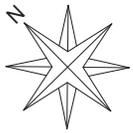
Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



ACCESSIBLE
ROUTE
↕

AREA 1



Playmore
Recreational Products
& Services
6300 Metro Plantation Road
Fort Myers, FL 33966
(888)886-3757

EQUIPMENT SIZE:
20'2" x 17'5" x 10'6"

USE ZONE:
SEE DWG

AREA:
4,357 SqFt.

PERIMETER:
247'4"

FALL HEIGHT:
8 Ft.

USER CAPACITY:
30

AGE GROUP:
5-12

ADA SCHEDULE	Total Elevated Play Activities: 5		
	Total Ground-Level Play Activities: 7		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	3	2	2
Provided	4	7	4

- ✓ ASTM F1487-25
- ✓ CPSC #325



PROJECT NO:
PM24287A

SCALE:
1/8"=1'-0"

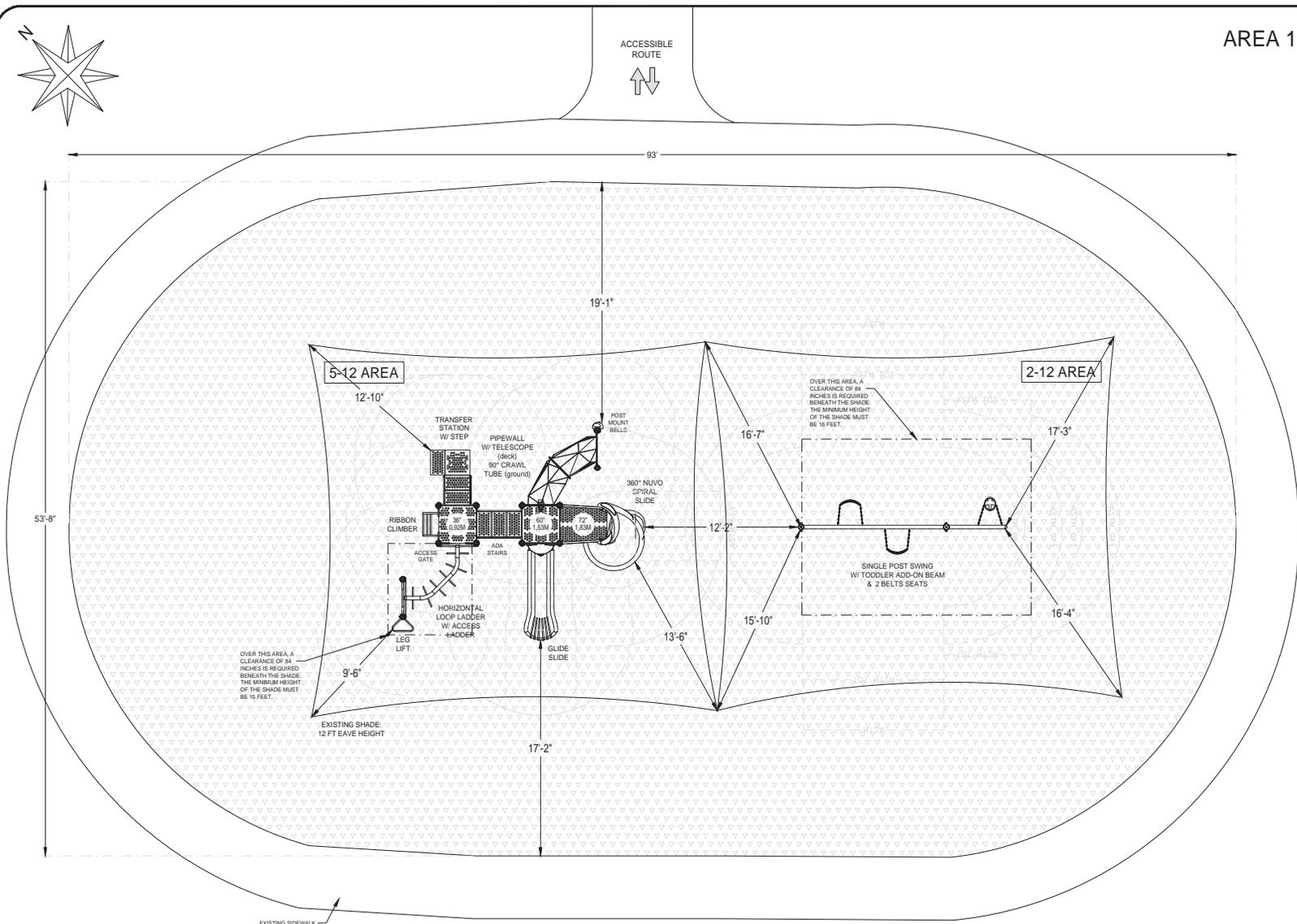
DRAWN BY:
REA

Paper Size

DATE:
26-DEC-2025

B

TURNBULL CREEK - PLAYGROUND REPLACEMENTS
ST. AUGUSTINE, FL



5-12 AREA

2-12 AREA

OVER THIS AREA A CLEARANCE OF 84 INCHES IS REQUIRED BENEATH THE SHADE. THE MINIMUM HEIGHT OF THE SHADE MUST BE 15 FEET.

OVER THIS AREA A CLEARANCE OF 84 INCHES IS REQUIRED BENEATH THE SHADE. THE MINIMUM HEIGHT OF THE SHADE MUST BE 15 FEET.

EXISTING SHADE: 12 FT EAVE HEIGHT

NOTE:
ALL EQUIPMENT MUST BE A MINIMUM OF 6' (1830mm) FROM ANY TREE BASE. TREE BRANCHES MUST BE TRIMMED AS REQUIRED BY APPLICABLE GUIDELINES.

Engineered Wood Fiber (EWF) Surfacing



*PLAYGROUND SUPERVISION REQUIRED

Turnbull Creek
Playground Replacements
Area 2



Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A

Colors

Main Structure:

Posts - Forest Green

Components - Beige

Rotoplastics - Teal, Brownstone

Sheet Plastics - Orange

2-Color Sheet Plastics - Orange/Sand

Decks - Green

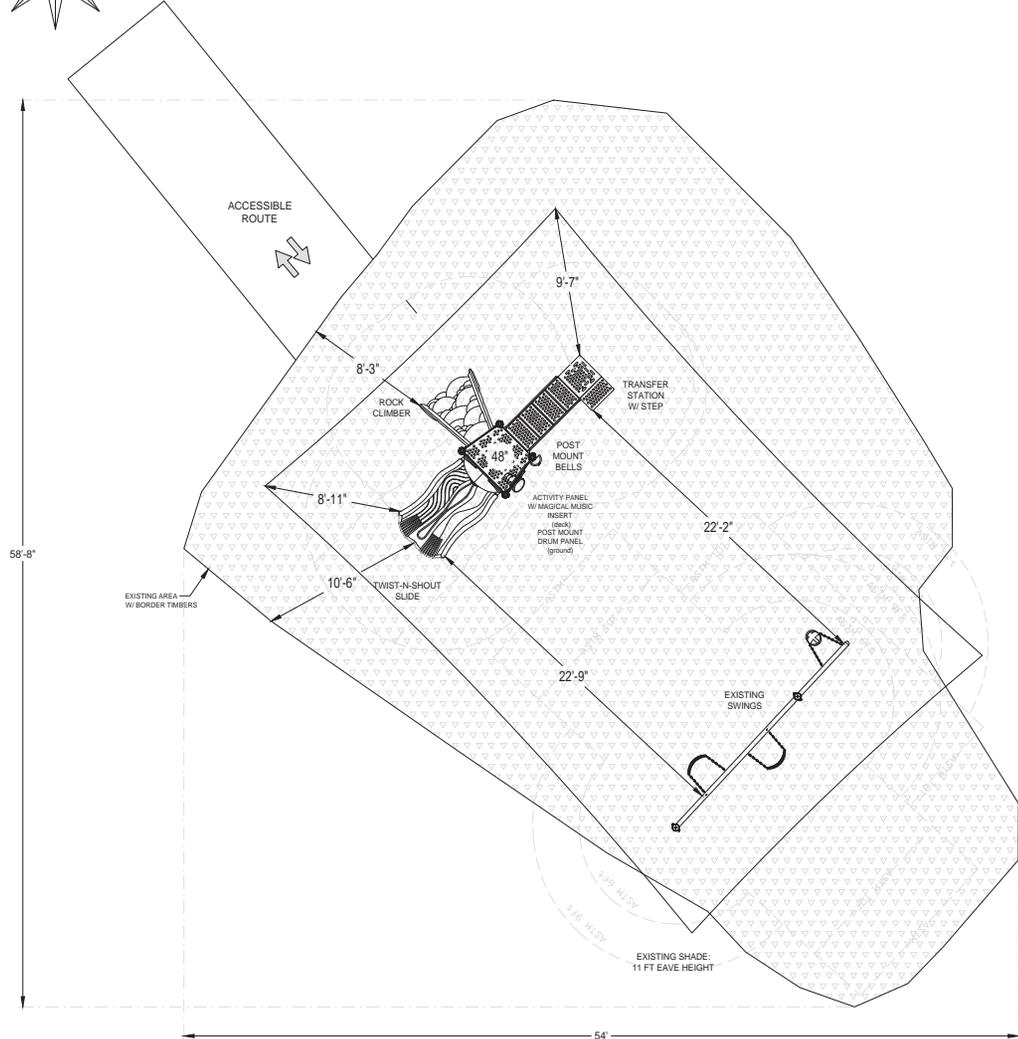
Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



NOTE:
ALL EQUIPMENT MUST BE A MINIMUM OF 6" (153mm)
FROM ANY TREE BASE. TREE BRANCHES MUST BE
TRIMMED AS REQUIRED BY APPLICABLE GUIDELINES.

Engineered Wood Fiber (EWF) Surfacing



AREA 2



Playmore
Recreational Products
& Services
6300 Metro Plantation Road
Fort Myers, FL 33966
(888)886-3757

EQUIPMENT SIZE:
8'6" x 16'4" x 8'6"

USE ZONE:
SEE DWG

AREA: PERIMETER:
1,835 SqFt. 170'6"

FALL HEIGHT:
8 Ft.

USER CAPACITY: AGE GROUP:
19 2-12

ADA SCHEDULE	Total Elevated Play Activities: 3		
	Total Ground-Level Play Activities: 2		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	2	1	1
Provided	3	2	1

- ✓ ASTM F1487-25
- ✓ CPSC #325



PROJECT NO:
PM24287A

SCALE:
1/8"=1'-0"

DRAWN BY:
REA

Paper Size

DATE:
26-DEC-2025

B

*PLAYGROUND SUPERVISION REQUIRED

TURNBULL CREEK - PLAYGROUND REPLACEMENTS
ST. AUGUSTINE, FL

Turnbull Creek
Playground Replacements
Area 3



Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A

Colors

Main Structure:

Posts - Lime

Components - Beige

Components 2 - Beige

Rotoplastics - Teal

Sheet Plastics - Orange

2-Color Sheet Plastics - Orange/Sand

Decks - Green

Spin Cup:

Posts - Beige

Rotoplastics - Orange

Turnbull Creek - Playground Replacements
St. Augustine, FL



Representing:



Project No:
PM24287A



AREA 3



Playmore
Recreational Products
& Services
6300 Metro Plantation Road
Fort Myers, FL 33966
(888)886-3757

EQUIPMENT SIZE:
17'6" x 14'9" x 9'6"

USE ZONE:
SEE DWG

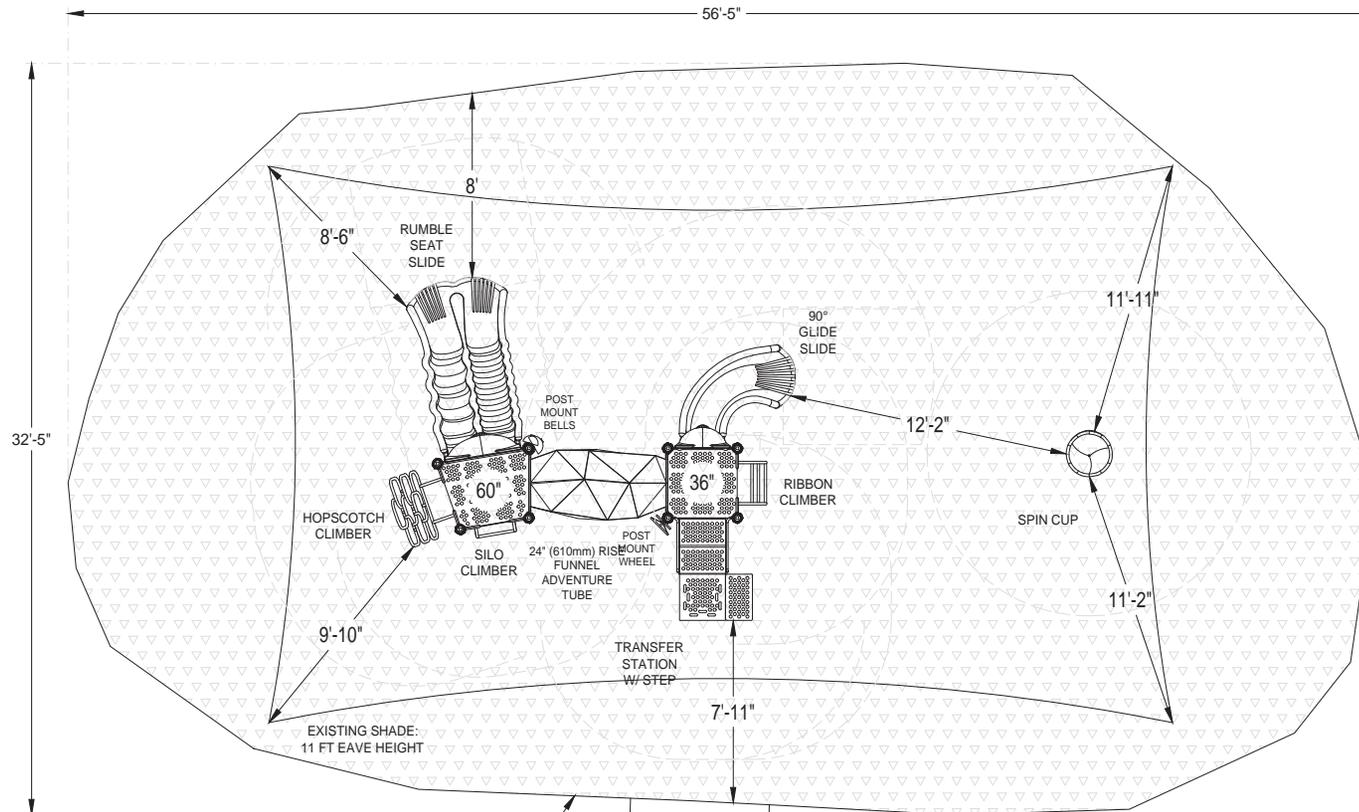
AREA:
1,524 SqFt.

PERIMETER:
148 Ft.

FALL HEIGHT:
5 Ft.

USER CAPACITY:
28

AGE GROUP:
2-12



EXISTING AREA
W/ BORDER TIMBERS
& ADA RAMP



ACCESSIBLE
ROUTE



Engineered Wood Fiber
(EWF) Surfacing



NOTE:
ALL EQUIPMENT MUST BE A MINIMUM OF 6' (1830mm)
FROM ANY TREE BASE. TREE BRANCHES MUST BE
TRIMMED AS REQUIRED BY APPLICABLE GUIDELINES.

*PLAYGROUND SUPERVISION REQUIRED

ADA SCHEDULE	Total Elevated Play Activities: 6		
	Total Ground-Level Play Activities: 4		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	3	2	2
Provided	6	4	3

- ✓ ASTM F1487-25
- ✓ CPSC #325



PROJECT NO:
PM24287A

SCALE:
3/16"=1'-0"

DRAWN BY:
REA

Paper Size

DATE:
26-DEC-2025

B

TURNBULL CREEK - PLAYGROUND REPLACEMENTS

ST. AUGUSTINE, FL



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
www.southernrecreation.com

PROJECT NAME:
 Murabella
 Amenity Center

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

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
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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Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber Surfacing, Loose Fill Rubber or Synthetic Turf
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Travis	Installed	50% Deposit

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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

Subtotal	29,340.00
Tax Rate	.075
Tax	Exempt
Freight	2,195.00
Installation	9,500.00
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BILL TO Same

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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
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Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254



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

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Subtotal	34,795.00
Tax Rate	.075
Tax	Exempt
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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 _____

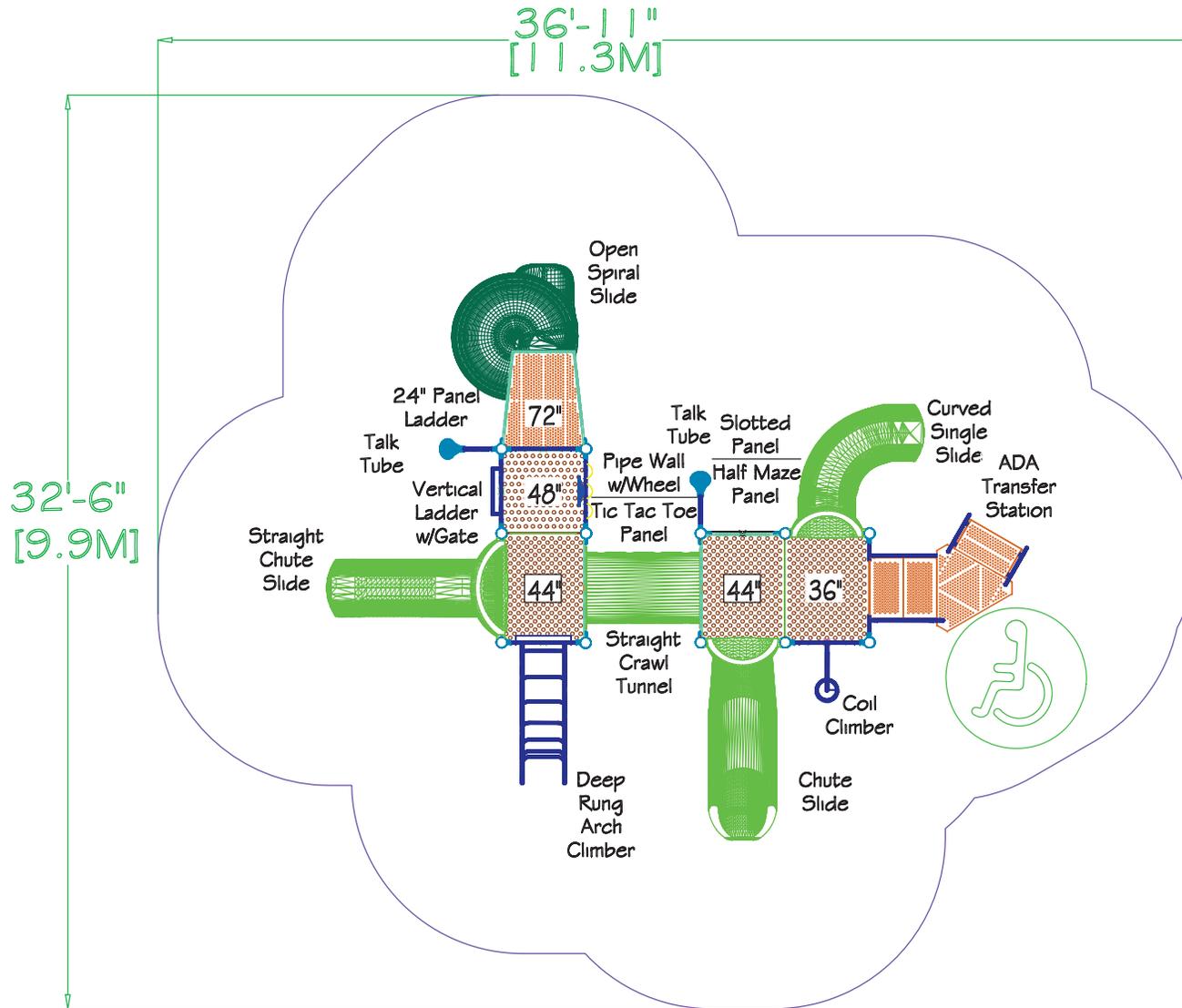
Billing Name and Address: _____ Billing Email: _____

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



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254



SuperiorPlaygrounds

BY SUPERIOR RECREATIONAL PRODUCTS

REFERENCE NUMBER

PS3-73386

3.5" STEEL STRUCTURE DESIGN

EQUIPMENT SIZE

USE ZONE

21' X 25'

33' X 37'

AGE GROUP

SURFACE AREA

5-12

825 S.F.

USER CAPACITY

4' TIMBER COUNT

38

30

FALL HEIGHT

6'

ADA ACCESSIBILITY

ELEVATED PLAY ACTIVITIES

10

	GROUND LEVEL ACCESSIBLE PLAY ACTIVITIES	GROUND LEVEL ACCESSIBLE ACTIVITY TYPES
REQUIRED	3	3
PROVIDED	3	3

THIS STRUCTURE MEETS OR EXCEEDS CPSC #325 AND ASTM F1487-21 UNLESS OTHERWISE NOTED.

DATE

2/20/2023

SCALE

1/4" = 1'-0"

PAGE

PLAN_VIEW

WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.

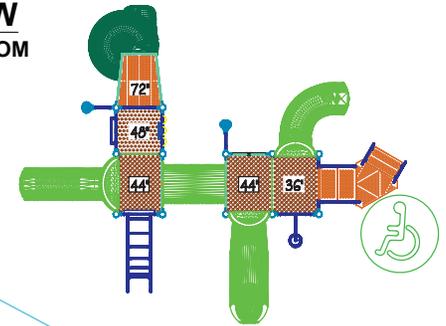
THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.



REAR VIEW
SCALE: CUSTOM



TOP VIEW
SCALE: CUSTOM



FRONT VIEW
SCALE: CUSTOM



SuperiorPlaygrounds

BY SUPERIOR RECREATIONAL PRODUCTS

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.

REFERENCE NUMBER
PS3-73386
3.5" STEEL STRUCTURE DESIGN

DATE
2/20/2023

DRAWN/SAVED BY
KLE / VANCE.MARTIN

SCALE
1/4" = 1'-0"

SHEET
OF 3

PAGE
3D_VIEW









101 W Positano Ave | St. Augustine, FL 32092-4787

January 7, 2026

Chris DelBene
Turnbull Creek CDD
101 W Positano Ave
St. Augustine, FL 32092-4787

Dear Chris DelBene:

Florida Recreational Products LLC is delighted to provide Turnbull Creek CDD with this playground equipment proposal.

This design was developed with your specific needs in mind, and we look forward to discussing this project further with you to ensure your complete satisfaction. Florida Recreational Products LLC is confident that this proposal will satisfy Turnbull Creek CDD's functional, environmental, and safety requirements -- and most importantly -- bring joy and excitement to the children and families directly benefiting from your new playground.

You have our personal commitment to support this project and your organization in every manner possible, and we look forward to developing a long-standing relationship with Turnbull Creek CDD. We appreciate your consideration and value this opportunity to earn your business.

Sincerely,

Jimmy Peacock
Sales Representative

Florida Recreational Products LLC
2310 S HWY 77-Suite 110
Lynn Haven, FL 32444 www.bciburke.com

Phone: 850-890-5783
Fax: -
Email: sales@flrecpro.com

COOPERATIVE PURCHASING OPTIONS

PLAYGROUNDS WITHOUT ALL THE PAPERWORK

Purchasing with contracts may sound intimidating, but getting your community playspace doesn't need to be a painful process of writing specifications, issuing RFP's and jumping through hoops – it can be simplified – we promise! As you continue planning for your new playground, review the Purchasing Contracts offered through our partners.

EQUALIS GROUP

Equalis is an innovative cooperative purchasing organization that believes in the power of partnership and that when you work together you achieve more. The basic premise of the Equalis cooperative purchasing organization is to leverage the combined buying power of all members for better pricing and favorable contract terms. Equalis Group uses the lead agency model for competitively bid contracts, provides our participants the savings they expect and offers efficiencies and peace of mind within the procurement process. It is our mission to continuously improve the measurable and meaningful impact of cooperative services for everyone throughout the supply chain.

GOVMVMT

GOVMVMT is a non-profit group purchasing organization that meets the highest industry standards while putting the public's interest at the forefront of everything they do. Each one of GOVMVMT's first-class suppliers has consciously joined their mission to create the most credible, ethical, and public agency-focused non-profit cooperative purchasing program in the country.

GSA

Federal parks, child development programs, military bases and other agencies are a major priority for BCI Burke, and agencies can purchase Burke playgrounds through Burke's GSA contract for installation virtually anywhere in the world.

OMNIA PARTNERS

OMNIA Partners, Public Sector (Subsidiary National IPA) is the largest and most experienced organization in purchasing and supply chain management. Comprised of participants and suppliers in the public sector, we bring together industry-leading buying power and world-class suppliers to offer an extensive portfolio of competitively solicited and publicly awarded contracts and partnerships. OMNIA Partners is proud to offer more value and resources to state and local government, higher education, K-12 education and non-profits.

SOURCEWELL

As a leader in cooperative purchasing, Sourcewell is passionate about helping members fulfill their public service missions. Sourcewell builds strong relationships with members and vendors to develop practical solutions together.

The easiest way to Join Our Movement is to call your local Representative at 800.266.1250 or visit bciburke.com/rep. Our passion is bringing play to communities like yours and we can't wait to help you get started!



FEATURED PLAY EVENTS



VELO™ XL SLIDE

Rapid and swift, the Velo Slide is designed to be the fastest, most exciting sliding experience for kids!



ROCK 'N' ROLL SLIDE

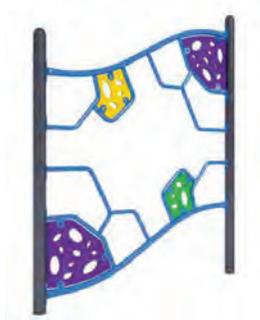
This exclusive slide adds excitement to your playgrounds. It features 'Burke Built™' quality, and the double-wall compounded plastic construction means it is stronger and will last longer.



T-SWING

Burke introduces T-Swings, a great addition to our array of swing options. The T-Swings are Burke Built™ with the durability to last for years.

FEATURED PLAY EVENTS



LINX™ LEVITATE

Exclusive to the Synergy Play System, Burke's Linx Climbers creates an unique climbing experience on the playground. Climb around, through or over while working on skills such as cognitive planning, imaginative play and hand-foot coordination.



TRANGO CLIMBER

Named for a pair of mountains famous for challenging climbs, the Trango Climber offers a fun climbing route that adds excitement to any playground!



Level X Ally

Sculptural, artistic and full of adventure, the Level X Play System brings a climbing, sensory and tactile experience to children of all abilities.

FEATURED PLAY EVENTS



CRESCENT DRUM PANEL

Create the perfect play area for children with Burke's Interactive Play Panels. The play panels encourage exploration, interaction and develop fine-motor skills for children with all abilities.

DESIGN SUMMARY

Florida Recreational Products LLC is very pleased to present this Proposal for consideration for the Murabella Amenity Center located in St. Augustine. BCI Burke Company, LLC has been providing recreational playground equipment for over 100 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of Turnbull Creek CDD. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

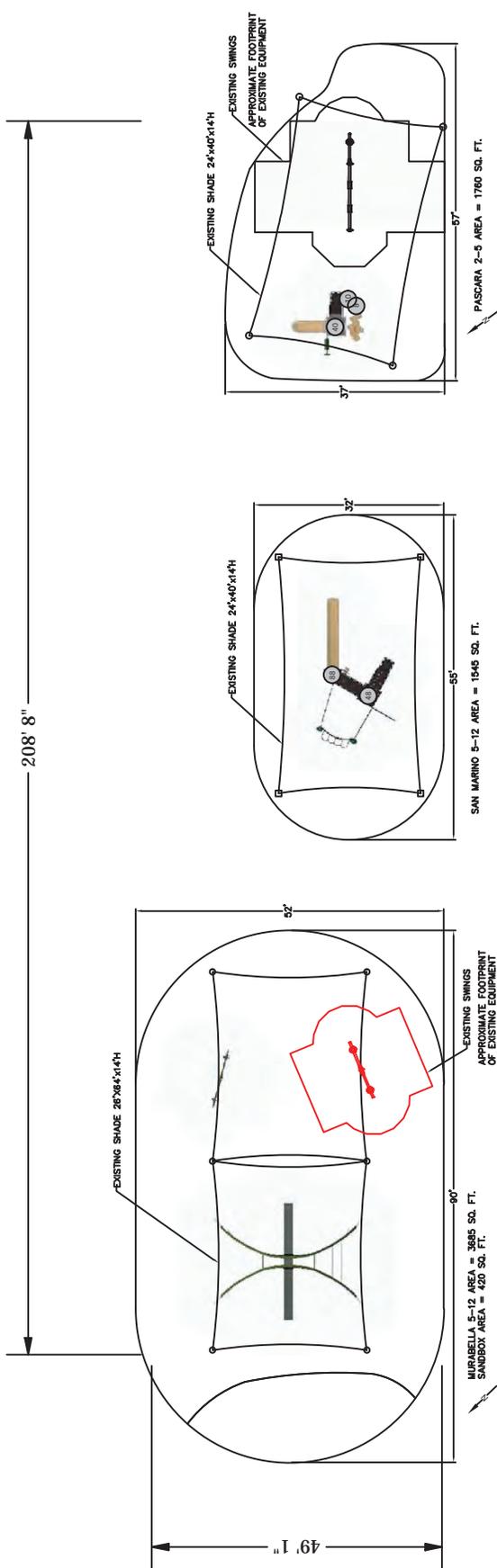
The following is a summary of some of the key elements of our Proposal:

- Project Name: Murabella Amenity Center
- Project Number: 170-211936-1
- User Capacity: 113
- Age Groups: 5 to 12, 2 to 5
- Dimensions: 208' 8" x 49' 1"
- Designer: Brittany Murphy

Florida Recreational Products LLC has developed a custom playground configuration based on the requirements as they have been presented for the Murabella Amenity Center playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 170-211936-1 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the Murabella Amenity Center project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.



PLEASE NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE REPRESENTATION OF THE PLAYGROUND LAYOUT, THIS REPRESENTATION IS TO BE PLACED. THE PLAYGROUND LAYOUT IS TO BE PLACED.

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)			
TOTAL ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	TYPES OF GROUND EVENTS
18	8 / 4	5 / 0	10 / 3
		0 / 0	9 / 3

OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

STRUCTURE SIZE: 1" x 208' 8"
 POST SIZE(S): 5"

SERIES Synergy | Burke Basics **SITE PLAN VIEW**

GROUP: SY-3496|SY-3799|Freestanding 01/07/2026

DESIGNED FOR AGES: 5 to 12, 2 to 5 **Murabella Amenity Center**

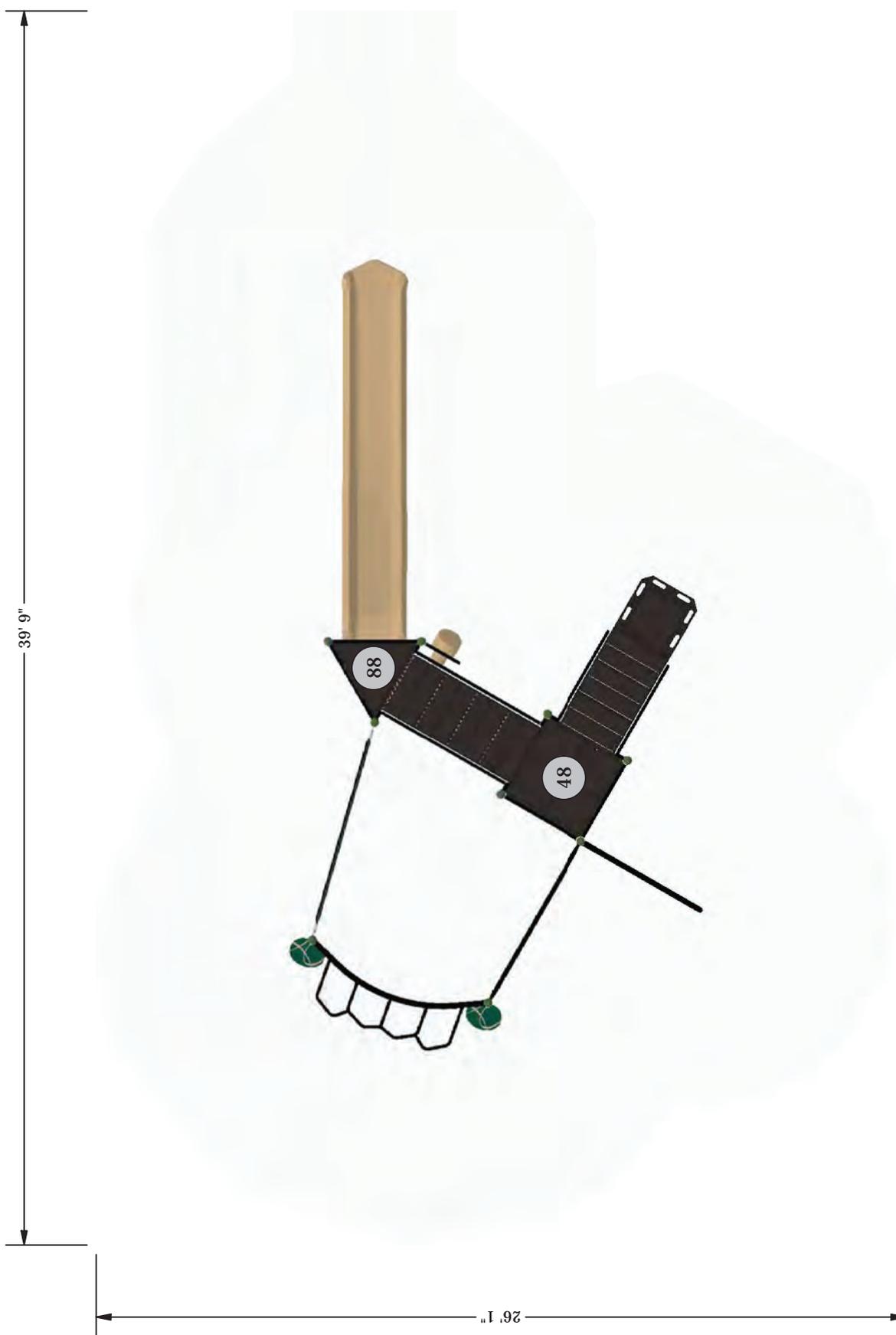
St. Augustine, FL 32092-4787

Burke
PLAY THAT MOVES YOU.

Florida Recreational Products LLC
170-211936-1
Designer: Brittany Murphy

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

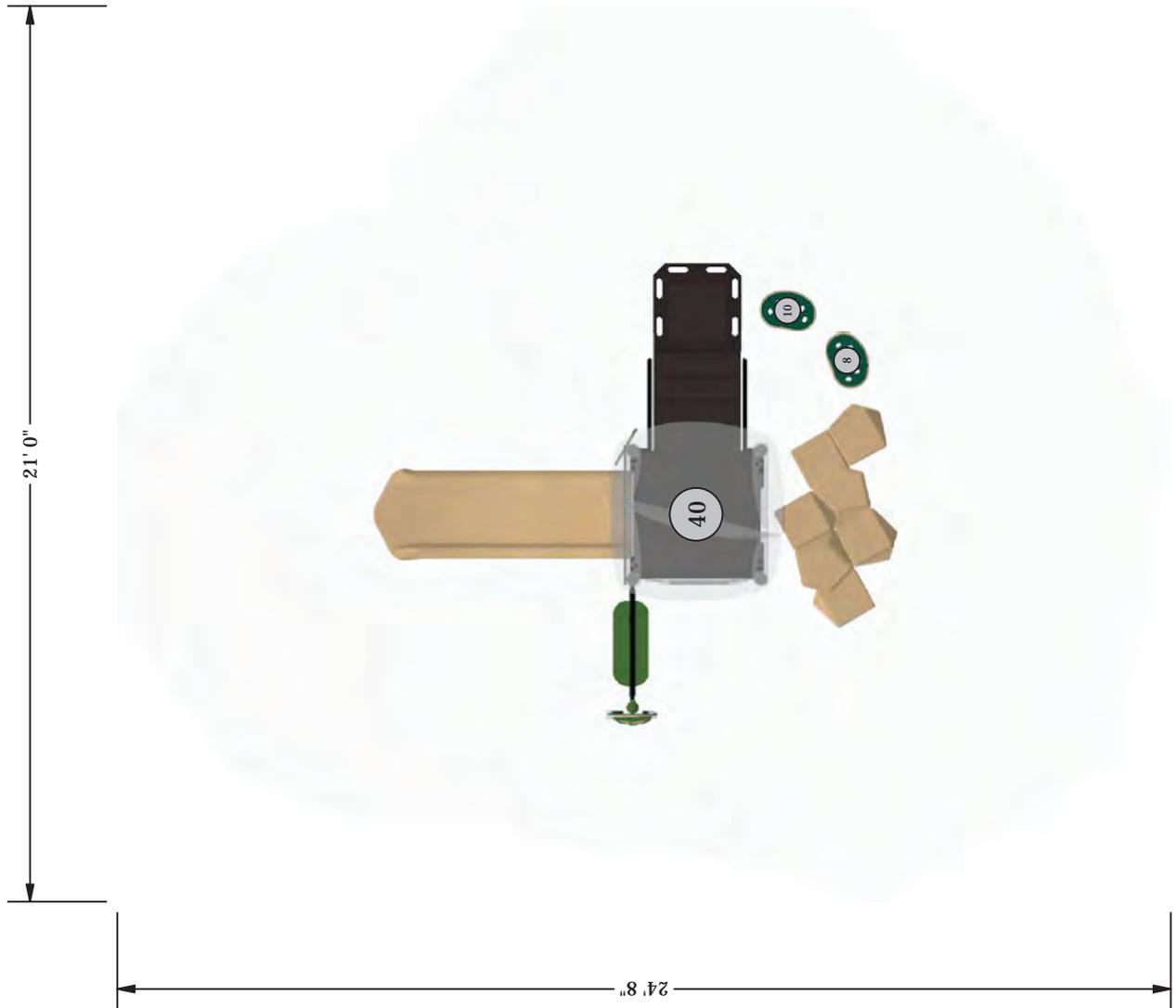
PLAYGROUND ACCESSIBILITY (Provided/Required)			
TOTAL ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	TYPES OF GROUND EVENTS
18	8 / 4	0 / 0	10 / 3 9 / 3

OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 10225.2 sq. ft.
Perimeter: 515.3 ft.
STRUCTURE SIZE: 1" x 208' 8"
POST SIZE(S): 5"

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES Synergy	SITE PLAN VIEW
GROUP: SY-3496	Murabella Amenity Center St. Augustine, FL 32092-4787
DESIGNED FOR AGES: 5 to 12	Florida Recreational Products LLC 170-211936-1 Designer: Brittany Murphy
Burke PLAY THAT MOVES YOU.	
BCI BURKE COMPANY, LLC PO BOX 549 FOND DU LAC, WI 54936-0549 920.921.9220 BCIBURKE.COM	



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)			
TOTAL ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	TYPES OF GROUND EVENTS
18	8 / 4	0 / 0	10 / 3 9 / 3

OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 10225.2 sq. ft.
Perimeter: 515.3 ft.
STRUCTURE SIZE: 1" x 208' 8"
POST SIZE(S): 5"

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES Synergy | Burke Basics

SITE PLAN VIEW

GROUP:
SY-3799

Murabella Amenity Center
St. Augustine, FL 32092-4787

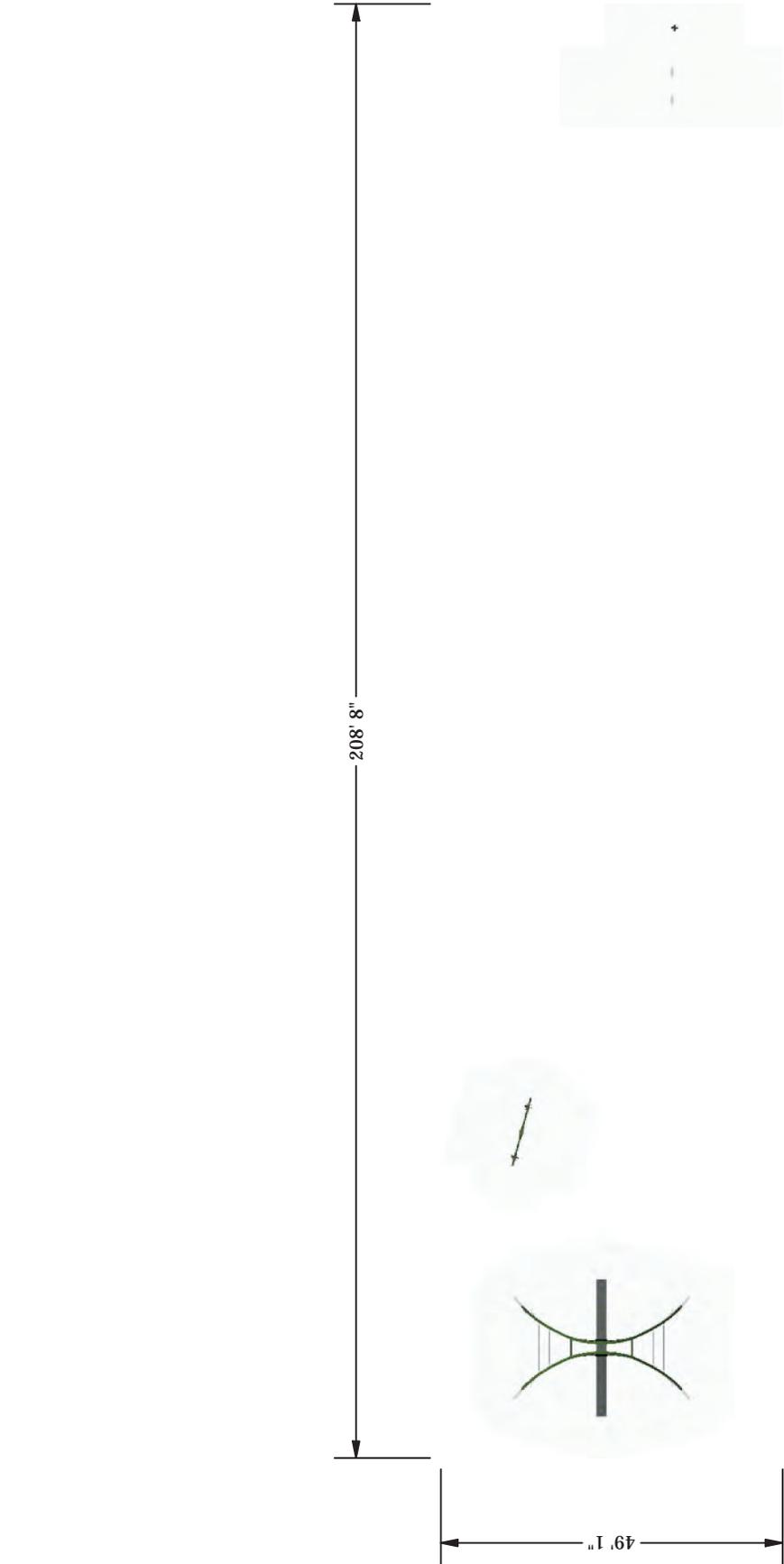
01/07/2026

DESIGNED FOR AGES:
2 to 5



Florida Recreational Products LLC
170-211936-1

Designer: Brittany Murphy



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)			
TOTAL ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	TYPES OF GROUND EVENTS
18	8 / 4	0 / 0	10 / 3 9 / 3

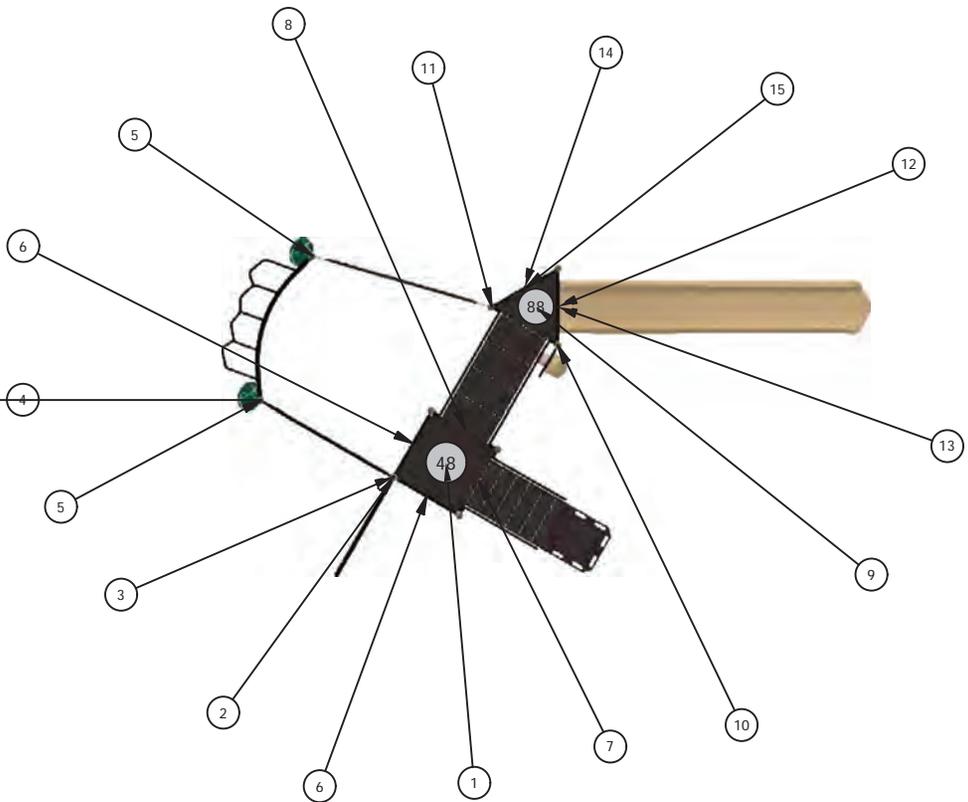
OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 10225.2 sq. ft.
Perimeter: 515.3 ft.
STRUCTURE SIZE: 1" x 208' 8"
POST SIZE(S): 5"

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES Burke Basics	Murabella Amenity Center St. Augustine, FL 32092-4787	01/07/2026
GROUP: Freestanding		Florida Recreational Products LLC 170-211936-1
DESIGNED FOR AGES: 5 to 12		Designer: Brittany Murphy

ITEM	COMP.	DESCRIPTION
1	290-0102	SQUARE PLATFORM
2	390-0224	LINX LEVITATE CLIMBER
3	390-0002	TOPO CLIMBER
4	390-0304	STRAIGHT HORIZONTAL LADDER,SYNERGY
5	390-0225	SYNERGY LAUNCH PAD
6	290-0104	OFFSET ENCLOSURE
7	390-0149	TRANSFER STATION, HANDRAIL 48"
8	390-0108	40" TRANSITION STAIR W/BARRIERS
9	290-0106	TRIANGLE PLATFORM
10	590-0122	DRUM CRESCENT PANEL
11	390-0227	TRANGO CLIMBER, POST TO POST
12	490-0143	VELO XL SLIDE 88"-96"
13	490-0141	SLIDE SIT DOWN BAR
14	390-0161	TREE BRANCH CLIMBER 88"
15	290-0110	CLIMBER ENCLOSURE



SERIES Synergy

GROUP:
SY-3496

DESIGNED FOR AGES:
5 to 12

COMPONENT VIEW

Murabella Amenity Center

St. Augustine, FL 32092-4787

Burke
PLAY THAT MOVES YOU

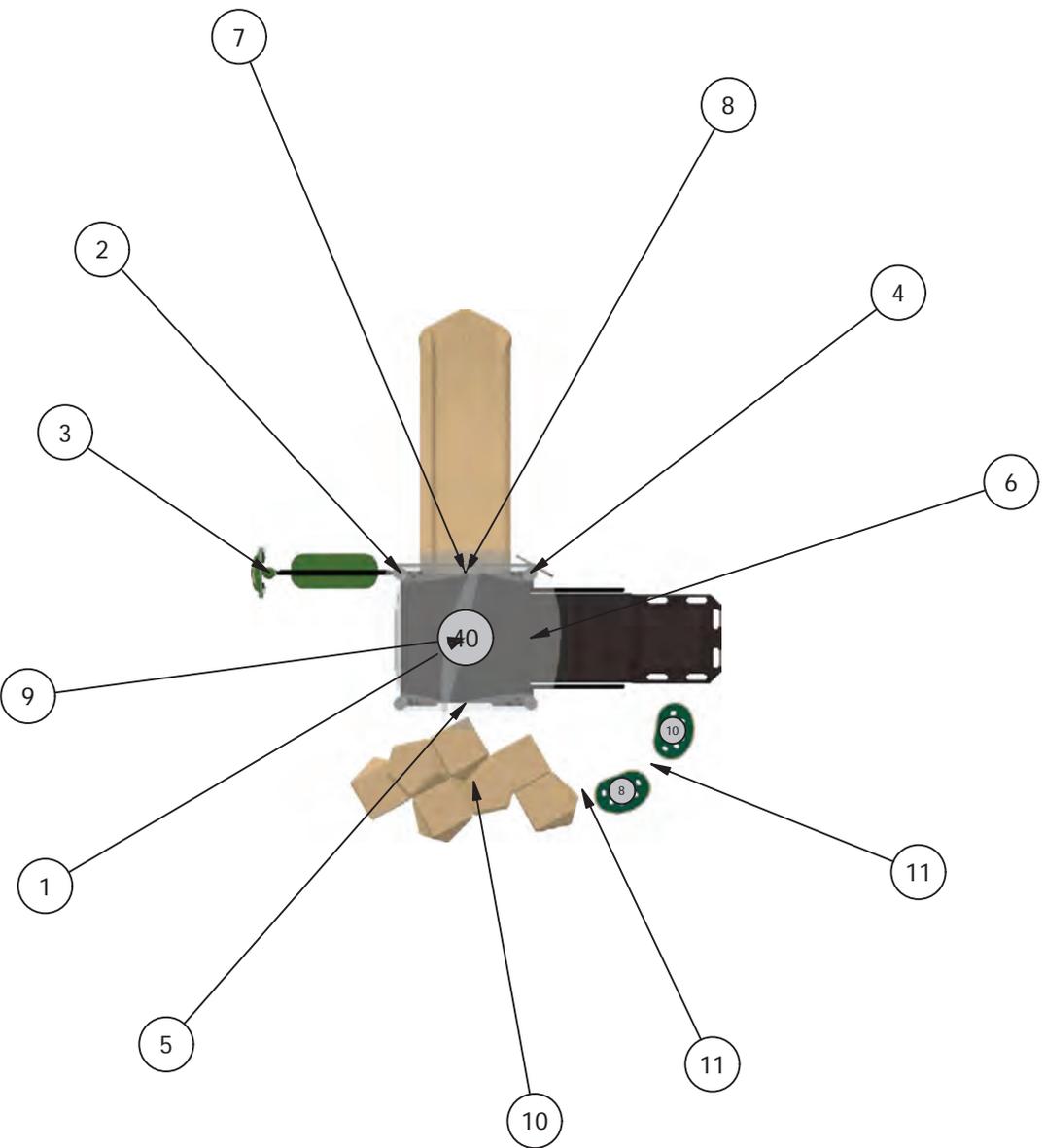
Florida Recreational Products LLC

170-211936-1

Designer: Brittany Murphy

01/07/2026

ITEM	COMP.	DESCRIPTION
1	290-0102	SQUARE PLATFORM
2	590-0400	SYNERGY COUNTER
3	590-0436	TOOL BENCH ACTIVITY
4	590-0458	TRACE SINGLE POST ACTIVITY
5	290-0111	CLIMBER ENCLOSURE 2-5
6	390-0148	TRANSFER STATION, HANDRAIL 40"
7	490-0132	ROCK N ROLL SLIDE 40"-48"
8	490-0134	IMAGINATION SLIDE SIT DOWN PANEL
9	590-0189	IMAGINATION PLAYFORT
10	560-2709	EKO BUNDLE
11	580-1364	LIL NOVO BEAN STEP



SERIES Synergy | Burke Basics

COMPONENT VIEW

GROUP:
SY-3799

DESIGNED FOR AGES:
2 to 5

Murabella Amenity Center
St. Augustine, FL 32092-4787

Burke
PLAY THAT MOVES YOU

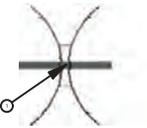
Florida Recreational Products LLC
170-211936-1

Designer: Brittany Murphy

01/07/2026

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

ITEM	COMP.	DESCRIPTION
1	560-2612	LEVEL X ALLY
2	550-9011	T-SWING, 2 SEAT 7' TOT SEATS, GALV CHAIN
3	550-0099	TOT SEAT, 7' & 8' SINGLE, STD CHAIN
4	550-0111	BELT SEAT, 8' SINGLE, STD CHAIN



SERIES Burke Basics

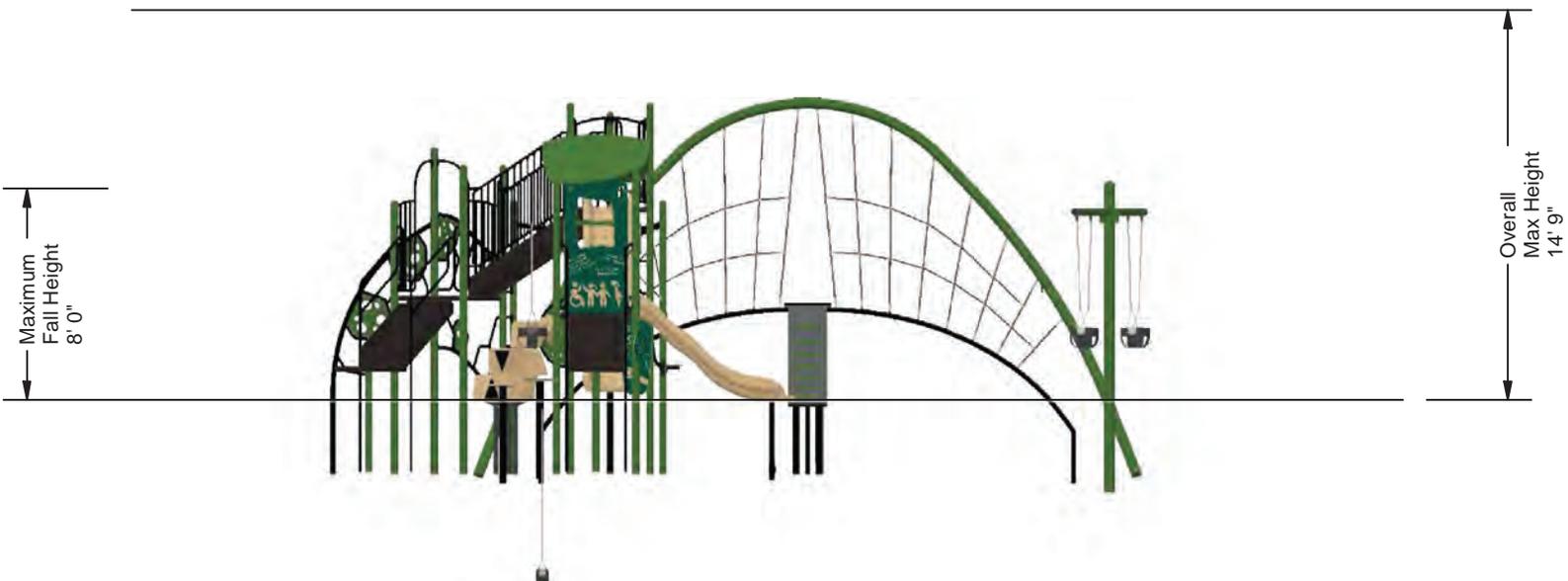
COMPONENT VIEW

GROUP:
Freestanding
DESIGNED FOR AGES:
5 to 12

Murabella Amenity Center
St. Augustine, FL 32092-4787



01/07/2026
Florida Recreational Products LLC
170-211936-1
Designer: Brittany Murphy



SERIES Synergy | Burke Basics

GROUP:
SY-3496|SY-3799|Freestanding

DESIGNED FOR AGES:
5 to 12, 2 to 5

ELEVATION VIEW

01/07/2026

Florida Recreational Products LLC
170-211936-1

Designer: Brittany Murphy

Murabella Amenity Center
St. Augustine, FL 32092-4787

Burke
PLAY THAT MOVES YOU

Overall Max Height
12' 4"



Maximum
Fall Height
7' 4"

SERIES Synergy

GROUP:
SY-3496

DESIGNED FOR AGES:
5 to 12

ELEVATION VIEW

01/07/2026

Murabella Amenity Center

St. Augustine, FL 32092-4787



Florida Recreational Products LLC

170-211936-1

Designer: Brittany Murphy

Overall
Max Height
8' 8"



SERIES Synergy | Burke Basics

GROUP:
SY-3799

DESIGNED FOR AGES:
2 to 5

Murabella Amenity Center

St. Augustine, FL 32092-4787



ELEVATION VIEW

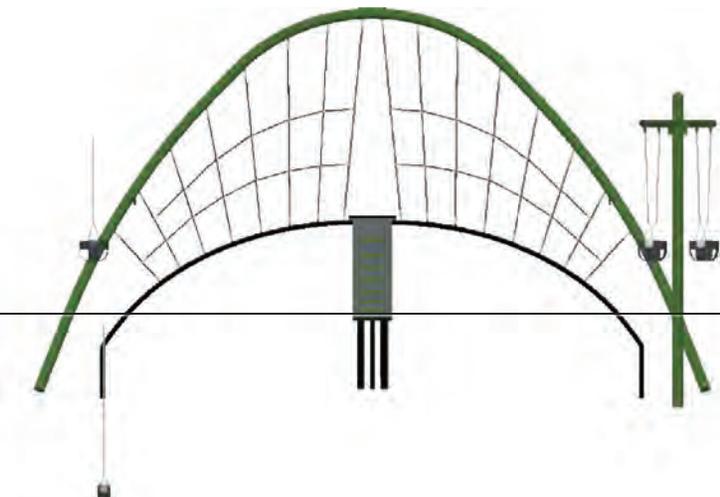
01/07/2026

Florida Recreational Products LLC

170-211936-1

Designer: Brittany Murphy

Overall
Max Height
14' 9"



Maximum
Fall Height
8' 0"

SERIES Burke Basics

GROUP:
Freestanding
DESIGNED FOR AGES:
5 to 12

ELEVATION VIEW

Murabella Amenity Center
St. Augustine, FL 32092-4787



Florida Recreational Products LLC
170-211936-1

Designer: Brittany Murphy



SERIES Synergy | Burke Basics

ISOMETRIC VIEW

GROUP:
SY-3496|SY-3799|Freestanding
DESIGNED FOR AGES:
5 to 12, 2 to 5

Murabella Amenity Center
St. Augustine, FL 32092-4787



Florida Recreational Products LLC
170-211936-1
Designer: Brittany Murphy



SERIES Synergy

GROUP:
SY-3496

DESIGNED FOR AGES:
5 to 12

ISOMETRIC VIEW

01/07/2026

Murabella Amenity Center

St. Augustine, FL 32092-4787

Florida Recreational Products LLC

170-211936-1

Designer: Brittany Murphy

Burke
PLAY THAT MOVES YOU



SERIES Synergy | Burke Basics

ISOMETRIC VIEW

GROUP:
SY-3799

Murabella Amenity Center

01/07/2026

DESIGNED FOR AGES:
2 to 5

St. Augustine, FL 32092-4787

Florida Recreational Products LLC
170-211936-1

Burke
PLAY THAT MOVES YOU

Designer: Brittany Murphy

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SERIES Burke Basics

ISOMETRIC VIEW

GROUP:
Free-standing
DESIGNED FOR AGES:
5 to 12

Murabella Amenity Center
St. Augustine, FL 32092-4787



01/07/2026
Florida Recreational Products LLC
170-211936-1
Designer: Brittany Murphy

PROPOSAL 170-211936-1 | 1/7/2026 | 2026 PRICING

The play components identified in this proposal are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487 and CPSC. To verify product certification, visit www.ipema.org.



The space requirements shown in this proposal are to ASTM standards. Requirements for other standards may be different.

SY-3496

Synergy

Component No.	Description	Qty	User Cap.	Ext. User Cap.	Weight	Ext. Weight
072-0300-123C	3 1/2" OD X 123" CAPPED POST	3	0	0	45	135
072-0300-139C	3 1/2" OD X 139" CAPPED POST	2	0	0	51	102
072-0300-147C	3 1/2" OD X 147" CAPPED POST	1	0	0	54	54
072-0300-163C	3 1/2" OD X 163" CAPPING POST	1	0	0	60	60
072-0300-167C	3 1/2" OD X 167" CAPPED POST	2	0	0	61	122
290-0102	SQUARE PLATFORM	1	4	4	59	59
290-0104	OFFSET ENCLOSURE	2	0	0	26	52
290-0106	TRIANGLE PLATFORM	1	2	2	33	33
290-0110	CLIMBER ENCLOSURE	1	0	0	21	21
390-0002	TOPO CLIMBER	1	3	3	76	76
390-0108	40" TRANSITION STAIR W/BARRIERS	1	4	4	261	261
390-0149	TRANSFER STATION, HANDRAIL 48"	1	6	6	217	217
390-0161	TREE BRANCH CLIMBER 88"	1	4	4	29	29
390-0224	LINX LEVITATE CLIMBER	1	6	6	223	223
390-0225	SYNERGY LAUNCH PAD	2	1	2	8	16
390-0227	TRANGO CLIMBER, POST TO POST	1	5	5	32	32
390-0304	STRAIGHT HORIZONTAL LADDER,SYNERGY	1	3	3	40	40
490-0141	SLIDE SIT DOWN BAR	1	0	0	5	5
490-0143	VELO XL SLIDE 88"-96"	1	2	2	139	139
590-0122	DRUM CRESCENT PANEL	1	1	1	16	16

Total User Capacity: 42
Total Weight: 1,692 lbs
Total Price: \$24,667

SY-3799

Burke Basics

Component No.	Description	Qty	User Cap.	Ext. User Cap.	Weight	Ext. Weight
560-2709	EKO BUNDLE	1	6	6	148	148
580-1364	LIL NOVO BEAN STEP	2	1	2	28	56

Synergy

Component No.	Description	Qty	User Cap.	Ext. User Cap.	Weight	Ext. Weight
072-0300-99C	3 1/2" OD X 99" CAPPED POST	1	0	0	37	37
072-0302-133S	3 1/2" OD X 133" SWAGED POST	2	0	0	49	98
072-0302-137S	3 1/2" OD X 137" SWAGED POST	2	0	0	50	100
290-0102	SQUARE PLATFORM	1	4	4	59	59
290-0111	CLIMBER ENCLOSURE 2-5	1	0	0	17	17
390-0148	TRANSFER STATION, HANDRAIL 40"	1	5	5	175	175
490-0132	ROCK N ROLL SLIDE 40"-48"	1	1	1	76	76
490-0134	IMAGINATION SLIDE SIT DOWN PANEL	1	0	0	11	11
590-0189	IMAGINATION PLAYFORT	1	1	1	161	161
590-0400	SYNERGY COUNTER	1	2	2	52	52
590-0436	TOOL BENCH ACTIVITY	1	1	1	25	25
590-0458	TRACE SINGLE POST ACTIVITY	1	1	1	3	3

Total User Capacity: 23
Total Weight: 1,018 lbs
Total Price: \$15,766

Freestanding

Burke Basics

Component No.	Description	Qty	User Cap.	Ext. User Cap.	Weight	Ext. Weight
550-0099	TOT SEAT, 7' & 8' SINGLE, STD CHAIN	1	1	1	12	12
550-0111	BELT SEAT, 8' SINGLE, STD CHAIN	2	1	2	10	20
550-9011	T-SWING, 2 SEAT 7' TOT SEATS, GALV CHAIN	1	2	2	157	157
560-2612	LEVEL X ALLY	1	43	43	1,140	1,140

Total User Capacity: 48
Total Weight: 1,329 lbs
Total Price: \$29,652

Special Notes:

Prices do not include freight, unloading, material storage, site excavation/preparation, removal of existing equipment, removal of excess soil from footing holes, site security, safety surfacing, installation, or sales tax (if applicable). Prices are based on standard colors per CURRENT YEAR BCI Burke Catalog. Custom colors, where available, would be an extra charge. **Pricing is valid for 30 days from the date of this proposal.**

COLOR SELECTION LIST | Default Color Option

GROUP 1 (SY-3496)

Accessory: Black
HDPE 1 Color: Olive
HDPE 2 Color: Green-Tan-Green
Platform: Brown
Post: Olive
Rotomold Plastic: Tan

GROUP 2 (SY-3799)

Accessory: Black
HDPE 1 Color: Olive
HDPE 2 Color: Green-Tan-Green
Platform: Brown
Post: Olive
Rotomold Plastic: Tan

GROUP 3 (Freestanding)

Accessory: Black
HDPE 1 Color: Olive
HDPE 2 Color: Green-Tan-Green
Platform: Brown
Post: Olive
Rotomold Plastic: Tan

COLORS THAT MOVE YOU

POWDER COAT PAINT



PLATFORMS



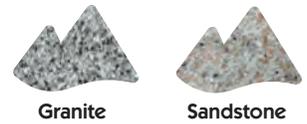
SOLIS HUE TOPPERS



TRADITIONAL SERIES SITE AMENITIES



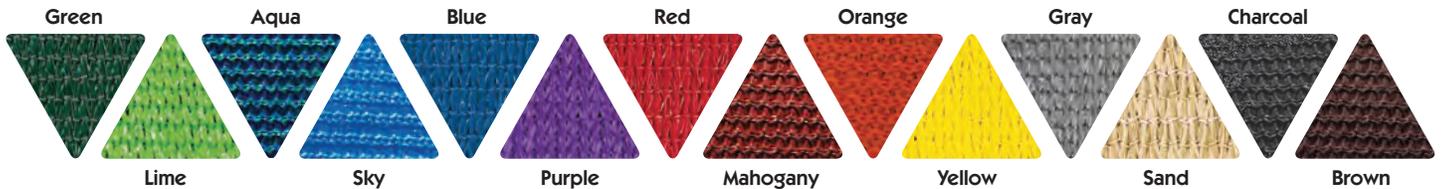
ROCKIT CLIMBERS



HDPE PLASTIC PANELS



SHADE CANOPIES



ROTOMOLD PLASTIC



VISIT BCIBURKE.COM/COLOR TO CUSTOMIZE YOUR PLAYGROUND COLORS!

BURKE GENERATIONS WARRANTY®

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products.

In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Nucleus®, Nucleus Evolution®, Nucleus Aspire®, Intensity®, Level X®, Synergy®, Synergy Imagination® & 4ME®) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreKconnect® Clamp Castings against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers).
- One Hundred (100) Year Limited Warranty on bolt-through and direct-bolt fastening and clamp systems (Synergy®, Intensity®, Nucleus®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay® Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRG products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty.
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Nucleus®, Intensity®, and RopeVenture® cables against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on rubber belt material against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather, immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.

Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 800-356-2070.

01/2025



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 Florida Recreational Products-FRP 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. Florida Recreational Products-FRP 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 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 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, additional charges 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 #: 170-211936-1

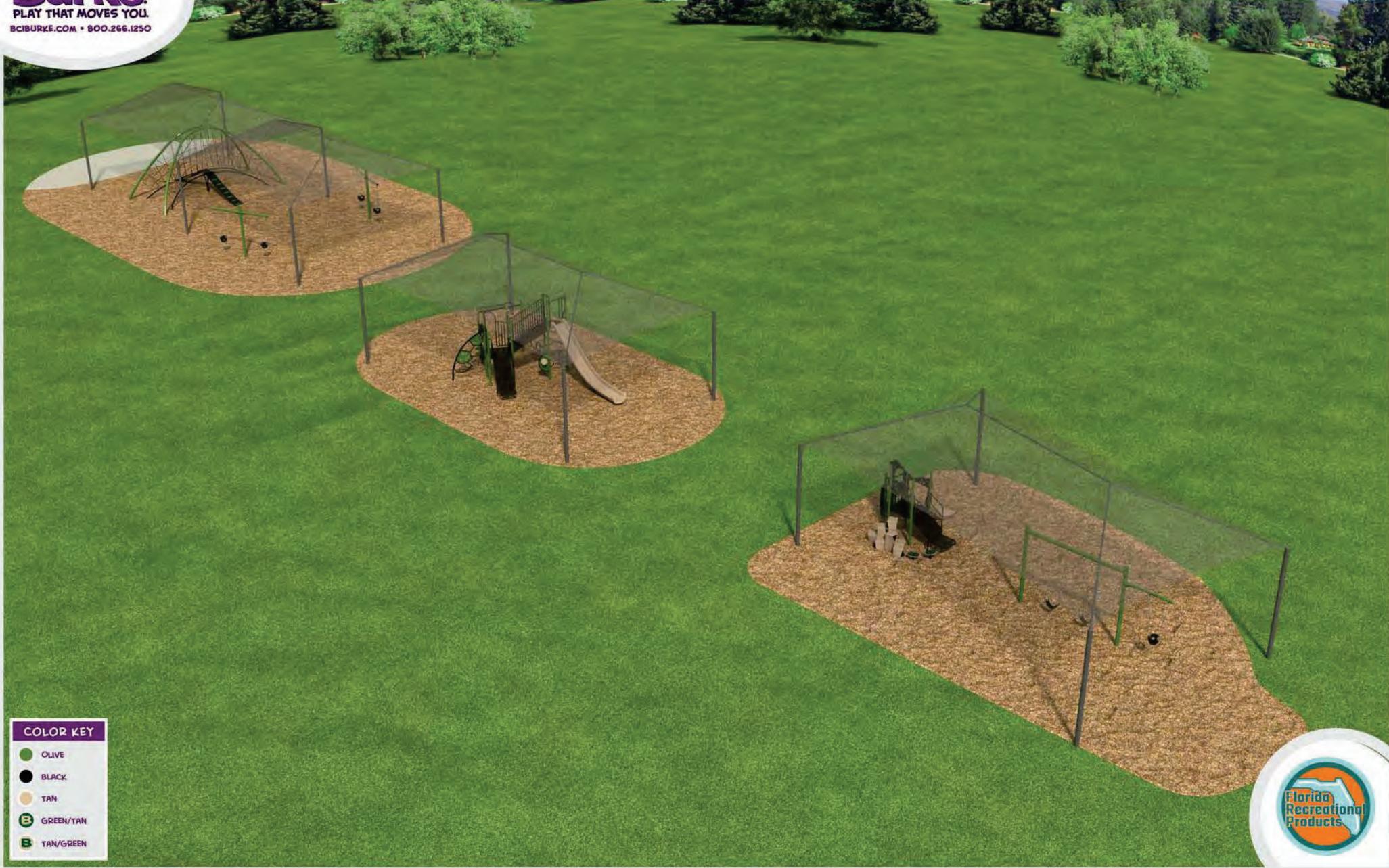
MURABELLA AMENITY CENTER

Burke.
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250



3D Designer: Christian





COLOR KEY

- OLIVE
- BLACK
- TAN
- GREEN/TAN
- TAN/GREEN



Tab 3



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

To install new plant material at both sides of the entrance and the center island.

To top dress the new plant material with mulch.

To remove all resulting debris off site.

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

Scope of Work / Labor & Materials

EN - General

Items	Qty	Per Price	Extended Price
Enhancement Labor	12.00	\$55.00	\$660.00
Pick Up Materials	2.00	\$165.00	\$330.00
Rose Knockout Red (3 gal)	62.00	\$40.00	\$2,480.00
Mulch Dyed Brown (Cubic Yard)	14.00	\$65.00	\$910.00
Disposal	1.00	\$187.50	\$187.50
Irrigation Tech Labor	2.00	\$105.00	\$210.00

EN - General **Service Total:** **\$4,777.50**

Total (Material, Tax and Labor) **\$4,777.50**



Terms and Conditions

1. Agreement

This agreement ("Agreement") is made between Yardnique ("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 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.

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 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.

Client / Owner

By _____ Operations Manager

Signature / Title

James Schieszer

Printed Name / Date

By _____ Account Manager

Signature / Title

Dwain Ayres 02/20/2026

Printed Name / Date



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

To install new ornamental grasses on the berms where the dead grasses were removed.

Scope of Work / Labor & Materials

EN - General

Items	Qty	Per Price	Extended Price
Enhancement Labor	32.00	\$55.00	\$1,760.00
Pick Up Materials	3.00	\$165.00	\$495.00
Tripsacum Dactyloides Fakahatchee Grass #3 Container	95.00	\$14.50	\$1,377.50
Spartina Bakeri Sand Cord Grass #3 Container	95.00	\$14.50	\$1,377.50
EN - General		Service Total:	\$5,010.00
Total (Material, Tax and Labor)			\$5,010.00



Terms and Conditions

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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.

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- Payment is expected to follow this schedule:
Net 45
See the Payment Schedule above (for Fixed Price on Payment Schedule)
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4. Schedule

- The Company will commence the Services on a mutually agreed upon start date, subject to weather conditions and other unforeseen delays.
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- **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 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.

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Client / Owner

By _____ Operations Manager

Signature / Title

James Schieszer

Printed Name / Date

By _____ Account Manager

Signature / Title

Dwain Ayres 01/12/2026

Printed Name / Date



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

To install new plant material in the beds on the border of the pool area.

To top dress the new plant material with mulch.

To remove all resulting debris off site.

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

Scope of Work / Labor & Materials

EN - General

Items	Qty	Per Price	Extended Price
Enhancement Labor	48.00	\$55.00	\$2,640.00
Pick Up Materials	4.00	\$165.00	\$660.00
Cordylina Fruticosa Auntie Lou Ti Plant #3 Container	106.00	\$21.15	\$2,241.90
Ligustrum Japonicum Jack Frost Japanese Privet #3 Container	106.00	\$18.00	\$1,908.00
Evolvulus Pilosus Blue Daze Shaggy Dwarf Morning Glories #1 Container	33.00	\$8.60	\$283.80
Dyed Brown Mulch Bulk (Per Cu. Yd.)	5.00	\$70.00	\$350.00
Irrigation Tech Labor	2.50	\$105.00	\$262.50

EN - General **Service Total: \$8,346.20**

Total (Material, Tax and Labor) \$8,346.20



Terms and Conditions

1. Agreement

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4. Schedule

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- The Company carries liability insurance to cover any damages or injuries that may occur during the performance of the Services.
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Client / Owner

By _____
Signature / Title

James Schieszer
Printed Name / Date

By _____ Account Manager
Signature / Title

By Dwain Ayres 08/28/2025
Printed Name / Date

Tab 4



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

The labor and materials based on the following Landscape Installation.

1. Mulch: Install 445 cubic yards of Brown Mulch at a 2" depth in all the designated areas on the site map.
2. Pine Straw: Install 5355 bales to cover all the main berm areas.
3. Additional Pine Straw: Install 900 bales for additional coverage due to ornamental grass cut back.

Scope of Work / Labor & Materials

Mulch / Straw Install

Items	Qty	Per Price	Extended Price
Mulch (Delivery and Install)	445.00	\$65.00	\$28,925.00
Pine Straw (Delivery and Install)	6255.00	\$7.00	\$43,785.00
Mulch / Straw Install		Service Total:	\$72,710.00
Total (Material, Tax and Labor)			\$72,710.00



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.

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 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.



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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 _____ Branch Manager

Signature / Title

By Brian Stephens 02/20/2026

Printed Name / Date

Murabella
101 W. Positano Ave. 32092





OPPORTUNITY #129941

Playground Mulch Install -
Amenity Center
August 25, 2025

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

Playground Mulch Install - Amenity Center

To install 28 yards of wood chip playground mulch.

\$2,486.40

Sale: \$2,486.40
Total: **\$2,486.40**



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

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- 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.
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Playground Mulch Install -
Amenity Center
August 25, 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.
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9. Termination

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14. Acceptance

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15. Qualifications

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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #129941

Playground Mulch Install -
Amenity Center
August 25, 2025

Date _____

Date _____



OPPORTUNITY #129942

Playground Mulch Install -
Pescara Park
August 25, 2025

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

Playground Mulch Install - Pescara Park

To install 38 yards of wood chip playground mulch.

\$3,374.40

Sale: \$3,374.40
Total: **\$3,374.40**



Terms and Conditions

1. Agreement

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2. Scope of Work

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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].
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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



Playground Mulch Install -
Pescara Park
August 25, 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

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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #129942

Playground Mulch Install -
Pescara Park
August 25, 2025

Date _____

Date _____



Playground Mulch Install - San
Marino Park
August 25, 2025

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

Playground Mulch Install - San Marino Park

To install 30 yards of wood chip playground mulch.

\$2,664.00

Sale: \$2,664.00

Total: **\$2,664.00**



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

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3. Payment Terms

- Payment is Net 45
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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



Playground Mulch Install - San Marino Park
August 25, 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

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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

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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #129943

Playground Mulch Install - San
Marino Park
August 25, 2025

Date _____

Date _____

Tab 5



Tree Pruning - San Giacomina Rd

February 20, 2026

Murabella-Turnbull Creek

101 E Positano Ave
St Augustine, FL 32092

Tree Pruning - San Giacomina Rd

To elevate the 24 Live Oak trees up to 14 ft. over the roadway and turf areas.

To remove all resulting debris off site.

\$5,328.00

Sale: \$5,328.00

Total: **\$5,328.00**



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 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].
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4. Schedule

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Tree Pruning - San Giacomina Rd

February 20, 2026

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

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By _____
Dwain Ayres

By _____
Riverside Management



Tree Pruning - San Giacomina Rd

February 20, 2026

Date _____

Date _____

Tab 6



Tree Removal - SR-16 Berm

February 20, 2026

Murabella-Turnbull Creek

101 E Positano Ave
St Augustine, FL 32092

Tree Removal - SR-16 Berm

To flush cut and remove the 11 dead/declining Pine trees.

To remove all resulting debris off site.

\$8,806.00

Sale: \$8,806.00

Total: **\$8,806.00**



Terms and Conditions

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February 20, 2026

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.

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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #149468

Tree Removal - SR-16 Berm

February 20, 2026

Date _____

Date _____



Tree Removal - 3408 Ravello Dr

November 14, 2025

Murabella-Turnbull Creek

101 E Positano Ave
St Augustine, FL 32092

Tree Removal - 3408 Ravello Dr

To flush cut and remove the dead tree in the common area behind the unit.

To remove all resulting debris off site.

\$518.00

Sale: \$518.00

Total: **\$518.00**



November 14, 2025

Terms and Conditions

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- 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



Tree Removal - 3408 Ravello Dr

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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 #138680

Tree Removal - 3408 Ravello Dr

November 14, 2025

Date _____

Date _____

Tab 7

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	Turnbull Creek Community Development District	Property Address 1:	101 West Positano Avenue
Property Name:	Murabella	Address 2:	
Number of Units:	959	City, State, Zip:	St. Augustine, FL 32092

Agreement Term

This Agreement begins on 2/2/2026 (“Effective Date”) and shall continue in effect for a term of 10 years from 2/2/2026 or from the date Services are activated at the Property, whichever is later (the “Initial Term”). This Agreement shall automatically renew for successive periods of 2 Years (each, a “Renewal Term”), unless either party provides the other with a minimum of 60 days’ notice of its intention not to renew at the end of the then-current term. The Initial Term and each Renewal Term may be collectively referred to herein as the “Term.”

Common Area WiFi

Company shall provide common area WiFi to 2 WiFi access points in common areas of the Property.

Compensation

The Per Unit Compensation is \$140.00 for a total of \$134,260.00.

Marketing

Customer’s Marketing Support shall be as follows:

Service	Type of Marketing
TV	Exclusive Marketing
Internet	Exclusive Marketing
Voice	Exclusive Marketing

Company shall not conduct door-to-door solicitations without the consent of Customer or Customer’s on-site personnel.

Courtesy Services

Common Area Courtesy TV Service

Courtesy TV Service	# of Outlets	Location	Courtesy TV Equipment	Upgradable
Popular TV	5	Residential Common Area	HD Digital Converter	No

Common Area Courtesy Internet Service

Courtesy Internet Service	# of Outlets	Location	Courtesy Internet Equipment
Gigabit	2	Residential Common Area	Gateway

Agreement

This Xfinity Communities Service Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Company") will provide residential products and services (collectively, the "Services") to the customer named above ("Customer") at the property named above ("Property"). This Agreement consists of this fully executed Service Order ("Service Order"), the General Terms and Conditions ("General Terms"), any attachments included herewith ("Attachments") and any written amendments to this Agreement executed by both parties ("Amendments"). In the event of an inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Service Order, (3) Attachments, (4) General Terms. Customer and Company may be collectively referred to herein as the "Parties" or individually as a "Party." The parties, intending to be legally bound agree to be bound by the terms and conditions set forth in the Agreement. Capitalized terms used but not defined in this Service Order shall be given their meanings set forth in the General Terms and capitalized terms used but not defined in the General Terms shall be given their meaning set forth in this Service Order.

The parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Customer: Turnbull Creek Community Development District

Company: Comcast Cable Communications Management, LLC

By: _____

By: _____

Name:

Name: Rafael Visbal

Title:

Title: VP, Market Development Florida

ADDRESSES FOR LEGAL NOTICES

To Customer:

Turnbull Creek Community Development District
Murabella Amenities Center
101 West Pasitano Avenue
St. Augustine, FL 32092

To Company:

Comcast Cable Communications Management, LLC
7201 North Federal Highway, Boca Raton, FL 33487, Attn: Xfinity Communities.

With a copy to:

Comcast Cable Communications Management, LLC
1701 JFK Blvd
Philadelphia, PA 19103
Attn: General Counsel – Cable Legal Operations

GENERAL TERMS AND CONDITIONS

1. **Wiring.**

(a) **Definitions.**

- i. **“Distribution System”** consists of all facilities, equipment or devices that are installed by Company to transmit the Services from the public right of way to the Terminal, and may include, but not be limited to, distribution cables, amplifiers, pedestals, lock boxes, passive and electronic devices and other equipment. It shall also include any other facilities, equipment or devices installed by Company, other than the Inside Wiring, and used by Company in the provision of Services.
- ii. **“Inside Wiring”** consists of the wiring running from the Terminal into the unit as necessary to provide the Services throughout the unit.
- iii. **“System”** consists of the Distribution System and Inside Wiring.
- iv. **“Terminal”** mean the ground block or other connection terminal located at each unit on the Property.

(b) **Scope of Work.** If either Party is installing, upgrading or re-wiring any portion of the System, a Scope of Work will be attached setting forth the responsibility of the parties regarding such work. The Parties agree to comply with the Scope of Work.

(c) **Company Obligations.** Any work performed by Company on the Property shall be done in a good and workmanlike manner, in accordance with industry standards, local codes, applicable law, and, Federal Communications Commission (“FCC”) regulations. Company will be responsible for obtaining all necessary permits, licenses and approvals in connection with the Company’s operation and use of the wiring as set forth herein.

(d) **Ownership of Wiring.** The Distribution System is and will remain the personal property of Company. The Inside Wiring is and will remain the personal property of the applicable unit owner.

(e) **Use and Maintenance of Wiring.** Customer grants Company the exclusive right to operate and use the Distribution System. The Customer shall not, and shall not permit any third party to, tap into, use, or otherwise interfere with the Distribution System. At its expense, Company shall maintain, repair and replace the Distribution System as necessary to provide the Services. The installation, use, and repair of the Inside Wiring will be governed by separate contracts between Company and individual unit residents.

(f) **Electrical Power.** Customer shall provide electrical power, at Customer’s expense, for the Distribution System or Inside Wiring as requested by Company in locations reasonably designated by Company. In addition, if requested by Company, Customer shall, at Customer’s cost, provide one or more environmentally controlled spaces in mutually agreed upon locations on the Property for distribution facilities.

2. **Delivery of Services.** Customer grants to Company the non-exclusive right to deliver the Services to the Property.

3. **Customer Obligations.**

- (a) Customer shall not enter into a bulk agreement with another service provider to provide services similar to the Services during the Term regardless of the method used to deliver services to the Property. A “bulk agreement” means an agreement between Customer and a third party service provider whereby (i) services are paid for by the Customer and provided to the residents at no charge, on a reduced rate or discounted basis; (ii) services are automatically provided to the residents as an amenity of the Property or (iii) the purchase of services by residents is required as a condition of their occupancy of the Property. However, nothing in this Agreement shall prohibit service providers from providing service to the Property on a retail basis, provided that Customer does not permit a third party to access any facilities, equipment or wiring Company owns or has exclusive rights to use.
 - (b) Customer shall reasonably cooperate with Company to prevent, but shall not be liable for, the unauthorized access to equipment or Services by residents of the Property.
 - (c) Customer shall supply unit numbers to Company at reasonable intervals upon Company request.
4. **Fees and Charges for Services.** For Services provided to residents on a retail basis, the terms, conditions, charges and fees for those Services shall be contained in separate contracts between Company and individual residents. The Customer assumes no liability or responsibility for service charges contracted for by residents. For Services provided to Customer on a bulk basis (if any), additional terms, conditions, charges and fees for the bulk Services shall be contained in the Service Order and Attachments made a part of this Agreement.
5. **Access.**
- (a) Customer grants Company personnel access to all common areas of the Property during Company’s Operating Hours (as defined below) for the purpose of installing, disconnecting and auditing Service and exercising Company’s right and obligations under this Agreement. Customer shall use reasonable efforts to grant Company access to parts of the Property it does not have direct control over for the same purposes. “Operating Hours” means Monday through Sunday, 7:00am to 7:00pm or at any other time that (i) Customer’s staff members at the Property give verbal consent for Company to access, (ii) a maintenance or repair emergency occurs, which includes service outages, or (iii) a resident grants Company personnel access in order to provide or repair services for the resident.
 - (b) Company, at its expense, agrees to repair any damage to the Property to the extent caused by Company, its employees or agents, normal wear and tear excepted. If Company fails to commence repairs to the Property within 45 days of notice, then Customer may undertake the repairs itself and bill the Company for the actual and reasonable costs thereof. Customer, at its expense, agrees to pay the reasonable and actual costs for Company to repair or replace any damage to the Distribution System or Exclusive Wiring to the extent caused by Customer, its employees or agents, normal wear and tear excepted.
6. **Indemnification.** Each Party (the “Indemnifying Party”) shall indemnify, defend and hold harmless the other party, its officers, directors, personnel, affiliates, lenders, agents and representatives (collectively, the “Indemnified Parties”) from and against any and all liability, loss, damage, claim or expense (including reasonable attorneys’ fees and costs) (collectively, “Damages”) incurred through a third party claim to the extent based on (i) the negligence or willful misconduct of the Indemnifying Party, (ii) the Indemnifying Party’s noncompliance with applicable laws (iii) the breach or inaccuracy of any representation or warranty made hereunder by the Indemnifying Party or (iv) any injury (including death), damage or loss to persons or property caused by the Indemnifying Party. The Indemnified Parties agree to provide the Indemnifying Party with sufficient notice of any claim and to provide reasonable cooperation with the Indemnifying Party in the defense of the claim at Indemnifying Party’s cost.

7. **Limitation of Liability.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES FOR LOST PROFITS, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, WHETHER ARISING UNDER THEORY OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE.
8. **Termination.**
- (a) **Default.** In the event either Party defaults in the performance of any of the material terms of this Agreement, the non-defaulting Party shall give the defaulting Party written notice specifying the nature of such default and identifying the specific provision in this Agreement which gives rise to the default. The defaulting Party shall have 60 days to either (i) cure the default or (ii) if such default is incapable of cure within such 60 day period, commence curing the default within such 60 day period and diligently pursue such cure to completion. In the event the defaulting Party fails to do so within such 60 day period, the non-defaulting Party may terminate this Agreement upon 30 days' written notice without further liability of either party.
- (b) **Permanent Loss of Authority.** This Agreement shall terminate automatically without any further liability on the part of Company in the event Company lacks authority to continue to provide the Services to the Property due to loss of governmental authorization. This clause, however, shall not apply to periods of transition, such as franchises subject to review, transfer or reapplication, or where termination is the subject of dispute.
9. **Removal of Distribution System.**
- (a) Upon expiration or termination of this Agreement, Company shall have 3 months during which it may remove the Distribution System. Company shall promptly repair any damage to the Property caused by such removal. Any portion of the Distribution System remaining on the Property after the 3 month period shall be deemed abandoned by Company, and ownership shall vest in Customer "AS IS" and "WHERE IS" and Company shall have no further liability therefor.
- (b) Notwithstanding anything to the contrary contained in this Agreement, the removal period referenced in subsection (a) above shall be tolled for as long as Company has the right under applicable law to continue to provide any or all of the Services to any or all of the units on the Property after the termination or expiration of this Agreement, in which case Company shall have the exclusive right to continue to own and use the Distribution System and the non-exclusive right to interconnect with and use the Inside Wiring to provide the Services. This Section shall survive the termination of this Agreement.
10. **Dispute Resolution.** All disputes under this Agreement shall be submitted to and settled by arbitration in accordance with the rules of the American Arbitration Association. The parties shall appoint a mutually agreeable arbitrator reasonably familiar with broadband communications systems and services. In the event the parties are unable to agree to a single arbitrator, the dispute shall be submitted to a panel of 3 arbitrators, one of which shall be reasonably familiar with broadband communications systems and services. Each Party shall appoint an arbitrator and the 2 arbitrators so appointed shall then select a third arbitrator. The arbitrators shall apply applicable federal laws and regulations and the laws of the jurisdiction in which the Property is located, without regard to its choice of law principles. The decision of the arbitrators shall be binding and conclusive on all parties involved, and judgment upon their decision may be entered in a court of competent jurisdiction.

11. **Customer Service.** Company will maintain a local or toll-free telephone number, which will be available to its subscribers 24 hours a day, 7 days a week. Company representatives will be available to respond to customer telephone inquiries during normal business hours. Company will begin working on service interruptions promptly and in no event later than the next business day after notification of the service problem, excluding conditions beyond the control of Company.

12. **Marketing Support.** Customer grants Company the right to access the Property to market and sell its Services to residents of the Property and shall (i) present Company's Marketing Materials to new and prospective residents during the initial presentation of rental or for-sale units and at lease signings or closings, whether in person or digitally (ii) make the Marketing Materials available in the sales/leasing office, other administrative areas, and digitally where Customer communicates to prospective and existing residents and (iii) at times and locations mutually agreed to by the parties, allow Company to hold marketing and sales events at the Property (collectively, "Marketing Support"). At Company's discretion, "Marketing Materials" may include, but are not limited to digital content, brochures, channel lineups, service descriptions, and information regarding prices and special offers. Marketing Support will be either exclusive or non-exclusive, as indicated in the Service Order. All Marketing Materials shall be provided by Company at Company's sole cost. For Services marketed on an exclusive basis, Customer agrees not to market or allow a third party to market any services similar to the exclusively marketed Services. For Services marketed on a non-exclusive basis, Customer will market such Services on a materially comparable basis with any third party services (e.g., no favorable treatment in terms of on-site events or location of marketing materials) and Customer will not treat any competing services on a more favorable basis or take actions to position competing service as "preferred" service over Company's Services.

13. **Website Link.** Company shall have the right in its sole discretion to approve any trademark/logo of Company used by Customer on Customer's website, its placement within its website, and the use of any statements or claims in connection with such trademark/logo or Company's products and services on its website. All uses of Company's trademark/logo made by Customer shall inure to the benefit of Company. Customer shall not copy or capture any portion of Company's website or any of its content within frames on Customer's website, or otherwise present or display Company's website content or represent Company's website as Customer's in any manner. Customer shall ensure that the link from its website to Company's website connects the visitor to Company's website unencumbered in any manner.

14. **Interference.** If any device or facility on the Property does not comply with the technical specifications established by the FCC, including, but not limited to, signal leakage, which interferes with Company's delivery of the Services, Company reserves the right to discontinue the Services to the non-compliant unit or, at Company's reasonable discretion, to the Property until such non-conformance is cured by Company, Customer or resident, as the case may be. Company shall take reasonable measures to not discontinue Services to any portion of the Property that is in compliance with applicable technical specifications.

15. **Changes to Wiring Rights.** In the event applicable law requires (i) Company to permit Customer or a third party to use all or a portion of the Distribution System or (ii) Customer to permit a third party to use all or a portion of the Exclusive Wiring, then such portions of the Distribution System and/or Exclusive Wiring shall be automatically deemed Non-Exclusive Wiring.

16. **Assignability; Binding Effect.** Either Party may assign the Agreement provided that the assignee agrees in writing to be bound by all the terms and conditions hereof. In the event Customer sells, assigns, transfers or otherwise conveys the Property to a third party, Customer shall assign this agreement and cause the new owner or controlling party to expressly assume this Agreement and agree to be bound by its terms. This Agreement shall be binding upon the parties and their respective successors and assigns. Following any assignment, the assigning party shall give prompt notice thereof to the other party and shall not be liable for obligations under this Agreement that accrue on or after the date of the assignment.
17. **Representations and Warranties.** Each Party represents and warrants to the other that (i) the person entering into this Agreement on its behalf has the legal right and authority to execute, enter into and bind such Party to the commitments and obligations set forth herein and (ii) it has the right to enter into this Agreement and to grant the rights granted hereunder. In the event this Agreement is terminated for a breach of these representations and warranties, Customer shall reimburse Company for the time and materials of all work performed at the Property, up to the termination date. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, THE SERVICES ARE PROVIDED "AS IS," WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED. NEITHER THE COMPANY NOR ITS AFFILIATES, SUPPLIERS, EMPLOYEES, AGENTS OR CONTRACTORS WARRANT THAT THE SERVICES WILL PROVIDE UNINTERRUPTED USE, OPERATE WITHOUT DELAY OR ERROR, OR BE TRANSMITTED IN UNCORRUPTED FORM. ALL REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES OF PERFORMANCE, NONINFRINGEMENT, FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, ARE HEREBY DISCLAIMED AND EXCLUDED UNLESS OTHERWISE PROHIBITED OR RESTRICTED BY APPLICABLE LAW.
18. **Miscellaneous Provisions**
- (a) **Subcontractors.** Company may hire or engage one or more subcontractors to perform any or all of its obligations under this Agreement; provided that Company shall in all cases remain responsible for all its obligations under this Agreement. Under no circumstances shall Customer be responsible for making any payments directly to any subcontractor engaged by Company.
- (b) **Insurance.** Company shall maintain workers' compensation insurance with statutory limits and commercial general and automobile liability insurance. The limits of such liability insurance shall be no less than One Million Dollars (\$1,000,000) per occurrence and in the aggregate, and automobile liability limits no less than One Million Dollars (\$1,000,000) per accident and in the aggregate. Upon request, Company will provide Customer with a certificate evidencing such insurance.
- (c) **Force Majeure.** Neither Party shall be liable for its performance delay or failure due to circumstances beyond its reasonable control, including but not limited to, failure of equipment or facilities not owned or controlled by a Party (for example, utility service), denial of access to facilities or rights-of-way essential to serving the Property, natural catastrophes, and government order or regulation.
- (d) **Applicable Law.** This Agreement shall be governed and construed in accordance with applicable federal laws and regulations and by the laws of the jurisdiction in which the Property are located, without regard to its choice of law principles.
- (e) **Invalidity.** If any provision of this Agreement is found to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Agreement will not be affected or impaired.

- (f) Notices. All notices, demands, requests or other communications given under this Agreement shall be in writing and be given by personal delivery, registered or certified mail, return receipt requested, or nationally recognized overnight courier service to the other Party's address set forth in the Service Order or as may subsequently in writing be requested.
- (g) Confidentiality. Except as otherwise required by applicable law, each Party agrees to keep the terms and conditions of this Agreement in strict confidence and shall not divulge any specifics of the same to any third party except current and prospective lenders, purchasers, attorneys, accountants, financial advisors, partners and/or others with a need to know or legal right to know (such as residents of a homeowners association) for Customer or Company to reasonably conduct its business.

Compensation Attachment

1. Company agrees to pay Customer the Per Unit Compensation for the Number of Units listed on the Service Order.
2. If the units are not fully constructed as of the Effective Date, Customer agrees to provide Company with copies of certificates of occupancy, or temporary certificates of occupancy if they permit Customer to begin selling/leasing units, for all units (collectively, "COs") promptly upon receipt by Customer. Customer agrees to promptly provide to Company a completed and accurate W-9 or such other form containing similar information Company reasonably requests (collectively, "W-9"). Customer shall promptly provide Company an updated W-9 if the information contained therein changes. Company will not owe Customer the Per Unit Compensation during any time when Customer has failed to provide to Company an accurate W-9.
3. Unless otherwise set forth in the Service Order, the Per Unit Compensation shall be payable by Company 90 days from the latter of (i) execution of the Service Order, (ii) receipt by Company of a completed W-9 or such other form containing similar information that Customer provides to Company (iii) where applicable, receipt by Company of the first CO. Customer hereby acknowledges that Company has no obligation to pay the Per Unit Compensation unless and until Customer provides the W-9 and, where applicable, the COs. Once paid, Company has no obligation to pay any portion of the Per Unit Compensation to any third party, even if Customer transfers, sells or otherwise conveys the Property to a third party.
4. The Indemnification section of the Agreement is hereby modified to include an additional indemnification obligation of Customer as follows: (v) the alleged right of any third party to the Per Unit Compensation.
5. In addition to any and all other remedies available to Company at law or in equity, in the event the Agreement is terminated for the uncured default of Customer, (i) this Compensation Attachment shall terminate immediately, (ii) Customer's right to receive the Per Unit Compensation shall terminate immediately and (iii) Customer shall refund to Company a portion of the Per Unit Compensation paid by Company up to the date of termination in an amount equal to (A) the total Per Unit Compensation paid prior to the date of termination, divided by (B) the number of years in the term of the Agreement, multiplied by (C) the number of years remaining in the term of the Agreement as of termination date of this Compensation Attachment.

Common Area Courtesy TV Service Attachment

Company shall provide to Customer, at no charge, the Common Area TV Courtesy Service and Courtesy TV Equipment listed on the Service Order (or an equivalent tier if Company discontinues the current tier) for use by Customer in residential common areas of the Property. Company may place a sticker or similar signage on or near the televisions that receive the Common Area TV Courtesy Services indicating the services are provided by Company. Customer acknowledges and agrees that it is prohibited by federal copyright law, and Company's agreement with its programming providers from ordering, purchasing, or exhibiting premium services or pay-per-view programming in the common areas of the Property. Customer hereby covenants and agrees that it will not order, purchase, receive or exhibit premium services or pay-per-view programming in the common areas of the Property, nor permit any other person to do so. In the event Customer engages, authorizes or permits any of the conduct described above, in addition to any other remedies available at equity or at law, Company may terminate the Common Area TV Courtesy Services. Customer shall return any Courtesy TV Equipment provided by Company within 10 days of the termination of the Common Area TV Courtesy Services. Customer shall notify Company of, and reimburse Company for Company's costs to replace, any Courtesy TV Equipment that is lost, stolen, missing or damaged within 30 days of receipt of an invoice from Company.

Common Area Courtesy Internet Service Attachment

Company shall provide to Customer, at no charge, the Common Area Courtesy Internet Service and Courtesy Internet Equipment listed on the Service Order (or an equivalent tier if Company discontinues the current tier) for use by Customer in residential common areas on the Property. Company may place a sticker or similar signage on or near the displays that receive the Internet Courtesy Services indicating the services are provided by Company. Customer agrees to be bound by the terms and conditions of the Company High Speed Internet Service terms of service and acceptable use policies (as modified from time to time by Company, the "Internet Subscriber Agreement"). A copy of the current Internet Subscriber Policy is available at www.comcast.com. Customer shall not connect the Internet Courtesy Services to wireless equipment, such as wireless access points, without the express written consent of Company, which may be given or withheld in Company's sole discretion. Customer shall return any Internet Courtesy Equipment within 10 days of the termination of the Internet Courtesy Services. In the event Customer engages in, authorizes or permits a violation(s) of this subsection and/or the Internet Subscriber Agreement, in addition to any other remedies available at equity or at law, Company may terminate the Internet Courtesy Outlet(s). Customer's shall reimburse Company for Company's costs to replace any Courtesy Internet Equipment issued to Customers that is lost, stolen, missing or damaged within 30 days of receipt of an invoice from Company.

Common Area WiFi Attachment

- 1. Provision of WiFi Hot Spot(s) and WiFi Service.** Company shall provide wireless Internet access (the "WiFi Service") to authorized end users ("WiFi End Users") at no cost to Customer using wireless access points and other equipment connected to Company's Internet service (the "WiFi Hot Spot(s)"). Company shall operate the WiFi Hot Spot(s) using the applicable IEEE 802.11 protocols. Company is not responsible for interference caused by third parties, including but not limited to non-Company provided or installed access points and/or any other third party devices that use IEEE 802.11 protocols. Company has the right to brand WiFi Service with Company's branding.
- 2. Operational Responsibility for WiFi Service.** Company shall acquire, install and maintain all equipment required to operate the WiFi Hot Spots (the "WiFi Equipment"). The WiFi Equipment does not include any WiFi End User equipment, including, but not limited to, network adapters, Internet access devices (computers, notebooks, mobile devices, tablets, etc).
- 3. WiFi Equipment.** The WiFi Equipment shall remain the personal property of Company. Customer shall reimburse Company for Company's costs to repair or replace, in Company's sole discretion, any WiFi Equipment that is lost, stolen, missing, modified or damaged within 30 days of receipt of an invoice from Company. Upon termination of the Agreement, Company shall have 6 months in which it shall be entitled, but not required to remove the WiFi Equipment.
- 4. Terms of Service.** The WiFi Service is provided in accordance with Company's Web Services Terms of Service (the "Web Services Terms"), which are located at my.xfinity.com/terms/web and may be updated by Company from time to time. All WiFi End Users, including Customer, shall be required to agree to the Web Services Terms prior to accessing the WiFi Services Company shall have the right to deny access to the WiFi Service to WiFi End Users, including Customer, who violate or have violated the Web Services Terms.
- 5. Disruption of Service.** Customer acknowledges that the WiFi Service is not fail-safe and is not designed or intended for use in situations requiring fail-safe performance or in which an error or interruption in the WiFi Service could lead to severe injury to business, persons, property or environment ("High Risk Activities"). These High Risk Activities may include, without limitation, vital business or personal communications, or activities where absolutely accurate data or information is required. Company shall not be liable for any inconvenience, loss, liability, or damage resulting from any interruption of the WiFi Service, directly or indirectly caused by, or proximately resulting from, any circumstances, including, but not limited to, causes attributable to Customer or the Property; inability to obtain access to the Property; failure of any cable signal at the transmitter; failure of a communications satellite; loss of use of poles or other utility facilities; strike; labor dispute; riot or insurrection; war; explosion; malicious mischief; fire, flood, lightening, earthquake, wind, ice, extreme weather conditions or other acts of God; failure or reduction of power; or any court order, law, act or order of government restricting or prohibiting the operation or delivery of the WiFi Service.
- 6. Security and Authentication.** Company shall deploy, manage, operate and upgrade (as appropriate) all security and authentication measures for use of the WiFi Service and the WiFi Hot Spot(s). Customer acknowledges that anonymous users will not be permitted to use the WiFi Service. Company may administer registration or other appropriate procedures sufficient to enable Company to identify the WiFi End Users as necessary to address service or abuse of service issues and to comply with applicable law. Customer shall reasonably cooperate with Company to address service or abuse of services issues on the Property or to identify WiFi End Users or others attempting to use the WiFi Service on the Property.

7. **Limitation on Resale/Redistribution.** Customer may not resell or otherwise make available the WiFi Service to any other Internet or wireless service provider or make it otherwise available on any wide area network or similar basis or on any other contiguous geographic basis. Customer shall not utilize the WiFi Service or the WiFi Hot Spot(s) for the purpose of deriving, creating or otherwise offering services or applications.

8. **Indemnification.** In addition to and not in lieu of the indemnification obligations set forth in the Agreement, Customer shall indemnify, defend and hold harmless Company and its directors, officers, employees, agents, subsidiaries, affiliates, successors and assigns from and against any and all claims (i) asserted by or on behalf of any WiFi End User of the WiFi Service; (ii) arising out of the use of the WiFi Service or WiFi Hot Spot(s).

Tab 8

ESTIMATE

Sublime Roofing LLC

317 N Bellagio Dr
Saint Augustine, FL 32092-3478

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



Bill to

Jim Schieszer
101 West Positano Ave
Saint Augustine, Florida
32092

Estimate details

Estimate no.: 1718
Estimate date: 01/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Roof Repair	Replace broken tile : Amenity center main roof. Amenity center pool roof. Amenity center gazebo roof. Soccer field roof. All three mail box roofs. San Marino park roof. Price includes material and labor.	1	\$6,000.00	\$6,000.00
					Total	\$6,000.00

Accepted date

Accepted by

Sublime Roofing – Murabella Neighborhood Photo Report

Project Title: Murabella Roofing Tile Repair Documentation

Date: 1/19/2026

Prepared by: Sublime Roofing

Project Scope: Inspection and documentation of damaged roof tiles and minor mortar repairs across eight designated areas within the Murabella neighborhood.



1. Project Overview

This report provides a photographic and descriptive record of roofing tile damage identified throughout the Murabella neighborhood. Each section corresponds to a specific area where repairs are required. Photographs will be added to document each broken or damaged tile, along with notes on repair actions.

2. Area Index

Area Name	Description	Tile Repairs Identified	Additional Notes
San Marino	Playground gazebo structure	13 field tiles, mortar repair	Mortar deterioration observed in localized areas, broken tiles
San Giacomo Mailboxes	Community mailbox structure	8 field tiles	Broken tiles
Toscana Lane Mailboxes	Community mailbox structure	9 field tiles	Broken tiles
Positano Mailboxes	Community mailbox structure	13 field tiles	Broken tiles
Soccer Field Roof	Small roof structure	2 field tiles	Broken tiles
Pool Gazebo	Covered seating area	2 field tiles	Broken tiles
Pool Slide Roof	Roof over slide structure	12 field tiles	Broken tiles
Amenity Center	Entire amenity structure	50 field tiles, 3 cap tiles	Broken tiles

3. Tile Repair Documentation

San Marino Park Roof

Repairs Needed:

- 13 field tiles broken
- Mortar repair in select joints

Photos:



San Giacomo Mailboxes Roof

Repairs Needed:

- 8 field tiles broken

Photos:



Toscana Lane Mailboxes Roof

Repairs Needed:

- 9 field tiles broken

Photos:

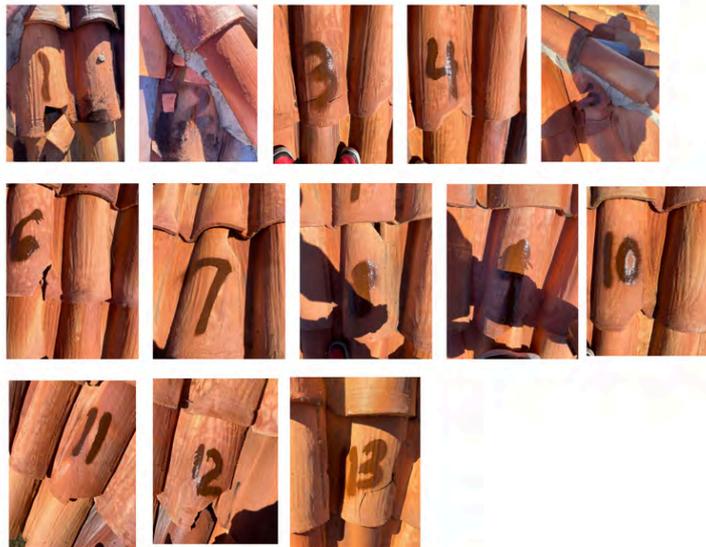


Positano Mailboxes Roof

Repairs Needed:

- 13 field tiles broken

Photos:



Soccer Field Roof

Repairs Needed:

- 2 field tiles broken

Photos:



Pool Gazebo Roof

Repairs Needed:

- 2 broken tiles broken

Photos:



Pool Slide Roof

Repairs Needed:

- 12 field tiles broken

Photos:

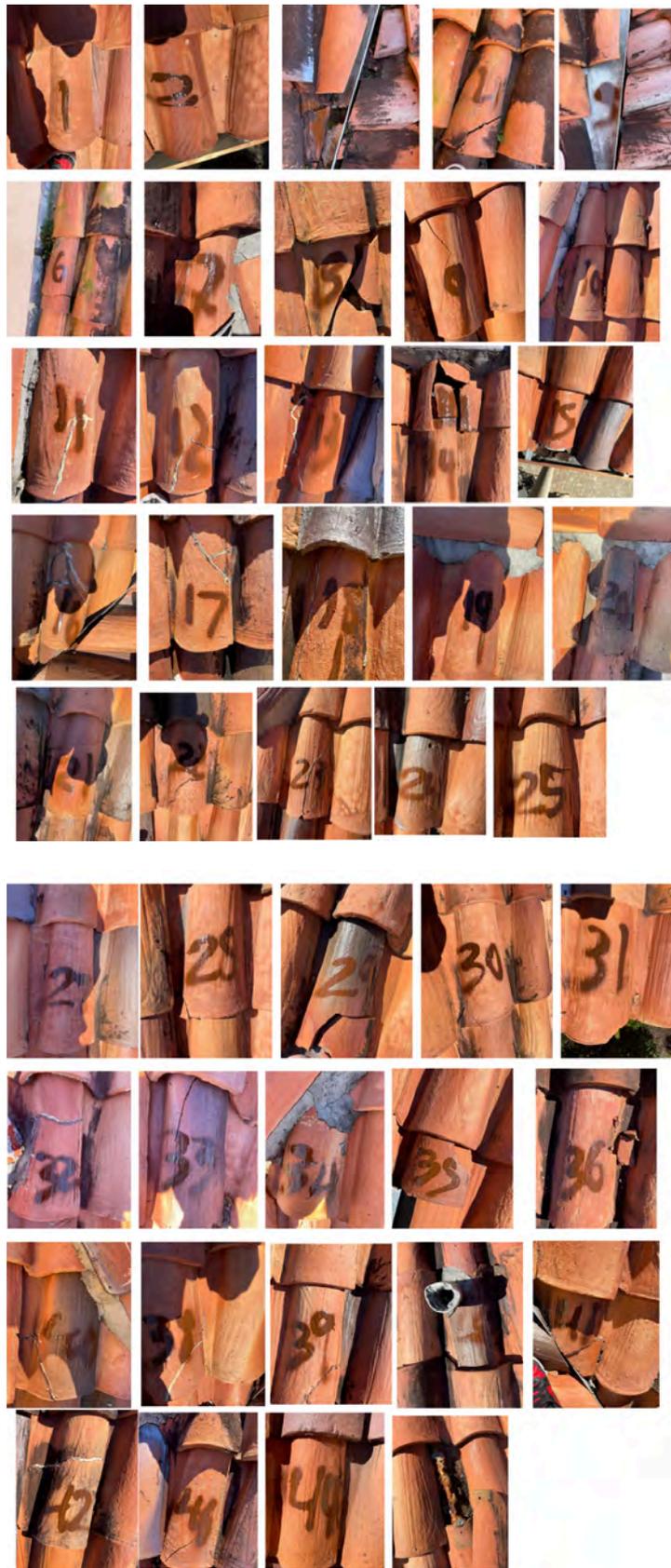


Amenity Center Roof

Repairs Needed:

- 50 field tiles broken
- 3 cap tile broken

Photos:



4. Summary of Findings

- Total of **109 field tiles** and **3 cap tiles** identified for replacement.
- Minor mortar repair required in San Marino area.
- Damage primarily consists of broken tiles.
- No structural damage observed in any inspected area.
- Painting walking area pictures:



5. Recommendations

- Replace all identified damaged tiles with matching field and cap tiles.
- Repoint mortar joints in San Marino area to prevent water intrusion.

6. Certification

Inspector Name: Justin Bryant CCC1335265

Company: Sublime Roofing

Date: 1/19/2026

End of Report



Tab 9

Proposed Standard Process | Quotes Under \$195,000

The purpose of this standardized process proposal is to provide a consistent structure so quotes are comparable, reduce meeting time spent deciphering scope differences, and support faster, clearer Board decisions.

Why Do We Need a Standardized Quote Comparison?

Before:

- Vendors submit quotes with different scope assumptions.
- Warranties and included structures are unclear.
- Board discussion focuses on interpreting quotes instead of decision-making.

After:

- Vendors quote against the same defined scope.
- Comparison matrix highlights differences immediately.
- Board discussion focuses on value, warranty, and outcome.

Under-\$195K Quote Process

1. During the agenda item, the board discusses:
 - What is being repaired vs replaced
 - Minimum warranty expectations
 - What assets are included
 - Whether alternates are allowed
 - Whether vendors should attend
2. District Manager records those decisions on a one-page scope sheet (attached)
3. Staff contacts vendors for comparable quotes.
If a vendor proposes a unique idea, staff should go back to other vendor(s) to inquire about the service so can compare apples-to-apples.
4. Quotes come back using a comparison matrix:
 - Note: Matrix should be comprehensive and apples-to-apples for easy decision-making by the Board.

Project Scope Intake Form

This form helps clarify Board expectations before quotes are requested.

Completing this form ensures vendors are pricing the same scope and reduces confusion during meetings.

PROJECT OVERVIEW

Project Name: _____

Project Objective (Circle One): Repair | Replace | Upgrade

Primary Outcome Desired (check one): Safety | Appearance | Lifecycle Extension | Other _____

SCOPE DEFINITION (Complete BEFORE requesting quotes)

Structures / Areas Included (list specifically): _____

Are alternates allowed? Yes | No

If yes, must alternates be listed separately from base bid? Yes | No

QUALITY + WARRANTY EXPECTATIONS

Minimum Warranty Requirement: _____

Materials or Finish Expectations (if known): _____

VENDOR INSTRUCTIONS

Board requests vendor attendance at meeting? Yes | No | TBD

Site visit required prior to quote? Yes | No

Number of comparable quotes requested: _____

ADMINISTRATIVE

Board Member / Committee Requesting Project: _____

Date Scope Approved: _____

Additional Notes or Constraints: _____

Tab 10

**AMENDMENT TO THE AGREEMENT BETWEEN THE TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT AND DALE COOPER LLC d/b/a SAFE
SLIDE RESORATION**

THIS AMENDMENT (“Amendment”) is made and entered into this 25 day of February 2026, by and between:

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and having a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**”); and

DALE COOPER LLC D/B/A SAFE SLIDE RESTORATION, a Florida limited liability company, with a mailing address of P.O. Box 102, Farmington, Missouri 63640 (“**Contractor**” and, together with the District, “**Parties**” and each separately a “**Party**”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Water Slide Restoration Services*, dated December 12, 2025, as amended from time to time (“**Agreement**”), which is incorporated herein by this reference; and

WHEREAS, pursuant to Section 17(E) of the Agreement, the Agreement may be modified by a written instrument executed by both Parties; and

WHEREAS, the District and Contractor now desire to expand the scope of services as set forth in **Composite Exhibit A** attached hereto and incorporated herein by reference; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

SECTION 2. SCOPE OF SERVICES; COMPENSATION. The Agreement is hereby amended to include the additional services identified on the attached **Composite Exhibit A** (“**Additional Services**”). The District agrees to compensate the Contractor for the Additional Services in the amount of **Ten Thousand, Five Hundred and 00/100 Dollars (\$10,500.00)** relating to Change Order 2 and in the amount of **Nine Thousand, Eight Hundred and 00/100 Dollars (\$9,800.00)**

relating to Change Order 3, for a total amount of **Sixty-Four Thousand, Seven Hundred Twenty-Five and 00/100 Dollars (\$64,725.00)**, due and payable pursuant to the terms of the Agreement and this Amendment.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Third Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Third Amendment has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Third Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Third Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 6. EFFECTIVE DATE. This Third Amendment shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Third Amendment to be effective the day and year first written above.

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**



Chris DelBene (Feb 25, 2026 13:09:27 EST)

Chairperson, Board of Supervisors

**DALE COOPER LLC D/B/A SAFE SLIDE
RESTORATION**

By: _____

Print Name: _____

Its: _____

Composite Exhibit A: Change Order 2 and Change Order 3

Composite Exhibit A

CHANGE ORDER 2: Safe Slide Restoration

PROJECT NAME	Turnbull Creek CDD		
LOCATION OF WORK	St. Augustine FL		
PROJECT MANAGER	Drew McCarver	CUSTOMER	James Schieszer
REQUESTING PARTY	The Customer	DATE OF REQUEST	2/18/26

CHANGE REQUEST	
DESCRIPTION OF CHANGES NEEDED	Painting the Slide Exterior
REASON FOR CHANGE	Customer deemed it better to perform the work now while we're here onsite.
ADDITIONAL INFORMATION (Additional lift charges or other rental charges?)	N/A

CHANGE IN CONTRACT AMOUNT		ADDITIONAL INFORMATION	
ORIGINAL CONTRACT AMOUNT (including previous change order)	\$44,425.00	ORIGINAL JOB NUMBER	1125.61064
CHANGE ORDER AMOUNT	\$10,500.00	NEW JOB NUMBER (If Needed?)	Same
NEW TOTAL	\$54,925.00	ORIGINAL PURCHASE ORDER	N/A

CHANGE ORDER 3: Safe Slide Restoration

PROJECT NAME	Turnbull Creek CDD		
LOCATION OF WORK	St. Augustine FL		
PROJECT MANAGER	Drew McCarver	CUSTOMER	James Schieszer
REQUESTING PARTY	The Customer	DATE OF REQUEST	2/18/26

CHANGE REQUEST	
DESCRIPTION OF CHANGES NEEDED	Painting the Slide Support Column.
REASON FOR CHANGE	Customer deemed it better to perform the work now while we're here onsite.
ADDITIONAL INFORMATION (Additional lift charges or other rental charges?)	N/A

CHANGE IN CONTRACT AMOUNT		ADDITIONAL INFORMATION	
ORIGINAL CONTRACT AMOUNT (including previous 2 change orders)	\$54,925.00	ORIGINAL JOB NUMBER	1125.61064
CHANGE ORDER AMOUNT	\$9,800.00	NEW JOB NUMBER (If Needed?)	Same
NEW TOTAL	\$64,725.00	ORIGINAL PURCHASE ORDER	N/A

Tab 11

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES, AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for St. Johns County, Florida (“**Supervisor of Elections**”) to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Daren Sallas	November 2026
2	Jennifer Martin	November 2028
3	Chris DelBene	November 2026
4	Michael Gernhard	November 2028
5	Raymond Ames	November 2026

2. GENERAL ELECTION SEATS. Seats 1, 3, and 5, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per

meeting for their attendance up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District’s General Election in November 2026, and for each subsequent general election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of March 2026.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Turnbull Creek Community Development District will commence at **noon on June 8, 2026, and close at noon on June 12, 2026**. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the **4455 Avenue A, Suite 101, St. Augustine, Florida 32095; Ph: (904) 823-2238**. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Turnbull Creek Community Development District has three (3) seats up for election, specifically Seats 1, 3, and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before _____, 2026*

PUBLISH: THE DISTRICT SHALL PUBLISH A NOTICE OF THE QUALIFYING PERIOD SET BY THE SUPERVISOR OF ELECTIONS FOR EACH ELECTION AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD.

Tab 12

MINUTES OF MEETING

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

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

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

Attendance:

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

Also, present were:

Ben Pfuhl	District Manager, Rizzetta & Co., Inc.
Mary Grace Henley	District Counsel, Kilinski/Van Wyk
Mike Yuro	District Engineer, Yuro & Associates
Erick Hutchinson	Amenity Manager, RMS
Jim Schieszer	Operations Manager, RMS
Dwyane Ayres	Account Manager, Yardnique

Audience members present.

FIRST ORDER OF BUSINESS

CALL TO ORDER / ROLL CALL

Mr. Pfuhl called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON
AGENDA ITEMS**

An audience member commented on the maintenance report submitted to the Board and reviewed the report.

An audience member commented that they liked the holiday decoration and raised concern about the e-bikes in the neighborhood.

48 An audience member commented on the painting proposals on the agenda and urged the
49 Board to move forward on the painting.

50
51 **THIRD ORDER OF BUSINESS** **STAFF REPORTS – PART A**

52
53 **A. District Engineer**

54
55 Mr. Yuro reviewed his report with the Board.

56
57 Mr. DelBene questioned if Mr. Yuro could take pictures of the roof at the Amenity center to
58 determine the amount of broken tiles.

59
60 *The Board moved to agenda item 5-A.: Consideration of Resurfacing Proposals*

61
62 Mr. Yuro reviewed the resurfacing proposals with the Board.

63

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board approved the Duval Asphalt Proposal for resurfacing in the amount of \$105,496.66, to be paid from the District's Capital Reserve Fund, for Turnbull Creek Community Development District.

64
65 **B. Landscape**
66 **1.) Yardnique Landscape Reports**

67
68 Mr. Ayres reviewed the landscape report with the Board.

69
70 Mr. Sallas raised a question about hydroseeding; Mr. Ayres informed the Board that
71 hydroseeding is not conducted on a regular basis.

72
73 **FOURTH ORDER OF BUSINESS** **CONSIDERATION OF**
74 **DRAINAGE PROPOSALS**

75
76 Mr. Ayres reviewed the drainage proposals with the Board.

77
78 The Board Tabled these items for future consideration.

79
80 **FIFTH ORDER OF BUSINESS** **CONSIDERATION OF SOD**
81 **INSTALLATION PROPOSAL**

82
83 Mr. Ayres reviewed the sod installation proposal with the Board.

84
85 The Board Tabled this item for future consideration and asked Yardnique to provide
86 information about hydroseeding.

87

88 **SIXTH ORDER OF BUSINESS**

**CONSIDERATION OF
FIGHTING TURTLES
SCHEDULE**

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Ms. Little from the Fighting Turtles presented the proposed schedule to the Board and asked if the Board would consider a five-year agreement with autorenewal requiring the Board to only approve the schedule each year.

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board approved the Fighting Turtle's Schedule and approved a five-year licensing agreement with automatic renewals following the five-year term, for Turnbull Creek Community Development District.

96

97 **SEVENTH ORDER OF BUSINESS**

**CONSIDERATION OF
CHAMPION SWIM SCHOOL
PROPOSAL**

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Mr. Pfuhl reviewed the proposal with the Board.

Mr. DelBene discussed and stated that he was willing to approved with 10% revenue sharing and to have the staff ensure the scheduling does not conflict with the Fighting Turtles schedule.

On a motion by Mr. DelBene, seconded by Ms. Martin, with all in favor, the Board approved the Champion Swim School Proposal with 10% revenue sharing with the District, for Turnbull Creek Community Development District.

107

Mr. DelBene requested a discussion on Adult Swim Hour/Day be added to the next agenda.

109

111 **EIGHTH ORDER OF BUSINESS**

**DISCUSSION REGARDING
COMCAST MARKETING
AGREEMENT**

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Mr. Galley, from Comcast, reviewed the marketing agreement with the Board.

Ms. Henley requested to review the agreement.

The Board Tabled this item for future consideration.

120

121 **NINTH ORDER OF BUSINESS**

**CONSIDERATION OF
PAINTING PROPOSALS**

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Mr. Schieszer reviewed the painting proposals with the Board.

Discussion ensued.

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TENTH ORDER OF BUSINESS **CONSIDERATION OF ROOF CLEANING PROPOSAL**

Mr. Bryant, from Sublime Roofing, reviewed his proposal with the Board.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board approved the Sublime Roofing Proposal for roof cleaning in the amount of \$12,000, for Turnbull Creek Community Development District.

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ELEVENTH ORDER OF BUSINESS **CONSIDERATION OF PLAYGROUND REPLACEMENT PROPOSALS**

Mr. Schieszer reviewed the proposals with the Board.

The Board Tabled this item for future consideration and requested that the playground vendors attend the next Board of Supervisors Meeting to present their proposals to the Board.

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TWELFTH ORDER OF BUSINESS **CONSIDERATION OF POOL FILTER PROPOSALS**

Mr. Schieszer reviewed the pool filter proposals with the board.

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board approved the Poolsure Filter Proposal in the amount of \$27,333, for Turnbull Creek Community Development District.

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THIRTEENTH ORDER OF BUSINESS **APPROVAL OF CONSENT AGENDA**

- 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**

On a motion by Ms. Martin, seconded by Mr. DelBene, with all in favor, the Board of Supervisors approved the minutes of the special meeting held on November 18, 2025, and ratified the operations and maintenance expenditures for October 2025, in the amount of \$163,054.00 ,for Turnbull Creek Community Development District.

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163 **FOURTEENTH ORDER OF BUSINESS** **STAFF REPORTS – PART B**
164

165 **A. District Counsel**
166

167 Ms. Henley reviewed her report with the Board.
168

169 **1.) Consideration of Billing Rate Adjustment**
170

171 Ms. Henley reviewed the proposed billing rate adjustment for legal services with the Board.
172

On a motion by Mr. DelBene, seconded by Ms. Martin, with all in favor, the Board approved the billing rate adjustment with Kilinski Van Wyk, for Turnbull Creek Community Development District.

173 **B. Amenity and Field Operation Managers**
174

175 **1.) Field Operations & Amenity Management Report**
176

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178 Mr. Hutchison and Mr. Schieszer reviewed their reports with the Board.
179

180 **C. District Manager**
181

182 Mr. Pfuhl reviewed his report with the Board
183

184 Mr. Pfuhl asked the Board to ratify the decision of the Audit Committee to review proposals
185 from auditors with pricing and to set the date of the second audit committee meeting.
186

On a motion by Mr. DelBene, seconded by Ms. Martin, with all in favor, the Board ratified the Audit Committee's decision to review proposals from auditors with pricing included, and set the date of the Second Audit Committee Meeting for March 10, 2026, at 6:30 p.m., at the Murabella Amenity Center, 101 Positano Ave., St. Augustine, Florida 32092, for Turnbull Creek Community Development District.

187 **FIFTEENTH ORDER OF BUSINESS** **AUDIENCE COMMENTS &**
188 **SUPERVISOR REQUESTS**
189

190 **AUDIENCE COMMENTS:**
191

192
193 There were no audience member comments at this time.
194

195 **SIXTEENTH ORDER OF BUSINESS** **CONSIDERATION OF**
196 **SECURITY PROPOSALS***
197

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors began the closed security session of the meeting, for Turnbull Creek Community Development District.

198 The Board discussed the security systems of the District. No Board action was taken.
199

On a motion by Mr. DeIBene, seconded by Ms. Martin, with all in favor, the Board of Supervisors ended the closed security session of the meeting, for Turnbull Creek Community Development District.

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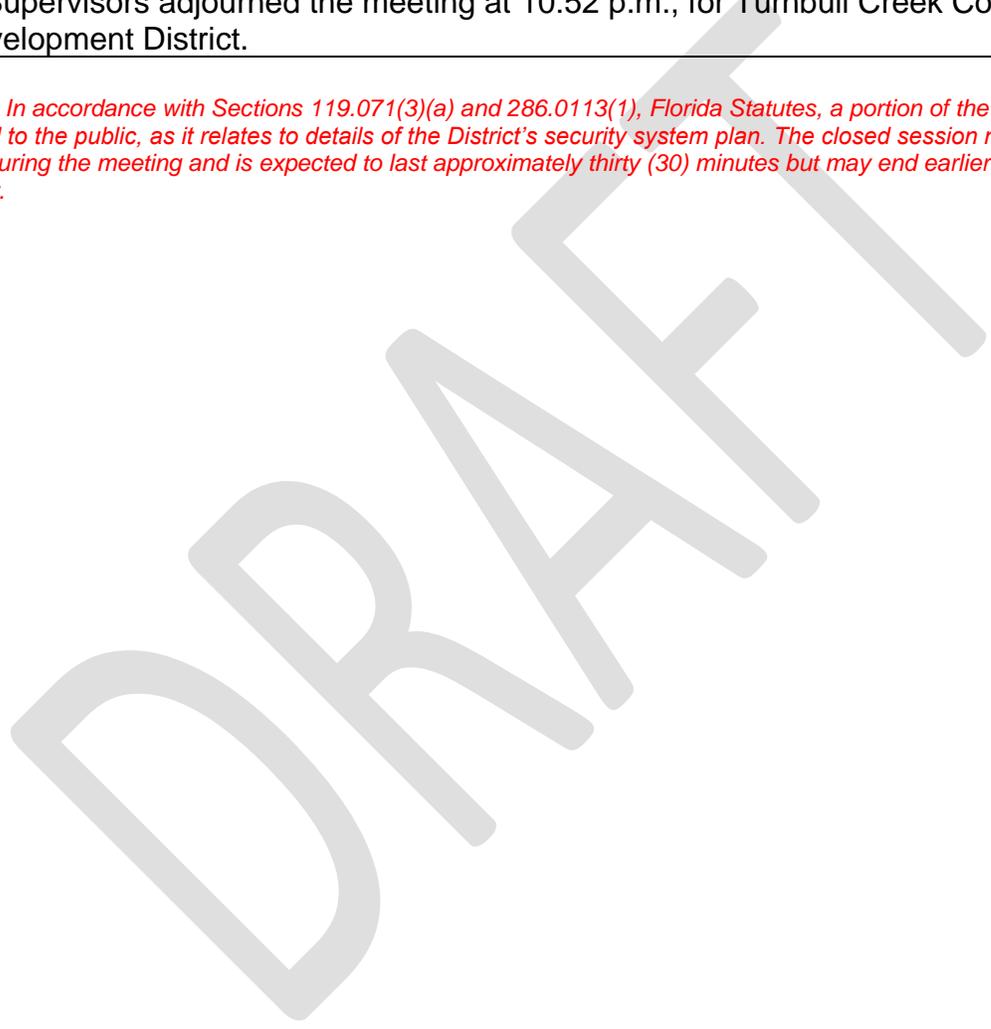
SEVENTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. DeIBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors adjourned the meeting at 10:52 p.m., for Turnbull Creek Community Development District.

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**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.*



Secretary /Assistant Secretary

Chairman / Vice Chairman

TAB 13

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$96,544.35**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Alfred W Grover	100936	102825	Maintenance & Repairs 10/25	\$ 276.00
ASCAP	100930	500776894.4	ASCAP Annual Music License 10/25	\$ 454.17
B&B Exterminating Co., Inc.	100937	1219263	Pest Control 10/25	\$ 453.00
C BUSS Enterprises, Inc.	100941	4764	Pool Maintenance 10/25	\$ 3,130.90
C BUSS Enterprises, Inc.	100941	4768	Pool Maintenance 10/25	\$ 3,130.90
COMCAST	20251121-1	102725- 8495741401701846	Internet Services 11/25	\$ 116.57
COMCAST	20251120-1	8495 74 140 0863399 11/25 ACH	Internet Services 11/25	\$ 357.18
Deanco Building Solutions, Inc.	100938	151110	Janitorial Services 11/25	\$ 680.00
Florida Power & Light Company	20251118-2	102725-2298893591 ACH	Electric Services 10/25	\$ 3,541.42
Florida Power & Light Company	20251120-2	110125-2722888282 ACH	Electric Services 10/25	\$ 1,945.03
Florida Power & Light Company	20251124-2	110125-2781798307 ACH	Electric Services 10/25	\$ 86.73
Florida Power & Light Company	20251124-2	110125-4217317033 ACH	Electric Services 10/25	\$ 104.58

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Florida Power & Light Company	20251124-2	110125-5191830404 ACH	Electric Services 10/25	\$ 28.31
Florida Power & Light Company	20251124-2	110125-5841524282 ACH	Electric Services 10/25	\$ 30.69
Florida Power & Light Company	20251124-2	110125-5907098254 ACH	Electric Services 10/25	\$ 26.33
Florida Power & Light Company	20251124-2	110125-6555783429 ACH	Electric Services 10/25	\$ 40.16
Florida Power & Light Company	20251124-2	110125-6889119035 ACH	Electric Services 10/25	\$ 399.06
Florida Power & Light Company	20251124-2	110125-8189715355 ACH	Electric Services 10/25	\$ 72.12
Florida Power & Light Company	20251124-2	110125-9561370132 ACH	Electric Services 10/25	\$ 38.02
Florida Power & Light Company	20251124-2	110125-9623601409 ACH	Electric Services 10/25	\$ 43.58
Future Horizons, Inc.	100939	92244	Lake & Pond Management Services 10/25	\$ 1,375.00
Gannett Florida LocalIQ	100940	0007405433	Legal Advertising 10/25	\$ 305.20
Hancock Bank	20251124-1	CC102725-616 ACH	Credit Card Expenses 10/25	\$ 8,978.33
Hi-Tech System Associates	20251104-1	433081 ACH	Security Monitoring & Maintenance 11/25	\$ 30.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Kilinski Van Wyk, PLLC	100942	13619	Legal Services 10/25	\$ 1,386.50
Kilinski Van Wyk, PLLC	100942	13640	Legal Services 10/25	\$ 1,745.60
Paychex	20251121-3	2025-11-18 ACH	BOS Payroll 11/18/25	\$ 665.70
Poolsure	100934	131295632626	Pool Chemicals 11/25	\$ 1,922.87
Republic Services	20251121-2	0687-001576482 ACH	Waste Disposal Services 11/25	\$ 358.32
Rizzetta & Company, Inc.	100931	INV0000104519	District Management Fees 11/25	\$ 4,106.33
St Johns Utility Department	20251118-1	Monthly Summary 10/25	Water-Sewer Services 10/28	\$ 570.75
St. Augustine Fence, Inc.	100929	ACH 616 13364-B	Balance - Pavers / Drainage 08/25	\$ 5,100.00
St. Johns County Tax Collector	100943	111725-616	Property Tax Postage 11/25	\$ 248.17
Vector Security, Inc	100932	76793520	Security Monitoring Services 11/25	\$ 590.03
Yard-Nique, Inc.	100933	TMNE 172472	Landscape Maintenance 10/25	\$ 25,629.00
Yard-Nique, Inc.	100933	TMNE 172907	Landscape Maintenance 10/25	\$ 1,332.30

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Yard-Nique, Inc.	100935	TMNE 173289	Irrigation Repair 10/25	\$ 987.50
Yard-Nique, Inc.	100935	TMNE 174089	Landscaping Maintenance 10/25	\$ 629.00
Yard-Nique, Inc.	100944	TMNE 175711	Landscape Maintenance 11/25	<u>\$ 25,629.00</u>
Report Total				<u>\$ 96,544.35</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures December 2025 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$122,112.72**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
210 Handyman Services, LLC	100952	264	Maintenance & Repairs 11/25	\$ 750.00
Alfred W Grover	100946	111425	Maintenance & Repairs 11/25	\$ 2,000.00
Always Improving, LLC	100947	36541	Fitness Equipment Maintenance & Repair 11/25	\$ 115.00
C BUSS Enterprises, Inc.	100963	4982	Pool Maintenance 12/25	\$ 1,200.00
COMCAST	20251219-1	8495741400863399-112525 ACH	Internet Services 12/25	\$ 363.45
COMCAST	20251222-1	8495741401701846-112725 ACH	Internet Services 12/25	\$ 119.77
Deanco Building Solutions, Inc.	100964	152812	Janitorial Services 11/25	\$ 680.00
Florida Power & Light Company	20251216-1	2298893591-112425 ACH	Electric Services 11/25	\$ 3,541.42
Florida Power & Light Company	20251222-2	2722888282-120125 ACH	Electric Services 11/25	\$ 1,794.34
Florida Power & Light Company	20251223-2	2781798307-120125 ACH	Electric Services 11/25	\$ 85.98
Florida Power & Light Company	20251223-2	4217317033-120125 ACH	Electric Services 11/25	\$ 104.58
Florida Power & Light Company	20251223-2	5191830404-120125 ACH	Electric Services 11/25	\$ 28.14

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Florida Power & Light Company	20251223-2	5841524282-120125 ACH	Electric Services 11/25	\$ 30.91
Florida Power & Light Company	20251223-2	5907098254-120125 ACH	Electric Services 11/25	\$ 27.31
Florida Power & Light Company	20251223-2	6555783429-120125 ACH	Electric Services 11/25	\$ 59.53
Florida Power & Light Company	20251223-2	6889119035-120125 ACH	Electric Services 11/25	\$ 365.78
Florida Power & Light Company	20251223-2	8189715355-120125 ACH	Electric Services 11/25	\$ 74.30
Florida Power & Light Company	20251223-2	9561370132-120125 ACH	Electric Services 11/25	\$ 45.87
Florida Power & Light Company	20251223-2	9623601409-120125 ACH	Electric Services 11/25	\$ 49.41
Future Horizons, Inc.	100965	92644	Lake & Pond Management Services 11/25	\$ 1,375.00
Gannett Florida LocalIQ	100956	0007454903	Legal Advertising 11/25	\$ 127.12
Governmental Management Services, LLC	100948	330	Website Compliance & Management 11/25	\$ 110.00
Governmental Management Services, LLC	100957	331	Website Compliance & Management 12/25	\$ 110.00
Hancock Bank	20251224-1	CC112825-616 ACH	Credit Card Expenses 11/25	\$ 5,104.12

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

December 1, 2025 Through December 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	20251202-1	434536 ACH	Security Monitoring & Maintenance 12/25	\$ 30.00
Neighborhood Publications, Inc	100966	MURA5922	Website Compliance & Management 11/25	\$ 45.00
Neighborhood Publications, Inc	100966	MURA5923	Upgrade of Website 11/25	\$ 150.00
Neighborhood Publications, Inc	100966	MURA5924	Website Compliance & Management 12/25	\$ 45.00
Paychex	20251210-1	2025112700 ACH	Express Payroll Direct Deposit Processing 11/21/25	\$ 139.87
Poolsure	100958	131295633146	Pool Chemicals 12/25	\$ 1,922.87
Poolsure	100960	131295633222	Diagnostic Visit 11/25	\$ 99.00
Republic Services	20251223-1	0687-001584342 ACH	Waste Disposal Services 12/25	\$ 360.11
Riverside Management Services, Inc	100949	203	Facility Monitor 11/25	\$ 24,667.31
Riverside Management Services, Inc	100961	205	Facility Monitor 12/25	\$ 25,257.90
Riverside Management Services, Inc	100959	206	Pressure Washing 11/25	\$ 645.00
Rizzetta & Company, Inc.	100945	INV0000105334	District Management Fees 12/25	\$ 5,806.33

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
St Augustine Electric Motor Works, Inc.	100950	109713	Irrigation Repair 11/25	\$ 5,975.00
St Johns Utility Department	20251219-2	532445114371-111925 ACH	Water-Sewer Services 11/25	\$ 453.66
St Johns Utility Department	20251219-2	532445124405-111925 ACH	Water-Sewer Services 11/25	\$ 16.19
St Johns Utility Department	20251219-2	532445124406-111925 ACH	Water-Sewer Services 11/25	\$ 39.84
St Johns Utility Department	20251219-2	532445124596-111925 ACH	Water-Sewer Services 11/25	\$ 86.98
Turner Pest Control, LLC	100951	621380489	Pest Control 11/25	\$ 190.96
Turner Pest Control, LLC	100967	621501709	Pest Control 12/25	\$ 190.96
Vector Security, Inc	100953	76950839	Security Monitoring & Maintenance 12/25	\$ 590.03
Vector Security, Inc	100962	77005614	Security Monitoring & Maintenance 12/25	\$ 5,634.73
Vector Security, Inc	100962	77008577	Security Monitoring & Maintenance 12/25	\$ 38.44
Weather Engineers, Inc.	100954	S134150	Maintenance & Repairs 11/25	\$ 236.51

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Yard-Nique, Inc.	100968	TMNE 179338	Landscape Maintenance 12/25	\$ 25,629.00
Yard-Nique, Inc.	100968	TMNE 180830	Irrigation Repair 12/25	<u>\$ 5,600.00</u>
Report Total				<u>\$ 122,112.72</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$64,751.59**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Alfred W Grover	100984	12326	Maintenance & Repairs 01/26	\$ 80.00
Bob's Backflow & Plumbing Services, Inc.	100979	29894	Backflow Test & Certification 01/26	\$ 315.00
C BUSS Enterprises, Inc.	100982	5178	Pool Maintenance 12/25	\$ 4,912.46
COMCAST	20260120-2	8495741400863399-122525 ACH	Internet Services 01/26	\$ 448.55
COMCAST	20260121-1	8495741401701846-122725 ACH	Internet Services 01/26	\$ 179.77
Deanco Building Solutions, Inc.	100980	154490	Janitorial Services 01/26	\$ 680.00
Fitness Pro	100970	276802	Maintenance & Repairs 12/25	\$ 375.72
Florida Power & Light Company	20260113-1	2298893591-122325 ACH	Electric Services 12/25	\$ 3,541.42
Florida Power & Light Company	20260121-3	2722888282-010226 ACH	Electric Services 12/25	\$ 1,601.19
Florida Power & Light Company	20260123-1	2781798307-010226 ACH	Electric Services 12/25	\$ 92.96
Florida Power & Light Company	20260123-1	4217317033-010226 ACH	Electric Services 12/25	\$ 110.85
Florida Power & Light Company	20260123-1	5191830404-010226 ACH	Electric Services 12/25	\$ 33.36

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Florida Power & Light Company	20260123-1	5841524282-010226 ACH	Electric Services 12/25	\$ 36.02
Florida Power & Light Company	20260123-1	5907098254-010226 ACH	Electric Services 12/25	\$ 33.26
Florida Power & Light Company	20260123-1	6555783429-010226 ACH	Electric Services 12/25	\$ 94.13
Florida Power & Light Company	20260123-1	6889119035-010226 ACH	Electric Services 12/25	\$ 452.23
Florida Power & Light Company	20260123-1	8189715355-010226 ACH	Electric Services 12/25	\$ 102.25
Florida Power & Light Company	20260123-1	9561370132-010226 ACH	Electric Services 12/25	\$ 61.11
Florida Power & Light Company	20260123-1	9623601409-010226 ACH	Electric Services 12/25	\$ 65.15
Future Horizons, Inc.	100983	93053	Lake & Pond Management Services 12/25	\$ 1,375.00
Gannett Florida LocaliQ	100974	0007504712	Legal Advertising 12/25	\$ 95.84
Governmental Management Services, LLC	100985	332	Website Compliance & Management 01/26	\$ 110.00
Hancock Bank	20260126-1	CC122925-616 ACH	Credit Card Expenses 12/25	\$ 3,861.49
Hi-Tech System Associates	20260105-1	436123 ACH	Security Monitoring & Maintenance 01/26	\$ 30.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Kilinski Van Wyk, PLLC	100971	13849	Legal Services 11/25	\$ 5,274.00
Kilinski Van Wyk, PLLC	100971	13850	Legal Services 11/25	\$ 1,830.04
Kilinski Van Wyk, PLLC	100981	14064	Legal Services 12/25	\$ 1,467.00
LifeSafe Services LLC	100986	111120214	Defibrillator Annual Renewal 01/26	\$ 216.30
Neighborhood Publications, Inc	100976	MURA5920	Premium Website 09/25	\$ 80.00
Neighborhood Publications, Inc	100976	MURA5925	Website Compliance & Management 01/26	\$ 45.00
Paychex	20260120-1	2026-01-13 ACH	BOS Payroll 01/13/26	\$ 665.70
Poolsure	100978	131295633538	Pool Chemicals 01/26	\$ 1,922.87
Precision Playgrounds	100977	139-917	Maintenance & Repairs 12/25	\$ 500.00
Republic Services	20260121-2	0687-001592382 ACH	Waste Disposal Services 01/26	\$ 374.81
Riverside Management Services, Inc	100987	207	Facility Monitor 01/26	\$ 23,369.58
Rizzetta & Company, Inc.	100969	INV0000106255	District Management Fees 01/26	\$ 4,106.33

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
SESAC, INC.	100972	600845	Music Performance License 2026	\$ 1,220.00
St Johns Utility Department	20260120-3	532445114371-121925	Water-Sewer Services 12/25	\$ 2,367.85
		ACH		
St Johns Utility Department	20260120-3	532445124405-121925	Water-Sewer Services 12/25	\$ 15.95
		ACH		
St Johns Utility Department	20260120-3	532445124406-121925	Water-Sewer Services 12/25	\$ 39.80
		ACH		
St Johns Utility Department	20260120-3	532445124596-121926	Water-Sewer Services 12/25	\$ 86.98
		ACH		
Vector Security, Inc	100975	77105827	Security Monitoring & Maintenance 01/26	\$ 622.06
Vector Security, Inc	100988	77265573	Security Monitoring & Maintenance 02/26	\$ 622.06
Yuro & Associates, LLC	100973	3945	Engineering Services 11/25	\$ 825.00
Yuro & Associates, LLC	100989	3969	Engineering Services 12/25	<u>\$ 412.50</u>
Report Total				<u>\$ 64,751.59</u>

TAB 14

Turnbull Creek Community Development District

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

Memorandum

Date: March 10, 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. The work on the pool slide has been completed, and the mushroom has been painted.
 9. The painting project has started, and the amenity center will be done after spring break.
-
10. Lots of problems with kids on E Bikes.
 11. Waiting for poolsure to replace the sand in the filters.
 12. Waiting for the start date on parking lot paving.

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly

- All high touched surfaces are being sanitized
- Security proposals

Turnbull Creek Community Development District

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

Memorandum

Date: March 10, 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.

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 and janitorial services throughout the property.
- Replacement of trash bags and collection of trash along all roads, common areas, athletic fields, dog waste stations, mail kiosks, and playground areas.

Pool Maintenance

- Daily maintenance of the pool, including chemical balancing and vacuuming.
- Adjustment of pool timers and maintenance of ADA-compliant lift chairs to ensure accessibility.

Resident Issues and Follow-Up

- Addressed concerns from residents regarding property issues such as ant hills, irrigation system breaks, pond bank erosion, pond algae, and tree-related problems.

Landscaping, Irrigation, and Lake Maintenance

- Met with Yardnique Landscape (Dwain Ayers) to discuss landscaping issues and receive updates on ongoing projects.
- Communicated with Brian Stephens from Yardnique regarding necessary repairs for irrigation leaks.
- Coordinated with Chris Railing of Future Horizons concerning lake maintenance and monthly reporting.
- Conducted auditing and documentation of Yardnique Outdoors' services.

Facility Projects and Maintenance Updates

- Completed repairs on the pool slide and repainted the mushroom feature.
- Initiated the painting project, with the amenity center scheduled for completion after spring break.

Ongoing Issues and Pending Items

- Encountering continued problems with children riding E-bikes within the community.
- Awaiting Poolsure to replace the sand in the pool filters.
- Pending confirmation of the start date for paving the parking lot.

Amenity Manager's Report

Amenity Manager: Erick Hutchison

- All rentals and community amenities are fully operational and running smoothly.
- All high-touch surfaces are being sanitized regularly to maintain a clean and safe environment.

TAB 15

Turnbull Creek Treat Sheet

Date: 2-11-26

Weather: Cloudy

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	Algae	Yes	Hyd 191
5	None	Yes	None
6	None	Yes	None
7	Algae	Yes	Hyd 191
8	None	Yes	None
9	None	Yes	None
10	None	Yes	None
11	None	Yes	None
12	None	Yes	None
13	None	Yes	None
14	Algae	Yes	Hyd 191

San Marino

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	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	None	Yes	None
3	None	Yes	None
4	Algae	Yes	Hyd 191
5	None	Yes	None

Comments: None