



Rizzetta & Company

# Turnbull Creek Community Development District

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## Board of Supervisors' Meeting May 12, 2026

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

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

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Murabella Amenity Center  
101 Positano Avenue, St. Augustine FL 32092  
[www.turnbullcreekcdd.com](http://www.turnbullcreekcdd.com)

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

May 06, 2026

## FINAL AGENDA

Dear Board Supervisors:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **regular meeting on May 12, 2026, at 6:30 p.m.** at The Murabella Amenity Center 101 Positano Avenue, St. Augustine, FL 32092.

1. **CALL TO ORDER / ROLL CALL**
  2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
  3. **STAFF REPORTS - Part A**
    - A. District Engineer
    - B. Landscape
      1. Yardnique Landscape Reports ..... Tab 1
  4. **BUSINESS ITEMS**
    - A. Consideration of Safe Slide Restoration Proposal ..... Tab 2
    - B. Consideration of Pool Repairs Proposal ..... Tab 3
    - C. Consideration of Pool Furniture Replacement Proposals ..... Tab 4
    - D. Consideration of Tree Removal Proposal ..... Tab 5
    - E. Consideration of Amenity & Field Services Request for Proposals (RFP) ..... Tab 6
    - F. Consideration of Playground Replacement Proposals (*Under Separate Cover*)
    - G. Acceptance of Arbitrage Rebate Report Series 2015A-1 and 2015A-2 ..... Tab 7
    - H. Presentation of the 2026-2027 Proposed Budget
      1. Consideration of Resolution 2026-03; Approving Proposed Budget for Fiscal Year 2026-2027 and Setting Public Hearing ..... Tab 8
    - I. Consideration of Resolution 2026-04; Reappointing Assistant Treasurer ..... Tab 9
    - J. Discission Regarding Pond Access
    - K. Consideration of Security System Proposals\*
  5. **BUSINESS ADMINISTRATION**
    - A. Approval of Consent Agenda
      1. Ratification of the Operation and Maintenance Expenditures for February 2026 and March 2026 ..... Tab 10
- STAFF REPORTS - Part B**
- A. District Counsel
  - B. Amenity and Field Operation Managers
    1. Field Operations& Amenity Management Report..... Tab 11
    2. Future Horizons Reports ..... Tab 12
  - C. District Manager
    1. Presentation of Registered Voter Count ..... Tab 13
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
  7. **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)							3/16/2026
<b>1.0 Maintenance</b>							Page 1 of 2
<b>Non-Growing Season Only (November 1 - March 31st)</b>							
<b>1.1 Mowing (by Friday of each week) 3 days / week</b>						<b>Comments</b>	
<b>All Turf &amp; Pond Areas</b>				<b>Note below all areas or ponds not mowed per schedule with reason</b>			
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5				Spot mowed the designated areas. Applied weed control.			
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16				Spot mowed the designated areas. Applied weed control.			
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5				Spot mowed the designated areas. Applied weed control.			
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,				Spot mowed the designated areas. Applied weed control.			
Friday - Outer berms off of SR16 & Pacetti Rd				Spot mowed the designated areas. Applied weed control.			
<b>1.2 String Trimming</b>							<b>Comments</b>
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.			
<b>1.3 Edging</b>							<b>Comments</b>
All hardscape and paved trails at each mowing cycle				Edging is completed as part of each mowing service. Edged the circle and the walking paths.			
<b>1.4 Blowing</b>							<b>Comments</b>
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots				Each area is blown clean of debris once mowing is completed.			
<b>1.5 Weed Control</b>							<b>Comments</b>
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							
<b>1.6 Pruning</b>							<b>Comments</b>
Shrubs,vines and oridental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
<b>1.7 Berms</b>							<b>Comments</b>
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							
<b>2.0 Pesticide Application</b>							
<b>2.1 Turf Pest Control</b>							<b>Comments</b>
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 granular 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

<i>Landscape Maintenance Checklist Yardnique</i>	
<b>1.0 Maintenance</b>	<b>4/6/2026</b>
<b>Growing Season Only (April 1st - October 31st)</b>	
<b>1.1 Mowing (by Friday of each week) 5 days / week</b>	
<b>All Turf &amp; Pond Areas</b>	
Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5	The clubhouse and Pacetti Berm were mowed completely. Ponds 1-5 were mowed completely.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park were not mowed due to being wet. SR 16 entrance was not mowed due to being wet. Ponds 6-9,15 and 16 were not mowed due to being wet.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field was not mowed due to being wet. The playground was not mowed due to being wet. Ponds 1b-5b were not mowed due to being wet.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was mowed completely. Ponds 10-14 were mowed completely.
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 berm was mowed completely. Pacetti berms and athletic field were mowed completely.
<b>1.2 String Trimming</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, trees & shrubs.	String trimming was completed daily as part of the mowing service.
<b>1.3 Edging</b>	
All hardscape and paved trails at each mowing cycle	The edging of the beds was completed daily as part of the mowing service.
<b>1.4 Blowing</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
<b>1.5 Weed Control</b>	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed.
<b>1.6 Pruning</b>	
Shrubs, vines and oriental 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)	
<b>1.7 Berms</b>	
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	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
<b>2.0 Pesticide Application</b>	
<b>2.1 Turf Pest Control</b>	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues.
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Ant mounds are being treated weekly as they appear on the same schedule as the mow rotation.
<b>2.2 Shrub &amp; Tree Pest Control</b>	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
<b>3.0 Fertilization</b>	
<b>3.1 Turf Areas</b>	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	Turf application was completed on 2/27/26.
To be completed in 4 rounds (March, May, September & November)	
<b>3.2 Shrubs &amp; Trees</b>	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Contract tree pruning was performed.
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	
<b>4.0 Irrigation (All Inclusive Package) Guidelines</b>	
<b>Bi-Weekly Inspections (26 per year)</b>	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
<b>5.0 Mulching</b>	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
<b>6.0 Seasonal Color</b>	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	The spring annuals were installed on 3/27/26.
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr ( 85 plants per installation)	
Main entrance at Pacetti Rd ( 215 plants per installation)	
Amenity center beds and roundabout ( 612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
<b>Signature (Yardnique):</b>	Dwain Ayres

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist Yardnique</i>	
<b>1.0 Maintenance</b>	<b>4/13/2026</b>
<b>Growing Season Only (April 1st - October 31st)</b>	
<b>1.1 Mowing (by Friday of each week) 5 days / week</b>	
<b>All Turf &amp; Pond Areas</b>	
Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5	The clubhouse and Pacetti Berm were mowed completely. Ponds 1-5 were mowed completely.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park were mowed completely. SR 16 entrance was mowed completely. Ponds 6-9,15 and 16 were mowed completely.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field was mowed completely. The playground was mowed completely. Ponds 1b-5b were mowed completely.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was mowed completely. Ponds 10-14 were mowed completely.
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 berm was mowed completely. Pacetti berms and athletic field were mowed completely.
<b>1.2 String Trimming</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing service.
<b>1.3 Edging</b>	
All hardscape and paved trails at each mowing cycle	The edging of the beds was completed daily as part of the mowing service.
<b>1.4 Blowing</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
<b>1.5 Weed Control</b>	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed.
<b>1.6 Pruning</b>	
Shrubs, vines and oriental 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)	
<b>1.7 Berms</b>	
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	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
<b>2.0 Pesticide Application</b>	
<b>2.1 Turf Pest Control</b>	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues.
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Ant mounds are being treated weekly as they appear on the same schedule as the mow rotation.
<b>2.2 Shrub &amp; Tree Pest Control</b>	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
<b>3.0 Fertilization</b>	
<b>3.1 Turf Areas</b>	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	Turf application was completed on 2/27/26.
To be completed in 4 rounds (March, May, September & November)	
<b>3.2 Shrubs &amp; Trees</b>	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	
<b>4.0 Irrigation (All Inclusive Package) Guidelines</b>	
<b>Bi-Weekly Inspections (26 per year)</b>	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
<b>5.0 Mulching</b>	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
<b>6.0 Seasonal Color</b>	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	The spring annuals were installed on 3/27/26.
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr ( 85 plants per installation)	
Main entrance at Pacetti Rd ( 215 plants per installation)	
Amenity center beds and roundabout ( 612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
<b>Signature (Yardnique):</b>	Dwain Ayres

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist Yardnique</i>	
<b>1.0 Maintenance</b>	<b>4/20/2026</b>
<b>Growing Season Only (April 1st - October 31st)</b>	
<b>1.1 Mowing (by Friday of each week) 5 days / week</b>	
<b>All Turf &amp; Pond Areas</b>	
Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5	The clubhouse and Pacetti Berm were spot mowed. Ponds 1-5 were spot mowed. Due to the drought.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park were spot mowed. SR 16 entrance was spot mowed. Ponds 6-9,15 and 16 were spot mowed. Due to the drought.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field was spot mowed. The playground was spot mowed. Ponds 1b-5b were mowed spot mowed. Due to the drought.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was spot mowed. Ponds 10-14 were mowed spot mowed. Due to the drought.
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 berm was spot mowed. Pacetti berms and athletic field were spot mowed. Due to the drought.
<b>1.2 String Trimming</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing service.
<b>1.3 Edging</b>	
All hardscape and paved trails at each mowing cycle	The edging of the beds was completed daily as part of the mowing service.
<b>1.4 Blowing</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
<b>1.5 Weed Control</b>	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed.
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<b>2.0 Pesticide Application</b>	
<b>2.1 Turf Pest Control</b>	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues.
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## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
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<b>3.1 Turf Areas</b>	
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<b>5.0 Mulching</b>	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	Pine Straw Install was completed.
<b>6.0 Seasonal Color</b>	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	The spring annuals were installed on 3/27/26.
Areas of seasonal color are:	
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## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed.
<b>1.6 Pruning</b>	
Shrubs, vines and oriental 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)	
<b>1.7 Berms</b>	
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	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
<b>2.0 Pesticide Application</b>	
<b>2.1 Turf Pest Control</b>	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues.
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Ant mounds are being treated weekly as they appear on the same schedule as the mow rotation.
<b>2.2 Shrub &amp; Tree Pest Control</b>	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
<b>3.0 Fertilization</b>	
<b>3.1 Turf Areas</b>	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	Turf application was completed on 2/27/26.
To be completed in 4 rounds (March, May, September & November)	
<b>3.2 Shrubs &amp; Trees</b>	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Contract tree pruning was performed.
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	
<b>4.0 Irrigation (All Inclusive Package) Guidelines</b>	
<b>Bi-Weekly Inspections (26 per year)</b>	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
<b>5.0 Mulching</b>	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
<b>6.0 Seasonal Color</b>	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	The spring annuals were installed on 3/27/26.
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr ( 85 plants per installation)	
Main entrance at Pacetti Rd ( 215 plants per installation)	
Amenity center beds and roundabout ( 612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
<b>Signature (Yardnique):</b>	Dwain Ayres

## **Tab 2**

# Safe Slide Restoration®

Dale Cooper LLC DBA Safe Slide Restoration  
P.O. Box 102, Farmington, MO 63640  
O: 855-639-7543 / C: 317-437-2217  
[www.safeslides.com](http://www.safeslides.com)

March 23, 2026

**Turnbull Creek CDD / Attn: James Schieszer**  
101 W. Positano, St. Augustine, FL 32092  
904-759-9833 / [jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com)

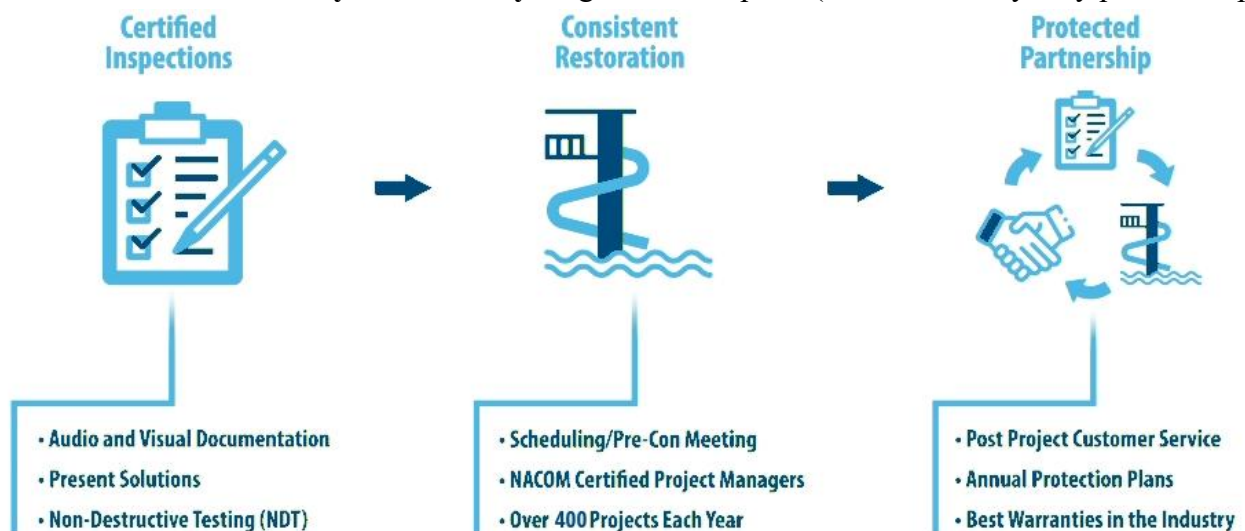
Hello James,

This is a proposal for a **Yearly Protection Plan**, which will extend your facility's warranty from 2 to 5 years. This proposal is based on the previous project completed at your facility. To move forward with the program, please email us back the signed contract. We will then sign it and send you a copy for your records. Our company holds the following certifications/qualifications:

- American Composite Manufacturer's Association (ACMA)
- OSHA
- AMPP (Association for Materials Protection and Performance)
- Over **30 years** of experience working with fiberglass and gel coat.
- Over **14 years** of experience working with steel structures.

## We Have The Industry's Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 - year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)



## Guarantees

- All Project Managers are ACMA Certified
- Gel Coat Thickness Meets OEM Standards
- Meeting Deadlines
- Responsive

**Slide Description:**

**Open Flume Body Slide - Green**

**Work Description:**

**Option A:**

**Base Services Provided**

- Wash interior of slide
- Repair all minor fiberglass repairs in ride path\* (i.e. a chip or gouge with a sharp edge)
- Caulk seams as needed (3/16" or wider gap) \*\* (this is not a guarantee to fix leaking seams)
- All repairs will be done with vinyl-ester marine grade filler

**Special Service Provided**

- Chemical wash and wax open flume sections only

**Project Option A:**

**Yearly Installment Amount: ..... \$3,915.00**

**Work Description:**

**Option B:**

**Base Services Provided**

- Same as above

**Special Service Provided**

- Wax open flume sections only
- Polish and wax **start tubs and exit panels only**

**Project Option B:**

**Yearly Installment Amount: ..... \$5,490.00**

**Work Description:**

**Option C:**

**Base Services Provided**

- Same as above

**Special Service Provided**

- Polish **all ride path sections** (includes start tubs and exit panels)
- Wax **all open flume sections** (includes start tubs and exit panels)

**Project Option C:**

**Yearly Installment Amount: ..... \$6,500.00**

**\*Very Important\*** - It is most common for the first installment to be Option A, and from there to gradually work down to Option C by installment number 3 or 4. Options may be chosen each calendar year.

50% is due before project starts  
50% is due at completion of project

After 30 days' net, an additional 5% will be added to the unpaid amount, and every 30 days thereafter that the payment is late. The park is responsible for any legal fees necessary to collect payment.

**I choose Option:** \_\_\_\_\_

**INIT:** \_\_\_\_\_

Signatures:

«Park\_Name»: \_\_\_\_\_

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

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

Safe Slide Restoration: \_\_\_\_\_

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

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

**Information Request:**

**Business Name:** \_\_\_\_\_

**Billing Address:** \_\_\_\_\_

**Physical/Shipping Address:** \_\_\_\_\_

**Billing Contact:** \_\_\_\_\_

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

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**Main Contact:** \_\_\_\_\_

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

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**Secondary Contact:** \_\_\_\_\_

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

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**Note: This contract expires in 60 days from the date on the first page of this document**

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please [visit our online store](#) to purchase any products you may need for maintenance, and feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,  
 Joe Atherton  
 Regional Account Manager  
[joseph.atherton@safeslides.com](mailto:joseph.atherton@safeslides.com)



**Safe Slide**  
**NACOM**

*Specialty Coatings and Maintenance Services*  
 NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.



### Terms & Conditions

**\*Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**

**\*\*Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

### **Customer Expectations**

Safe Slide Restoration (also referred to as Safe Slide) reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide deems necessary. This may require, but is not limited to: working 12 hours per day and 7 days per week. Customer is responsible for providing access to an adequate water source (5 GPM), electrical power (multiple circuits will be needed), waste removal access i.e. dumpsters, **lodging** and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide inspectors are capable of using color charts on-site to provide a close match to the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down no less than 45 days before the start of project. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the best finish that can be achieved; however, some pinholes may be present. Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes. This agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

### **Customer Responsibilities**

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where a lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. A walkthrough of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. In the event that the customer does not attend the scheduled walk-through, their absence will be interpreted as tacit approval of all work completed. Safe Slide is not responsible for unscheduled return work if the customer misses scheduled post project walkthrough and sign-off. If the customer requests to postpone the walkthrough, any delays are subject to additional charge (determined by how long Safe Slide must stay on site to complete the required walk-through and sign-off.) We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation with recorded indications/findings.

### **Possible Additional Charges (Fiberglass)**

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of exterior paint (especially when using yellow and orange colors) to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. Yellow slides will require a prime coating on the interior before gel coat can be applied. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of \$90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

### **Possible Additional Charges (Steel)**

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

[Lien Information \(Regarding CA, FL, IL, MO, OH, TX\)](#)

**Warranty Information**

**2 – year fiberglass paint Workmanship warranty:**

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

**1 – year steel paint workmanship warranty:**

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

**5 – year structural repair workmanship warranty:**

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

**5 – year gel coat and paint workmanship warranty:**

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Safe Slide Restoration warrants that the coating system applied will be free from adhesion failure caused solely by defective surface preparation or defective application. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates (including in-ground slides and indoor locations where slides experience drastic temperature swings, leading to moisture accumulation from condensation. Any such conditions must be addressed prior to work commencement). This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor. Any warranty inspection found to be unrelated to Safe Slide's original scope of work will incur a diagnostic/trip fee unless otherwise agreed.

Minor, isolated coating defects that do not indicate widespread adhesion failure are not considered a warranty claim. **Minor defects include localized coating loss, chips, or blemishes affecting a cumulative area of less than sixteen (16) square inches within any one affected section.** If a valid warranty claim is confirmed, Safe Slide Restoration's sole obligation and the customer's exclusive remedy shall be, at Safe Slide Restoration's discretion, to repair or recoat the defective area. This warranty does not include reimbursement for labor performed by others, downtime, removal of surrounding materials, or any consequential or incidental damages.

Warranty claims must be submitted in writing within five (5) business days of discovery and Safe Slide Restoration must be provided reasonable access to inspect the affected area prior to repairs being performed.

**Safe Slide Restoration does not offer any warranty for caulking of seams.**

#### **Confidentiality Agreement**

**The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.**

## **Tab 3**



Hello Jim Schieszer,

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

**Problem Identified:**

Deck jet water feature pump has a split housing. Due to age of pump its hard to source housing in a timely manner. Filtration system needs appropriate flow sensor to monitor gpm.

**Recommended Solution:**

Install a 2.5hp Speck variable speed pump. Install paddle wheel flow sensor.

**Quote:**

1. Blue White 12 inch paddle wheel flow meter  
\$1,100 QTY: 1 TOTAL: \$1,100
2. BADU EcoMV/72-V 2.7HP Variable Speed Pump  
\$2,381 QTY: 1 TOTAL: \$2,381
3. FL Labor  
\$130 QTY: 3 TOTAL: \$390

**QUOTE TOTAL: \$3,871**

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

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

Thank you for choosing Poolsure.

Service & Repair Department

---

HOUSTON - SAN ANTONIO - AUSTIN - CORPUS CHRISTI - DALLAS - FT. WORTH - PHOENIX  
ORLANDO - DAYTONA - JACKSONVILLE - ST. AUGUSTINE - MELBOURNE - TAMPA BAY  
BATON ROUGE - NEW ORLEANS - GULFPORT

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



# Tab 4



# Taylor & Associates, Inc.

940 Opie Arnold Road  
 Limestone, TN 37681  
 Toll Free Direct: 855-734-3580

# Quotation

Date	Quote #
5/6/2026	2316

<b>Bill To</b>
Turnbull Creek CDD / Murabella 101 West Positano Ave St Augustine, FL 32092 Jennifer Martin 203-313-3176

<b>Ship To</b>
Turnbull Creek CDD / Murabella 101 West Positano Ave St Augustine, FL 32092 Jennifer Martin 203-313-3176

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

P.O. Number		Terms		Rep		Via	
		See Terms Below		Renna Levert		Best Way	
Quantity	Item Code	Description		Price Each	Amount		
68	3000-CC	Stacking Crossweave Dining Chair		152.09	10,342.12T		
90	3009-CC	Stacking Safety Crossweave Chaise Lounge		263.47	23,712.30T		
17	C-42SQPUNCHU	Classic 42" x 42" Square Aluminum Top Table with Hole		588.00	9,996.00T		
17	C-18SQPunch	Classic 18"x18" Square Aluminum Top Side Table		160.66	2,731.22T		
15	U-50	50# Aluminum Umbrella Base		122.10	1,831.50T		
15	FL9PM-SV	9' Single Vent Market Umbrella with Fiberglass Pole & Ribs - Manual Lift		46.50	697.50T		
15	Prem	Premium Color Up-Charge (4631 Burgundy - Sunbrella 9 oz Marine Grade Fabric)		21.00	315.00T		
		Terms: Prepay in full via Company Check or a 50% Deposit with balance due prior to ship.					
		Colors: Frame - Vinyl - Tabletop Pattern - Umbrella Fabric - Lead time 10 to 12 weeks					
1	S & H	Shipping & Handling Charges (Drop Ship Only) - Lift Gate, Inside Delivery, Heads Up Call are available for addition cost.		1,860.42	1,860.42		

Sales Do Not Include Sales Tax, Purchaser Responsible For All Local, State & Use Tax Unless Otherwise Indicated. Quote Good For 15 Days. To process your order, please sign, date below and return via email. Thank You So Very Much For Your Business!! Approved By: _____  Date: _____	<b>Sales Tax (6.0%)</b>
	<b>Total</b>



# Taylor & Associates, Inc.

940 Opie Arnold Road  
 Limestone, TN 37681  
 Toll Free Direct: 855-734-3580

# Quotation

Date	Quote #
5/6/2026	2316

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

P.O. Number	Terms	Rep	Via	
	See Terms Below	Renna Levert	Best Way	
Quantity	Item Code	Description	Price Each	Amount
		<p><b>**Lift Gate Services Included**</b></p>		

Sales Do Not Include Sales Tax, Purchaser Responsible For All Local, State & Use Tax Unless Otherwise Indicated. Quote Good For 15 Days. To process your order, please sign, date below and return via email.  
 Thank You So Very Much For Your Business!!  
 Approved By: \_\_\_\_\_

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

<b>Sales Tax (6.0%)</b>	\$2,977.54
<b>Total</b>	\$54,463.60



# Taylor & Associates, Inc.

940 Opie Arnold Road  
 Limestone, TN 37681  
 Toll Free Direct: 855-734-3580

# Quotation

Date	Quote #
3/3/2026	2317

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Turnbull Creek CDD / Murabella 101 West Positano Ave St Augustine, FL 32092 Jennifer Martin 203-313-3176

<b>Ship To</b>
Turnbull Creek CDD / Murabella 101 West Positano Ave St Augustine, FL 32092 Jennifer Martin 203-313-3176

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

<b>P.O. Number</b>	<b>Terms</b>	<b>Rep</b>	<b>Via</b>
	See Terms Below	Renna Levert	Best Way

Quantity	Item Code	Description	Price Each	Amount
17	C-42SQPUNCHU	Classic 42" x 42" Square Aluminum Top Table	588.00	9,996.00T
17	C-18SQPunch	Classic 18"x18" Square Aluminum Top Side Table	160.66	2,731.22T
68	3000SL	Classic Sling Dining Chair, 1" Round Extrusion	152.09	10,342.12T
90	3009SL	Classic Sling Chaise Lounge, 1" Round Extrusion	287.03	25,832.70T
15	U-50	50# Aluminum Umbrella Base	122.10	1,831.50T
15	FL9PM-SV	9' Single Vent Market Umbrella with Fiberglass Pole & Ribs - Manual Lift	463.50	6,952.50T
15	Prem	Premium Color Up-Charge (4631 Burgundy - Sunbrella 9oz Marine Grade Fabric)	21.00	315.00T
Terms: Prepay in full via Company Check or 50% Deposit with balance due prior to ship.  Colors: Frame - Sling Fabric - Tabletop Pattern - Umbrella Fabric - 4631 Burgundy with Bronze Pole Lead time 10 to 12 weeks				
1	S & H	Shipping & Handling Charges (Drop Ship Only) - Lift Gate, Inside Delivery, Heads Up Call are available for addition cost.	1,932.00	1,932.00

Sales Do Not Include Sales Tax, Purchaser Responsible For All Local, State & Use Tax Unless Otherwise Indicated. Quote Good For 15 Days. To process your order, please sign, date below and return via email. Thank You So Very Much For Your Business!! Approved By: _____  Date: _____	<b>Sales Tax (6.0%)</b>
	<b>Total</b>



# Taylor & Associates, Inc.

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 Limestone, TN 37681  
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P.O. Number	Terms	Rep	Via	
	See Terms Below	Renna Levert	Best Way	
Quantity	Item Code	Description	Price Each	Amount
		<b>**Lift Gate Services Included**</b>		
		  		
		  		

Sales Do Not Include Sales Tax, Purchaser Responsible For All Local, State & Use Tax Unless Otherwise Indicated. Quote Good For 15 Days. To process your order, please sign, date below and return via email.  
 Thank You So Very Much For Your Business!!  
 Approved By: \_\_\_\_\_

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

<b>Sales Tax (6.0%)</b>	\$3,480.06
<b>Total</b>	\$63,413.10

# Turnbull Creek CDD Murabella

Amenity & Community Space Furnishings  
Prepared By: Florida Backyard by Ebel Inc.

## Telescope Casual- Gardenella Sling



**Gardenella Armless Chaise Lounge**

26.5 W x 42.5H x 66" D

Shown in: Desert Sand, 874 Augustine Oyster Fabric



**Gardenella Stacking Bistro Chair**

21" W x 34.5" H x 25.75" D

Shown in: Desert Sand, 874 Augustine Oyster



**42" Square MGP Dining Table**

42" W x 29" H

Shown in: Desert Sand

Available in 9 frame colors & 80 Sling Colors



# Ebel Incorporated

## Cabana



**ADJUSTABLE CHAISE LOUNGE**  
STACKABLE UP TO 2 HIGH

---

FOG / GRAPHITE 5013  
BARLEY / BONE 5015

---

W: 31" D: 81.25" H: 14"  
SEAT HEIGHT: 14"



**DINING SIDE CHAIR**  
STACKABLE UP TO 4 HIGH

---

FOG / GRAPHITE 5113  
BARLEY / BONE 5115

---

W: 24.75" D: 27.25" H: 34"  
SEAT HEIGHT: 15.5"



**36" SQUARE DINING TABLE**  
WITH UMBRELLA HOLE

---

GRAPHITE 5139  
BONE 5130

---

W: 36" D: 36" H: 29"



## Telescope Casual – Reliance Strap



**Reliance Contract 16" Four Position Lay- flat  
Stacking Armless Chaise**

27" W x 43" H x 69" D

Shown in: Black, w/ Desert Strap



**Reliance Strap Stacking Bistro Chair**

21" W x 34.5 H x 25.75 D

Shown in: Black, w/ Desert Strap



**42" Square MGP Dining Table**

42" W x 29" H

Shown in: Black, w/ Desert MGP Table Top

Available in 9 Frame Colors & 14 Strap Colors



# Treasure Garden Umbrellas

9' Push Tilt Umbrella & 50 Lb Garden Base

Show in: Black, Cast Ash Fabric



# TELESCOPE CASUAL

## Commercial vs. Residential Warranty Summary

**Manufacturer:** Telescope Casual — U.S. manufacturer of commercial and residential outdoor furnishings.

---

### COMMERCIAL (CONTRACT) WARRANTY

*(Applies only to collections designated for contract use)*

**Structural Frames:** 1–5 Years

- Most commercial aluminum and MGP (Marine Grade Polymer) frames: **3–5 years**
- Covers manufacturing defects affecting structural integrity
- Engineered for high-traffic environments such as pools, clubhouses, hospitality spaces, and community common areas

**Slings / Straps:** 1 Year

**Cushions / Fabric Components:** 1 Year

**Important:** Only collections specifically identified as *contract-rated* qualify for commercial warranty coverage. Products are often labeled with dual-year ratings (example: 15/5 = 15 years residential / 5 years commercial).

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### RESIDENTIAL WARRANTY (For Comparison)

**Structural Frames:** Up to 15 Years

**Slings / Straps / Cushions:** 1 Year

Residential coverage reflects normal home use and therefore carries extended structural protection compared to commercial applications.

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# WARRANTY EXCLUSIONS

The warranty does not cover:

- Normal wear and tear
- Fading, discoloration, or weathering
- Finish scratches, chips, or rust resulting from damage
- Misuse, neglect, improper maintenance, or environmental conditions (including salt air exposure or severe weather events)
- Damage from stacking, abrasion, or impact

**Florida Backyard**

11770 Philips Highway  
Jacksonville, FL 32256

904.880.0228  
info@flbackyard.com



**Quote**

**VALID FOR 30 DAYS**

Date	Quote #	Rep
2/1/26	19889	MJ

Name / Address
Turnbull Creek CDD Murabella Community 101 Positano Ave St. Augustine, FL 32092

Description	Qty	Price Ea.	Total
Cabana Adjustable Chaise Lounge, Fog/Graphite	90	405.48	36,493.20T
Cabana 36" Square Dining Table, Graphite	17	382.59	6,504.03T
Cabana Dining Side Chair, Fog/Graphite	68	157.62	10,718.16T
Cabana End Table, Graphite	20	104.64	2,092.80T
9' Push Tilt Umbrella; Anthracite, 40433 Cast Silver	15	322.00	4,830.00T
50lb Garden Base, Anthracite	15	198.00	2,970.00T
- Fabric: 40433 Cast Silver			
- Delivery & Installation Fee TBD			
0.00% Non Taxable		0.00%	0.00
		<b>Total</b>	<b>\$63,608.19</b>

**Florida Backyard**

11770 Philips Highway  
Jacksonville, FL 32256

904.880.0228  
info@flbackyard.com



**Quote**

**VALID FOR 30 DAYS**

Date	Quote #	Rep
2/4/26	19891	MJ

Name / Address
Turnbull Creek CDD Murabella Community 101 Positano Ave St. Augustine, FL 32092

Description	Qty	Price Ea.	Total
Gardenella Armless Chaise Lounge; Desert Sand, 874 Augustine Oyster	90	307.30	27,657.00T
Gardenella Stacking Bistro Chair, Desert Sand, 874 Augustine Oyster	68	184.80	12,566.40T
42" Square MGP Dining Table Top; Desert Sand	17	637.00	10,829.00T
Dining Table Legs; Desert Sand	17	233.10	3,962.70T
21" Rd MGP Top Deluxe End Table, Desert Sand	20	291.20	5,824.00T
9' Push Tilt Umbrella; White, 40428 Cast Ash	15	322.00	4,830.00T
50 Lbs. Garden Base, White	15	198.00	2,970.00T
- Fabric: 874 Augustine Oyster, 40428 Cast Ash			
- Delivery & Installation Fee TBD			
0.00% Non Taxable		0.00%	0.00
		<b>Total</b>	<b>\$68,639.10</b>

**Florida Backyard**

11770 Philips Highway  
Jacksonville, FL 32256

904.880.0228  
info@flbackyard.com



**Quote**

**VALID FOR 30 DAYS**

Date	Quote #	Rep
2/25/26	19931	MJ

Name / Address
Turnbull Creek CDD Murabella Community 101 Positano Ave St. Augustine, FL 32092

Description	Qty	Price Ea.	Total
Reliance Contract Strap 16" Four-Position Lay-flat Stacking Armless Chaise, Black, 0DD Desert Strap	90	509.60	45,864.00T
Reliance Strap Stacking Bistro Chair, Black, 0DD Desert Strap	68	224.00	15,232.00T
42" Square MGP Dining Table Top; Desert	17	637.00	10,829.00T
Dining Table Legs; Black	17	233.10	3,962.70T
21" Rd MGP Top Deluxe End Table, Black	20	291.20	5,824.00T
9' Push Tilt Umbrella; Black, 40428 Cast Ash	15	322.00	4,830.00T
50 Lbs. Garden Umbrella Base; Black	15	198.00	2,970.00T
- Fabric: 40428 Cast Ash			
- Delivery & Installation Fee TBD			
0.00% Non Taxable		0.00%	0.00
		<b>Total</b>	<b>\$89,511.70</b>

## **Tab 5**



April 1, 2026

Murabella-Turnbull Creek

101 E Positano Ave  
St Augustine, FL 32092

**Tree Removal - Pacetti Rd**

To remove and stump grind the 3 dead Pine trees on the berm along Pacetti Rd.

To remove and stump grind the 1 declining Pine tree on the berm along Pacetti Rd.

To remove all resulting debris off site.

---

**\$4,144.00**

**Sale:** \$4,144.00

**Total:** **\$4,144.00**



## 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

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

### 3. Payment Terms

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

### 4. Schedule

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

### 5. Access to Property

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

### 6. Change Orders

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

### 7. Warranties and Guarantees

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



April 1, 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**

- 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 #155575

Tree Removal - Pacetti Rd

April 1, 2026

Date \_\_\_\_\_

Date \_\_\_\_\_

# Tab 6

***TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT***

**REQUEST FOR PROPOSALS**

**FOR**

**AMENITY CENTER AND FIELD OPERATIONS MANAGEMENT**

**DRAFT**

\_\_\_\_\_, 2026

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2. General Description of District Facilities to be Managed; Desired Organizational Chart
3. Scope of Management Services Needed
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  - B. Facility Attendants
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  - E. Facility Monitor Services
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**1. GENERAL INFORMATION AND INSTRUCTIONS FOR PROPOSERS**

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR AMENITY MANAGEMENT SERVICES**

<b>DATE</b>	<b>EVENT</b>
XXX, 2026	Project Manual Available to Bidders
XXX, 2026	Site Available for Inspection
XXX, 2026	Deadline for Questions
XXX, 2026	Proposals Due
XXX, 2026	Board Meeting to Evaluate Proposals & Award Contract

Notice is hereby given that the Turnbull Creek Community Development District (the “District”) will accept proposals from qualified firms interested in providing amenity and field operations management services for the District’s facilities. The District intends to select the proposal that is in the best interests of the District. In order to submit a proposal, each Proposer must, at a minimum, be authorized to do business in Florida, hold all required state and federal licenses in good standing, and otherwise meet any applicable requirements set forth by the District. Firms interested in proposing must obtain a request for proposal package, available at the e-mail and address set forth herein.

**All proposals must include the following information, among other things described herein:**

- A. Completed and executed proposal forms as set forth herein.**
- B. At least three references from projects of similar size and scope.** The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person(s). Proposer must demonstrate its level of experience and expertise in substantially similar operations.
- C. A narrative description of the Proposer’s approach to providing the services for each of the tasks as described in the scope of services provided herein.**
- D. Complete pricing showing the total cost of providing the services, broken down as set forth on the following price proposal form.** For any subcontractor being proposed, the total amount proposed to be paid by the District for these services must be segregated between the actual funds being paid to the subcontractor and the mark up being charged by Proposer. Five years of pricing **MUST** be included by the Proposer.
- E. A written statement how the Contractor proposes gross revenues from lessons and special events to be distributed.**

Firms desiring to provide a proposal should submit one (1) original and one (1) electronic copy of the required proposal no later than \_\_\_\_\_, \_\_\_\_\_, 2026, at 3:00 p.m. (EST), to the offices of District Counsel, Kilinski | Van Wyk PLLC, 517 E. College Avenue, Tallahassee, Florida 32301, Attention: Mary Grace Henley,

[marygrace@cddlattorneys.com](mailto:marygrace@cddlattorneys.com), with electronic copy to [admin@cddlattorneys.com](mailto:admin@cddlattorneys.com). Proposal packages are available from the same.

Proposals must be submitted in a sealed package, must bear the name of the Proposer on the outside of the package, and must clearly identify the District. The District may choose not to evaluate any proposal not completed as specified or missing the required documents. By submitting a proposal, Proposers acknowledge this is an informal solicitation of proposals for contractual services and there is **no** right to protest this proposal package or the Board's selection of the ultimate proposal.

**Any firm submitting a proposal is strongly encouraged to attend the meeting of the District's Board of Supervisors to be held on \_\_\_\_\_, \_\_\_\_\_, 2026, at 6:00 p.m. at the MuraBella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The Board of Supervisors will be evaluating the proposals at this meeting and each Proposer will be allocated time to describe their company and proposal(s) and to answer questions.**

If the Proposer desires to propose an alternate approach to operating and maintaining the District's Facilities based on Proposer's specialized knowledge and experience in this area, the Proposer is strongly encouraged to submit both a proposal responsive to the structure outlined herein and a separate, alternative proposal.

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. The District's Board of Supervisors will review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District. There is no public procurement requirement for these services and as such bid protest rights are not afforded.

Nothing herein may be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

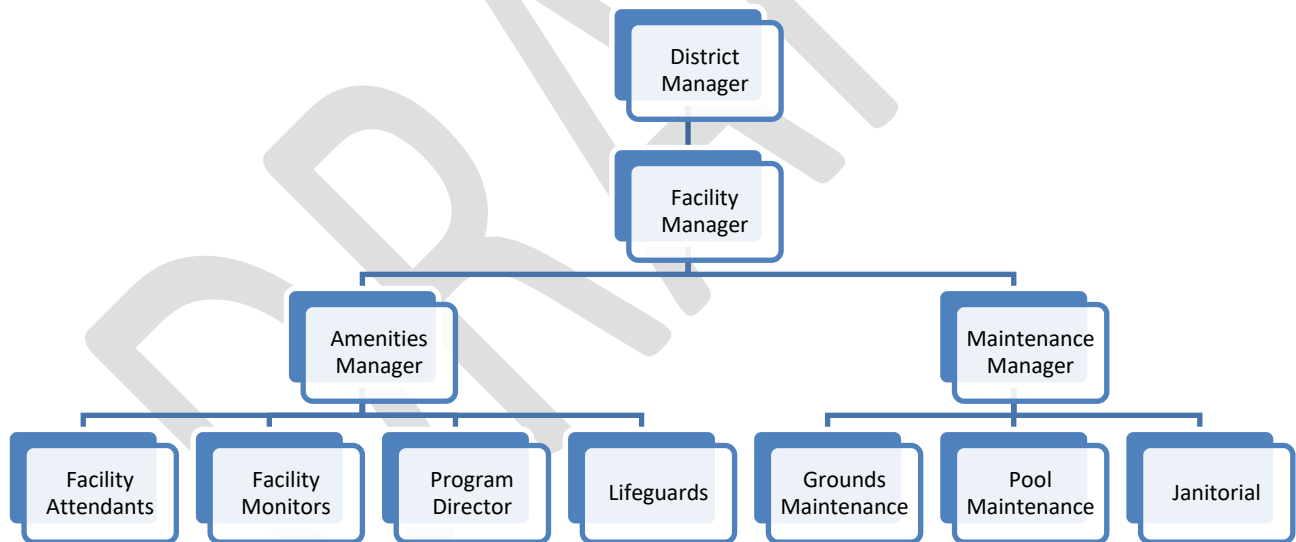
Any and all questions relative to this project must be directed in writing by email only to District Counsel, Mary Grace Henley, no later than \_\_\_\_\_, \_\_\_\_\_, 2026, at **5:00 p.m.**

Turnbull Creek Community Development District

## **2. GENERAL DESCRIPTION OF DISTRICT FACILITIES TO BE MANAGED**

The Turnbull Creek Community Development District consists of approximately 498.79 acres of land located entirely within St. Johns County, Florida. The District owns, operates and maintains various common areas, parking lots, storm water management ponds and structures, playground, amenity center, swimming pool, water slide, sport courts (i.e. basketball, tennis, pickleball, etc.) multi-purpose fields, fitness center, hardscaping, entry features, and onsite and offsite landscaping and irrigation systems. The maintenance and management contracts currently in effect are public records and can be obtained by contacting: Benjamin Pfuhl at Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614; telephone: (904) 436-6270, bpfuhl@rizzetta.com. Proposers should familiarize themselves with the District's lands and facilities prior to submitting a proposal. Proposers must include five years of pricing with their submitted proposal and recognize that programming rights may be non-exclusive.

### **DRAFT ORGANIZATIONAL CHART**



### 3. SCOPE OF MANAGEMENT SERVICES NEEDED

#### I. Management

Contractor's Management Staff at MuraBella must serve the District and community in a professional manner, providing the residents the numerous benefits of a first-class operation of the District facilities. Included within the responsibility of the complex's management is the occupation and oversight of the recreation facilities. Responsibilities include the greeting of residents, guests and potential residents as they enter the facility, registering patrons for activities and programs, monitoring the use and condition of the facility throughout the day, and attempting to resolve appropriate issues on behalf of the residents, as appropriate.

Furthermore, the management responsibility must include professional interaction and coordination, along with contract administration, of and with other outside entities such as property management, landscape maintenance, and other service contractors. Finally, aspects such as budgeting, policy recommendations and enforcement, safety/security recommendations, and coordination and communication with the District Board, residents and others shall be included. Attendance and reporting at District Board of Supervisors meetings will be a required job function for the management team.

#### II. Staffing

##### Overview:

The staffing responsibilities include all duties associated with employing the recreation staff, such as recruiting, hiring, training, overseeing, and evaluating such personnel (see "Personnel" below). The management staff must consist of a Facility Manager, Facility Attendants, Program Director, Lifeguards, Facility Monitors, Field Operations Manager, Pool Maintenance Tech, Janitor Common Grounds and Facility Maintenance Tech (see "Personnel" below). Contractor is responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes, and the provision of various benefits on behalf of its staff.

The Facility Manager must submit recommended hours of operation (both staff-attended hours of operation and unattended operating hours) for the recreation facilities. Variable lifeguard staffing schedules that entail reduced operating and staffing hours during off-peak times, days, and seasons must be recommended, with special attention paid to the operation of the water slide.

##### Personnel:

- a) A **Facility Manager** must be employed as a 40 hour per week, full-time position to oversee the amenity center on a year-round basis. The Facility Manager has the responsibilities of overseeing all recreation complex staff and will provide a variety of programs and activities. In addition, the Facility Manager must communicate with residents regularly via e-blasts, website and signage in order to enhance the residents' awareness of upcoming events and activities, as well as their understanding of key facility policies and

- b) **Facility Attendants** must be employed to assist in the day-to-day operation of the facility. In addition to the Facility Manager, attendants historically have worked the following hours:
- Pre-Season (approximately March 1st – June 4th): Sixteen (16) hours weekly
  - High-Season (approximately June 5th – August 16th): Thirty-six (36) hours weekly
  - Post-Season (approximately August 17th – February 28th): Fourteen (14) hours weekly
- \* Proposer must include its anticipated staffing levels and pricing associated therewith.  
 \*\* Dates subject to change any fiscal year
- c) A **Program Director** must oversee a variety of recreation programs and special events. Oversight includes design, promotion and execution of such activities and is based on the level of interest and participation within the community. Historically, approximately thirty (30) hours monthly have been dedicated to providing this service. Proposer should include proposed staffing level and cost.
- d) The seasonal **Lifeguard Staff** must perform typical lifeguard duties, such as checking in and surveillance/monitoring of patrons, responding to first aid situations, clean up, and enforcing pool policies and procedures. Lifeguards must also test and record pool chemicals daily.
- e) A seasonal **Facility Monitor** must assist in greeting residents, enforcing District policies and providing an additional staff presence.
- f) Contractor must provide the services of an onsite **Field Operations Manager**. The individual is responsible for the performance of the District’s maintenance responsibilities, including the management and oversight of other onsite contractors or maintenance staff engaged by the District.
- g) Contractor must provide necessary swimming **Pool Maintenance Services** for the benefit of the District and its users.
- h) Contractor shall provide **Janitorial Services** in order to maintain the cleanliness of all indoor areas.
- i) Contractor must provide the services of a **Common Grounds and Facility Maintenance Technician**.

### III. Activities Programming

A variety of recreational activities will be offered to maximize the use of the amenity center. Responsibilities include the design, promotion and administration of activities, including such duties as program scheduling, registration, payment collection and staffing. Based on the level of interest and participation, programs must be offered to the residents of MuraBella that are age-and-facility appropriate. Pre-approved community special events must be organized, promoted, and executed by staff, whether provided directly by the management company or by a separately approved District vendor. However, program offerings may be non-exclusive.

A variety of community communication tools will be managed in order to enhance the residents’ awareness of upcoming events and activities, as well as their understanding of key facility policies and procedures.

#### IV. Other: Certification and Training:

Lifeguards must have the current requisite certification from the American Red Cross or another similarly situated provider as authorized by the District, as well as undergo periodic in-service training. Documentation of such certification and training must be on file at the facility and available upon request.

#### V. Detailed Scope of Services

##### **1) Facility Manager**

- a) Build and retain relationships daily with all residents, families and guests while aiding their safety and enjoyment of the entire facility.
- b) Oversight and daily management of Facility Attendants, Program Director, Field/ Pool Monitor, Special Events staff and Lifeguards and any others under the supervision and control of the management company.
- c) Provide consistent and thorough communication to residents via phone, e-mail, e-blast, newsletter, website and face-to-face interaction.
- d) Enforce policies relative to the entire District. Anticipate and report potential changes. Recommend possible solutions. Implement final directives.
- e) Plan and execute multiple special events in addition to providing consistent activities throughout the year.
- f) Occupy and monitor the use and condition of the Amenity Center throughout all operating hours.
- g) Attempt to resolve or redirect all District related issues on behalf of the residents.
- h) Provide professional interaction and coordination with other outside entities such as property management, access control, and security services and provide contract administration services for the same.
- i) Assist in the District budgeting process, including preparing recreational budget assumptions.
- j) Monitor the amenity facilities and equipment for safe conditions and usage; take appropriate and necessary actions to correct any unsafe conditions as quickly as able; and make any safety/security recommendations to the District Manager and/or Board.
- k) Coordinate and communicate with the Board, District staff and others.
- l) Attend all Board meetings as requested by the District Manager.

##### **2) Lifeguard Services**

The Lifeguard Staff must make the safety of the pool patrons their first priority. As such, they must handle the following responsibilities and duties in order to promote a safe pool environment and operation:

- a) Monitor patrons in the pool area (As defined in the *Policies Regarding District Amenity Facilities*).
- b) Respond to first aid and emergency situations in the pool area.
- c) Communicate with the appropriate District personnel regarding possible corrective action

to resolve a pool safety matter, and implement such action when necessary, for the safety of pool patrons.

- d) Observe weather conditions in order to take any appropriate action related to changing weather conditions that could affect the safety of pool patrons, consistent with District policies.
- e) Enforce all District rules and policies.
- f) Provide light pool area cleaning such as straightening pool furniture, wiping off tables in designated eating areas and emptying trashcans during down times.
- g) Ensure that all personnel performing lifeguard duties are certified in accordance with Florida statutes and regulations and that all services and personnel are in full compliance with all Federal, State, and local statutes, regulations and rules; and providing the District with documentation demonstrating such compliance upon request.
- h) Ensure anyone providing swim instruction is certified in accordance with Florida law.

Work Schedule:

Contractor is expected to provide a minimum of two (2) lifeguards Monday-Thursday and three (3) guards Friday-Sunday when the water slide is in operation as further set forth by the schedule below. Contractor shall ensure sufficient staffing to enable the pool and slide tower to open in accordance with the District’s policies. Below is an example District schedule, which will be subject to change year to year and is approximate in length – if an alternative schedule is proposed, please provide and explain.

<i>Season</i>	<i>Start/ Finish</i>	<i>Operating Schedule</i>
<i>Spring Break</i>	3/17-3/21	Mon: 1:00-6:00 Tue- Sun: 11:00-6:00
<i>Pre-Season</i>	3/21-5/24	Sat: 11:00-6:00 Sun: 11:00-6:00
<i>High Season</i>	5/28-8/9	Mon: 1:00-6:00 Tue-Sun 11:00-6:00
<i>Post Season</i>	8/15-9/7	Sat: 11:00-6:00 Sun: 11:00-6:00

**3) Facility Monitor**

- a) Greet guests.
- b) Address issues and concerns of residents and guests.
- c) Enforce District policies and rules.
- d) Maintain the pool deck, parking lot, all courts and field.
- e) Provide staff presence in the absence other staff.

Below is the anticipated work schedule based on historical information – if proposer proposes an alternative schedule, please provide and explain why.

Anticipated Work schedule (hours may vary due to weather and daylight):

Season	Start/ Finish	Office Hours	
Fall/ Winter	10/01-4/30	Mon. closed Tues-Fri. 9:00 - 5:00 pm Sat and Sun 10:00 - 6:00	4 hours daily
Spring / Summer	5/1-9/30	Mon. closed Tues- Sun 10:00 - 8:00	6 hours daily

**4) Field Operations Manager**

- a) Provide day-to-day oversight of all District common grounds and assets.
- b) Advise the District of any necessary repairs, extraordinary cleaning, or replacement of assets.
- c) Create a detailed scope of work for projects requiring additional contractors. Work with and present to the Board when appropriate. Secure cost estimates and initiate work.
- d) Administer contract execution/compliance by all District maintenance contractors such as the landscape service provider, lake maintenance provider, etc.
- e) Implement all policies and procedures established by the District as they relate to the day-to-day maintenance and upkeep of the District. The individual shall have a thorough knowledge of the community and provide a timely, personal response regarding problems or request for service and handle them as expeditiously as possible.
- f) Remain aware of potential safety or security hazards within District property, communicate with the appropriate district personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the district.
- g) Maintain full knowledge/awareness of all aspects of residential community maintenance to include landscaping, lake and wetland maintenance, carpentry, electrical, plumbing, painting, and management and/or monitoring of recreational facilities.
- h) Assist in negotiating, purchasing and bidding of contracted services.
- i) Assess property damage, neglect and/or depreciation and estimate costs associated with repair and/or replacement.
- j) Maintain an operations and maintenance manual complete with current drawings.
- k) Assist District management in monitoring annual maintenance budget.
- l) Provide financial oversight and make recommendations accordingly.
- m) Train/supervise site staff and maintenance team, if applicable; be responsible for all work performed by staff.
- n) Oversee common area landscape maintenance provider's performance through weekly meetings and weekly "drive-through" of District, and generate "to-do" lists to assist in documenting and monitoring problem-resolution. Work with provider's management team to ensure compliance with contractual requirements, as well as to make necessary corrections to performance deficiencies. Work with landscape architect as needed.

- o) Oversee performance of pond maintenance provider and storm water management system service provider. Also, ensure that debris does not collect and/or is removed from outfall structures in order to prevent flooding problems.
- p) Implement District-approved capital projects and makes recommendations for future needs. Contractor shall obtain a minimum three (3) bids (when possible) on any recommended capital improvements. Contractor understands that any recommended capital improvement is subject to approval by the Board.
- q) Advise the District of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to “normal wear-and-tear,” “acts of God,” or vandalism, and secure cost estimates for the same. (Such work that is outside the normal, day-to-day maintenance scope of work shall be billed separately, upon approval of the District, either by Contractor or other outside service contractors.)
- r) Maintain inventory control of maintenance items, including preparation of preventative maintenance programs.

Work Schedule:

The work schedule of the Field Manager shall be flexible in order to monitor patron requests, contractors, and emergencies. The Field Operations Manager is expected to work forty (40) hours per week or more and on average five (5) days per week.

**5) Pool Maintenance**

- a) Check pool water quality and complete appropriate form equivalent to DH Form921 3/98 Swimming Pool Report, as required by Chapter 64E-9.004(13), FAC, per site visit.
- b) Conduct and record necessary tests for proper pool chemicals as required in order to maintain water quality levels within requirements of Chapter 64E-9.004(1)(d).
- c) Clean pool tiles in pool gutters.
- d) Skim surface of pools.
- e) Perform annual maintenance, including cleaning and waxing the water slide.
- f) Operate filtration and recirculation systems, backwashing as needed.
- g) Clean all strainers.
- h) Maintain pool at proper water level, and maintain filtration rates.
- i) Check valves for leaks, as well as other components, and maintain in proper condition.
- j) Manually skim, brush and vacuum pools three (3) visits weekly.
- k) Advise the District of any necessary repairs, cleaning, or replacement items required due to “normal wear & tear,” “Acts of God,” or vandalism. Such repairs shall be billed separately, upon written approval of the District.
- l) Maintain proper chemical logs and water quality monitoring and records and provide communication to the Board and District Manager in the event of closures due to health concerns.

***Note 1:** All cleaning chemicals necessary to perform the above maintenance, as well as chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment, and super chlorination, shall be used as needed and billed separately.*

*Note 2: Additional services and chemicals due to natural disasters or gale-force winds shall be billable to the district.*

*Note 3: Pool chemicals necessary to maintain water quality in accordance with Florida law shall be purchased directly by the District and shall not be included in the pool maintenance price proposed herein.*

*Note 4: Contractor shall coordinate the purchase of pool chemicals with a qualified pool chemical supply company and monitor costs to ensure an economical operation.*

Work Schedule:

Maintenance must be performed three (3) days per week March-August and two (2) days per week September-February. Pool chemical levels must be checked daily. However, if an alternative program is proposed, please provide and explain why.

**6) Janitorial Services**

- a) Vacuum all carpeted areas.
- b) Dust and damp mop all tiled areas including baseboards.
- c) Dust window ledges, blinds, air condition vents and returns, furniture bases, shelves, and tables.
- d) Clean all windows.
- e) Empty and remove all trash from receptacles.
- f) Bathrooms: clean and disinfect floors, counters, mirrors, toilets, urinals and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed. Note: cost of paper supplies and soap are included.
- g) Kitchen and Social Hall: Clean and disinfect kitchen counters, sink, tabletops and all fixtures. Spot clean all doors, door frames, windows and switch plates.
- h) Fitness room: Provide light cleaning of fitness equipment, rubber flooring, ceiling fans and baseboards. Note: Cost of center pull towels and preventative maintenance is not included.
- i) Equipment and cleaning supplies shall be properly stored in order to maintain orderly storage closets.
- j) The contractor shall furnish the necessary cleaning equipment and supplies for the provision of the janitorial services described herein. Should extraordinary cleaning services be required (as agreed to by the District or District management), such special services and/or equipment and supplies shall be billable to the district.

Anticipated Frequency of Cleanings (if an alternative is proposed, please provide and explain why):

- October through May & September: Two (2) days per week
- June, July & August: Three (3) days per week

**7) Common Grounds and Facility Maintenance**

- a) Perform general grounds keeping maintenance within the District's common areas including, but not limited to:
  - o Lake embankments

- Mail kiosk areas
  - Community entrance areas
  - Debris and trash removal
  - Preserves
  - Passive parks
  - Pergolas
  - Right-of-ways
- b) Perform *general Amenity Center maintenance* duties including:
- Pick up debris in and around the facility including all walkways, fields, courts and perimeter of the amenity center
  - Inspect gym equipment and repair as able
  - Monitor condition of all doors and gates and resolve problems as able
  - Spot treatment of carpeted areas
  - Control cobwebs and prevent other debris from accumulating on exterior walls and light fixtures
  - Replace interior and exterior lights
  - Replace AC filters as needed
  - Inspect and clean playground features periodically
  - Clean and maintain all features associated with the athletic fields and sport courts including; nets, fencing, windscreens, playing surface etc.
- c) Clean Dog Waste Stations and trash cans throughout the District
- d) Tasks as assigned by the Field Operations Manager

What is Not Included in the RFP? If the proposer requires clarification about what is or is not included in the RFP, it must seek guidance from the District in advance of submitting a proposal.

1. District Management and Accounting Services
2. Performance of Primary Landscape Maintenance Services
3. Performance of Primary Aquatic Maintenance Services
4. Performance of Primary Preventative Maintenance of Fitness Equipment
5. Engineering Services
6. Legal Services
7. Auditing Services

4. **PROPOSAL FORMS**

*[Begins on following page.]*

DRAFT

**4.A.**  
**AFFIDAVIT OF ACKNOWLEDGMENTS**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, appeared the affiant, \_\_\_\_\_, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ for \_\_\_\_\_ (“Proposer”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the Turnbull Creek Community Development District proposal for amenity center and field operations management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals.

5. The Proposer acknowledges the receipt of the complete Request for Proposals as provided by the District and as described in the Table of Contents, as well as the receipt of the following Addendum Numbers: \_\_\_\_\_.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Turnbull Creek Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

*[Continued on following page.]*

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Proposer: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_ of \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

DRAFT

4.B.

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),  
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Turnbull Creek Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ for \_\_\_\_\_ (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is \_\_\_\_\_  
\_\_\_\_\_
4. Proposer’s Federal Employer Identification Number (FEIN) is \_\_\_\_\_  
  
(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_.)
5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), *Florida Statutes*, means:
  - a. A predecessor or successor of a person convicted of a public entity crime; or,
  - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate.

The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Paragraph 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

\_\_\_\_\_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

\_\_\_\_\_ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_\_\_ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_\_\_ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Proposer: \_\_\_\_\_

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

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_ of \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

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

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

DRAFT

**4.C.**  
**ANTI-HUMAN TRAFFICKING AFFIDAVIT**

I, \_\_\_\_\_, as \_\_\_\_\_, on behalf of \_\_\_\_\_, a Florida [limited liability company/corporation] (the "Proposer"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Proposer.
2. The Proposer does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Proposer does not participate in any of the following actions:
  - (a) Using or threatening to use physical force against any person;
  - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
  - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
  - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
  - (e) Causing or threatening to cause financial harm to any person;
  - (f) Enticing or luring any person by fraud or deceit; or
  - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: \_\_\_\_\_ 2026.

*[Remainder of page intentionally left blank.]*

FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
[PROPOSER]

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

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

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me  physical presence or  remote  
notarization by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_  
(PROPOSER), who is personally known to me or who produced \_\_\_\_\_ as  
identification this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Notary Public

(Notary Seal)

**4.D.**  
**GENERAL PROPOSER INFORMATION**

**This Proposal has been prepared by:**

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

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Parent Company Name (if any) \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

Contact Name \_\_\_\_\_ Title \_\_\_\_\_

*Company Standing:*

Proposer's Corporate Form: \_\_\_\_\_  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? \_\_\_\_\_ Date \_\_\_\_\_

Is the Proposer in good standing with that State? Yes \_\_\_ No \_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes \_\_\_ No \_\_\_

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *What are the Proposer's current insurance limits? (Please also attach a copy of a current insurance certificate and review the insurance levels set forth in the form of agreement).*

General Liability \$ \_\_\_\_\_  
Automobile Liability \$ \_\_\_\_\_  
Workers Compensation \$ \_\_\_\_\_  
Employer's Liability \$ \_\_\_\_\_  
Professional Liability (per wrongful act) \$ \_\_\_\_\_  
Commercial Crime / Employee Theft / Dishonesty \$ \_\_\_\_\_  
Abuse / Molestation \$ \_\_\_\_\_  
Excess (Umbrella) \$ \_\_\_\_\_  
Expiration Date \_\_\_\_\_

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing (including but not limited to Certified Pool Operator certification, lifeguard certifications, etc):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4.E.**  
**PERSONNEL**

- *List the location of the Proposer's office which would perform work for the District.*

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any Supervisory Personnel listed.*
- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? This includes any subcontractors performing pool maintenance, lifeguard staffing, janitorial services, etc. Yes \_\_\_ No \_\_\_ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Proposed Duties / Responsibilities: \_\_\_\_\_

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Hourly Rate(s) Paid by Contractor to Subcontractor: \_\_\_\_\_

Proposer's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *Security Measures - Please describe any background checks, drug tests or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *Confirm Compliance with the Youth Guidelines attached to the form of agreement as Exhibit D and provide any clarification or additional screening or training you do regarding the same.*

\_\_\_\_ Check here to confirm you have read and agree to comply with the Youth Safety Guidelines.

### OFFICERS

PROPOSER: \_\_\_\_\_

DATE: \_\_\_\_\_

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL  
WHO WILL BE INVOLVED WITH THE WORK**

**\*\*NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW\*\***

PROPOSER: \_\_\_\_\_

DATE: \_\_\_\_\_

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

**4.F.**  
**EXPERIENCE**

- *Has the Proposer performed work for a community development district or master planned residential community in excess of 400 acres previously? Yes \_\_\_ No \_\_\_ If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *List the Proposer's total annual dollar value of amenity center management and grounds maintenance management completed for each of the last five (5) years starting with the latest year and ending with the most current year:*

2021 = \_\_\_\_\_

2022 = \_\_\_\_\_

2023 = \_\_\_\_\_

2024 = \_\_\_\_\_

2025 = \_\_\_\_\_

- *Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five (5) years. Attach additional sheets if necessary.*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List of subcontractors used: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Is this a current contract? Yes \_\_\_ No \_\_\_

Duration of contract: \_\_\_\_\_

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any amenity center management and/or field maintenance management contract within the past three (3) years? Yes \_\_\_\_\_ No \_\_\_\_\_ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

Reason for Termination: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes \_\_\_ No \_\_\_*

If yes, please describe each violation, fine, and resolution \_\_\_\_\_

\_\_\_\_\_

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes \_\_\_ No \_\_\_

If yes, please describe each incident \_\_\_\_\_

\_\_\_\_\_

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes \_\_\_ No \_\_\_ If yes, please provide:*

The names of the entities \_\_\_\_\_

The state(s) where barred or suspended \_\_\_\_\_

The period(s) of debarment or suspension \_\_\_\_\_

Also, please explain the basis for any bar or suspension:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

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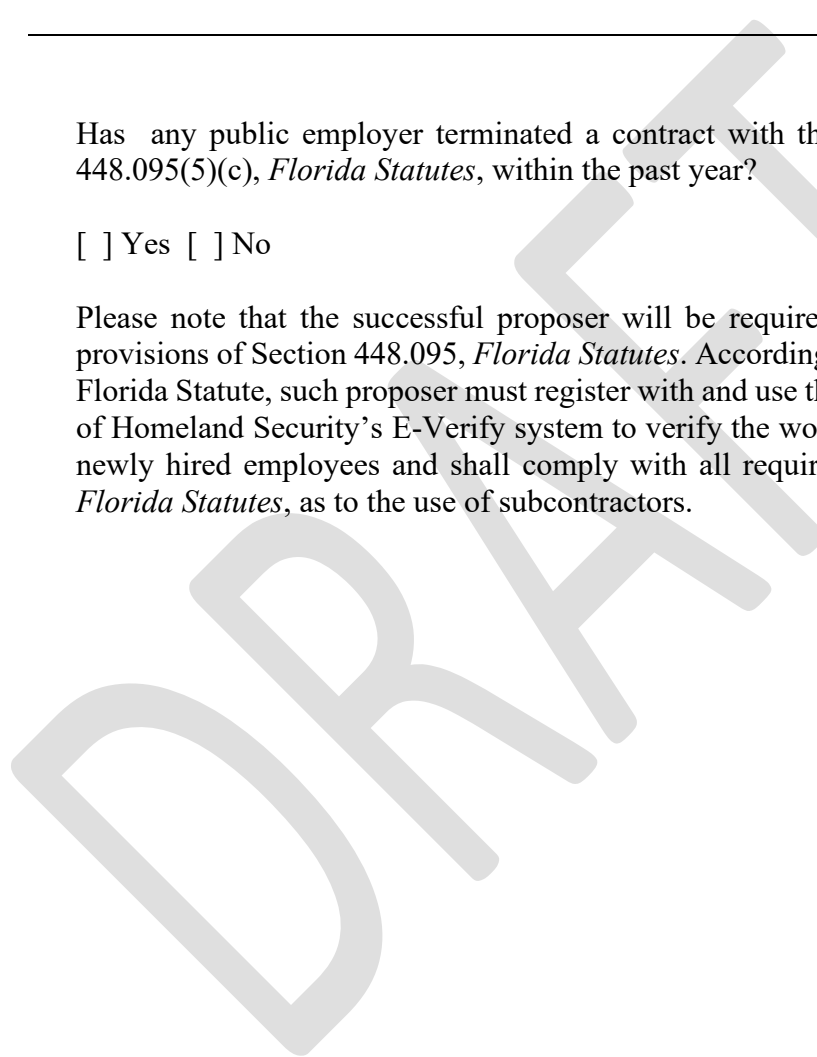
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- Has any public employer terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the past year?

Yes  No

Please note that the successful proposer will be required to perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, such proposer must register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors.



**4.G.**  
**PRICING**

**Proposed Fees for Management and Staffing (Totals)**

*Please complete the chart below. If the Proposer desires to propose an alternative staffing approach, the Proposer is strongly encouraged to complete the chart below AND provide a separate alternative proposal with pricing information.*

	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Facility Manager					
Facility Attendants					
Program Director					
Lifeguards					
Facility Monitors					
Field Operations Manager					
Pool Maintenance Technician(s)					
Janitorial Services					
Facility Maintenance Technician(s)					
<b>TOTAL CONTRACT PRICE</b>					

**Detailed Pricing Information (Hourly Rates and Subcontractor Agreements)**

*Please fill out the information requested below. If the Proposer desires to propose an alternative staffing approach, the Proposer is strongly encouraged to complete the information below AND provide a separate alternative proposal with pricing information.*

***Hourly Rates***

If the Proposer is **not** using a subcontractor for Facility Attendant/Facility Monitor Staffing Services, please provide the following:

**Hourly Rate paid by District to Contractor for Facility Attendants**

Year 1           \$ \_\_\_\_\_  
 Year 2           \$ \_\_\_\_\_  
 Year 3           \$ \_\_\_\_\_  
 Year 4           \$ \_\_\_\_\_  
 Year 5           \$ \_\_\_\_\_

**Hourly Rate actually paid by Contractor to Facility Attendants**

Year 1           \$ \_\_\_\_\_  
 Year 2           \$ \_\_\_\_\_

Year 3        \$ \_\_\_\_\_  
Year 4        \$ \_\_\_\_\_  
Year 5        \$ \_\_\_\_\_

Hourly Rate paid by District to Contractor for Facility Monitors

Year 1        \$ \_\_\_\_\_  
Year 2        \$ \_\_\_\_\_  
Year 3        \$ \_\_\_\_\_  
Year 4        \$ \_\_\_\_\_  
Year 5        \$ \_\_\_\_\_

Hourly Rate actually paid by Contractor to Facility Monitors

Year 1        \$ \_\_\_\_\_  
Year 2        \$ \_\_\_\_\_  
Year 3        \$ \_\_\_\_\_  
Year 4        \$ \_\_\_\_\_  
Year 5        \$ \_\_\_\_\_

If the Proposer is **not** using a subcontractor for Lifeguard Staffing Services, please provide the following:

Hourly Rate paid by District to Contractor for Lifeguards

Year 1        \$ \_\_\_\_\_  
Year 2        \$ \_\_\_\_\_  
Year 3        \$ \_\_\_\_\_  
Year 4        \$ \_\_\_\_\_  
Year 5        \$ \_\_\_\_\_

Hourly Rate actually paid by Contractor to Lifeguards

Year 1        \$ \_\_\_\_\_  
Year 2        \$ \_\_\_\_\_  
Year 3        \$ \_\_\_\_\_  
Year 4        \$ \_\_\_\_\_  
Year 5        \$ \_\_\_\_\_

If the Proposer is **not** using a subcontractor for Common Grounds and Facility Maintenance Technicians, please provide the following:

Hourly Rate paid by District to Contractor for Common Grounds and Facility Maintenance Technicians

Year 1        \$ \_\_\_\_\_  
Year 2        \$ \_\_\_\_\_  
Year 3        \$ \_\_\_\_\_  
Year 4        \$ \_\_\_\_\_  
Year 5        \$ \_\_\_\_\_

Hourly Rate actually paid by Contractor to Common Grounds and Facility Maintenance Technicians

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

***Subcontractor Agreements***

Does the Proposer intend to use a subcontractor for Janitorial Services? \_\_\_ Yes \_\_\_ No  
If so, please provide the following to the best of your knowledge:

Amount paid by District to Contractor for Janitorial Services (should match the “Totals” chart above):

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

Mark up retained by the Contractor for Janitorial Services (may be a dollar amount or percentage):

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

Does the Proposer intend to use a subcontractor for Pool Maintenance Services? \_\_\_ Yes \_\_\_ No  
If so, please provide the following to the best of your knowledge:

Amount paid by District to Contractor for Pool Maintenance Services (should match the “Totals” chart above):

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

Mark up retained by the Contractor for Pool Maintenance Services (may be a dollar amount or percentage):

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

Does the Proposer intend to use a subcontractor for Lifeguard Staffing Services?  Yes  No  
If so, please provide the following to the best of your knowledge:

Amount paid by District to Contractor for Lifeguard Staffing Services (should match the “Totals” chart above):

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

Mark up retained by the Contractor for Lifeguard Staffing Services (may be a dollar amount or percentage):

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

Does the Proposer intend to use a subcontractor for Common Grounds and Facility Maintenance Technician Staffing?  Yes  No

If so, please provide the following to the best of your knowledge:

Amount paid by District to Contractor for Common Grounds and Facility Maintenance Technician Staffing Services (should match the “Totals” chart above):

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

Mark up retained by the Contractor for Common Grounds and Facility Maintenance Technician Staffing Services (may be a dollar amount or percentage):

Year 1	\$ _____
Year 2	\$ _____
Year 3	\$ _____
Year 4	\$ _____
Year 5	\$ _____

Does the Proposer intend to use a subcontractor for Dog Waste Station Services?  Yes  No  
If so, please provide the following to the best of your knowledge:

Amount paid by District to Contractor for Dog Waste Station Services (should match the “Totals” chart above):

Year 1	\$ _____
Year 2	\$ _____

Year 3 \$ \_\_\_\_\_  
Year 4 \$ \_\_\_\_\_  
Year 5 \$ \_\_\_\_\_

Mark up retained by the Contractor for Dog Waste Station Services (may be a dollar amount or percentage):

Year 1 \$ \_\_\_\_\_  
Year 2 \$ \_\_\_\_\_  
Year 3 \$ \_\_\_\_\_  
Year 4 \$ \_\_\_\_\_  
Year 5 \$ \_\_\_\_\_

**NOTE: IF THE PROPOSER DESIRES TO PROPOSE AN ALTERNATE APPROACH TO OPERATING AND MAINTAINING THE DISTRICT'S FACILITIES, THE PROPOSER IS STRONGLY ENCOURAGED TO SUBMIT BOTH A PROPOSAL RESPONSIVE TO THE STRUCTURE OUTLINED HEREIN AND A SEPARATE, ALTERNATIVE PROPOSAL.**

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Proposer: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_ of \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**FORM OF AGREEMENT FOR AMENITY AND FIELD OPERATIONS  
MANAGEMENT SERVICES**

THIS AGREEMENT for Amenity and Field Operations Management Services (“Agreement”) is made and entered into to be effective as of the \_\_\_ day of \_\_\_\_\_ 2026, by and between:

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

[**CONTRACTOR**], a [Florida/foreign] [corporation/limited liability company], with a mailing address of \_\_\_\_\_ (“**Contractor**” and, together with the District, “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes, and which was established for the purposes, among others, of owning, operating and maintain various public infrastructure improvements, including recreational facilities and related improvements; and

**WHEREAS**, the District owns an amenity facility and associated property that includes a swimming pool, a fitness room, sports field and grounds, and other recreation facilities (collectively, “**Amenity Center**”), as well as lake embankments, entrance areas, and other common areas (collectively, “**Facilities**”); and

**WHEREAS**, the District desires to engage a third-party contractor for the operation, management, programming, and maintenance of the Amenity Center and Facilities; and

**WHEREAS**, Contractor has a background in the management, operation, programming, and maintenance of recreational facilities and is willing to provide such management, operation, programming, and maintenance services to the District in accordance with the terms and conditions of this Agreement; and

**WHEREAS**, the District desires to enter into a contractual relationship with the Contractor to operate, manage, program, and maintain the Amenity Center and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Composite Exhibit A** and incorporated herein by this reference (collectively, “**Services**”).

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

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

**2. ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenity Center and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement, including that the Contractor will not take a tax position inconsistent with it being a manager, and not owner, of the Amenity Center and the Facilities.

**3. SCOPE OF SERVICES.** Contractor will provide the Services and personnel in accordance with **Composite Exhibit A**, and below subject to the organizational chart attached hereto as **Exhibit B**.

- A. Facility Manager.** Contractor will provide an Amenity Center Facility Manager throughout the term of this Agreement.
- B. Facility Attendants.** Contractor will provide Facility Attendance throughout the term of this Agreement.
- C. Program Director.** Contractor will provide a Program Director throughout the term of this Agreement.
- D. Lifeguard Services.** Contractor will provide lifeguard staff and services for the first year in accordance with the schedule set forth in **Composite Exhibit A**. The lifeguard staff and services for any future years will be incorporated by an addendum to this Agreement no later than February 28 of each year.
- E. Facility Monitor Services.** Contractor will provide facility monitor staff and services throughout the term of this Agreement.
- F. Field Operations Management Services.** Contractor will provide a Field Operations Manager throughout the term of this Agreement.
- G. Pool Maintenance Services.** Contractor will provide pool maintenance services throughout the term of this Agreement.
- H. Janitorial Services.** Contractor will provide janitorial services throughout the term of this Agreement.
- I. Common Grounds and Facility Maintenance Technician.** Contractor will provide the services of a Common Grounds and Facility Maintenance Technician throughout the term of this Agreement and include dog waste services as provided for herein.

**4. COMPENSATION.**

- A.** The Agreement will be for an initial one-year period, with up to four annual

renewals pursuant to the provisions herein. For any years during which the Agreement is in effect, the pricing identified in **Exhibit C** will apply, unless otherwise agreed to in writing by the Parties. If Contractor wishes to propose pricing other than what is identified in **Exhibit C** for any future year, Contractor must submit such proposed alternate pricing no fewer than sixty (60) days prior to the expiration of the then-active term. If the alternative pricing is approved by the District's Board of Supervisors, then the Parties will agree to such negotiated pricing in a written addendum to this Agreement. The pricing herein is inclusive of all costs, fees, charges and compensation, including associated wages, salaries, associated taxes, human resources administration, background checks, drug screenings, employer payroll expenses, credit card processing fees, other processing fees, mileage allowances, uniforms, cell phone charges, vehicle and any other items related to the performance of the Scope of Services except as provided for herein. The District will reimburse the Contractor for mileage related to District-related maintenance such as the pick-up or delivery of necessary supplies, materials and tools, for the transportation of equipment, or for other maintenance tasks as needed.

- B.** Contractor may not utilize District employees, if any, or other independent contractors (except as outlined in **Exhibit A, B, or C** hereto) to perform any of the Services provided for herein without the express permission of the Board and for a reimbursement to the District at an agreed-upon amount.
- C.** Contractor will provide, upon request, copies of employee time and attendance records, documenting the total hours worked. Contractor agrees to render monthly invoices to the District, in writing, which will be delivered to the District at the offices of the District Manager on or before the fifteenth (15th) of the month in which the invoice is being billed (e.g., for Contractor to receive timely payment for Services provided for the month of May, the invoice for May will be delivered to the District Manager on or before May 15th). These monthly invoices are due and payable within twenty (20) days upon receipt of the invoice by the District, or as may otherwise be required or permitted under Florida's Prompt Payment Act, Chapter 218, Florida Statutes. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

**5. CONTRACTOR HIRING OF FACILITY MANAGER, PROGRAM DIRECTOR, AND FIELD OPERATIONS MANAGER PROCEDURES.** The Contractor is responsible for the Services, including the recruitment, selection and hiring of the position of Facility Manager, Program Director, Field Operations Manager, and all other positions provided for hereunder. Any costs associated with the hiring of these positions (i.e., recruitment, advertising, or relocation expenses) will be borne by the Contractor as part of the Compensation provided for herein. The District cannot terminate the Facility Manager, Program Director, or Field Operations Manager or any other positions. However, upon the determination of the District that the Facility Manager,

Program Director, or Field Operations Manager is not fulfilling his or her assigned duties in a satisfactory manner, the District, through its District Manager, will confer with the Contractor regarding the failure to provide services in compliance with this Agreement. The Contractor agrees to resolve such issues expeditiously. The District retains its rights to terminate the Contractor for lack of performance and as provided for herein.

**6. GENERAL PROVISIONS.**

- A.** The Services provided by the Contractor will be as provided for in **Composite Exhibit A** and as set forth in this Agreement. Contractor will immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety, and welfare, and will immediately address and correct such concerns. Contractor will promptly respond to any and all emergencies or problems related to the Amenity Center or the Facilities and will report to the District all known problems related to the Amenity Center and the Facilities.
- B.** The Facility Manager and Field Operations Manager will attend the District's Board of Supervisors meetings, and will prepare a report and submit it to the District Manager at least eight (8) days prior to the Board meeting. Such report will include substantive updates and information regarding the operation, management, programming, and maintenance of the Amenity Center and the Facilities.
- C.** Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any department hereunder, or terminate the Agreement in whole or part, the District may not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- D.** The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided herein pursuant to the termination provisions set forth in Section 11, or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days' written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addenda to this agreement will not take effect unless the Parties receive an opinion from bond counsel that material changes made to compensation or other structures that may impact the tax exempt status of the District bonds do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.
- E.** At all times during operation of the Facilities and Amenity Center, Contractor will ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties may not

trump the responsible staffing of the Facilities. Contractor may not utilize employees hired by Contractor to staff District Facilities and Amenity Center at other Contractor properties without the express approval of the District. Contractor may not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses. District employees may not be utilized for the provision of the Services set forth herein.

- F.** All Contractor employees or subcontractors, including but not limited to fitness instructors, must either be employees hired directly by the Contractor, or subcontractors who are hired and compensated by the Contractor (1099 individuals).
- G.** Contractor is an independent contractor. Contractor has sole authority as an independent contractor in dealing with its employees and will be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor is liable for the performance, or lack thereof, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor will solely be responsible for oversight, control, direction and management of all personnel providing services of functions at the District and will defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This is meant to be read consistent with the indemnification provisions set forth in Section 13.
- H.** Contractor will provide annual evaluations of all employees staffed at the District at a minimum. Such evaluations will be standardized and provided in accordance with best employment practices. Contractor will train employees with supervisory responsibilities, or cause such employees to be trained, including but not limited to the General Manager and various department heads, in human resources and employment best practices. This training at a minimum will include such topics as performance management and terminations, corrective actions, social networking best practices and the "do's and don'ts", harassment and discrimination, interviewing and handling difficult employees/conflict resolution.
- I.** All purchases made by any of the positions paid for pursuant to this Agreement or an addendum thereto will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating

supplies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor will report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72)

- J.** Costs incurred by Contractor due to emergencies or at the written direction of the District will be reimbursed to Contractor at cost and in no event at an amount greater than cost. Such reimbursements will be paid only in accordance with receipts for such costs provided to the District by Contractor.
- K.** Contractor will require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding District Amenity Facilities*) prior to use of the Amenity Center and/or Facilities.
- L.** Contractor will comply with the Youth Program Safety Guidelines at **Exhibit D**.
- M.** The Parties agree that the Amenity Center and the Facilities will be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenity Center or Facilities will be remitted to the District and used to defray the public expense associated with operating and maintaining the Amenity Center and Facilities consistent with the terms of this Agreement. The Contractor will operate in a way that maintains the District's tax-exempt status. The District agrees to pay any applicable ad valorem taxes, except that the Contractor will be responsible for payment of ad valorem taxes to the extent that the Facilities are made subject to ad valorem taxation as a result of the Contractor's failure to abide by the terms of this Agreement or the District's rules or policies.
- N.** The District will be responsible for all normal operating expenses of its day-to-day operation for its own employees. These include, but are not limited to, shipping and postage expenses, utilities, office set up and equipment expenses, District employee wages and benefits, and mileage reimbursement expenses for its employees and for District business and duties consistent with the District's policies and procedures. Contractor will endeavor to ensure fiscal responsibility and appropriateness of expenses for District employees.
- O.** Residents will pay \$25.00 per hour for temporary staffing services by facility attendants, such as after-hours private birthday parties and private facility rentals, due prior to the commencement of such services.

- P. The Facility Manager position staffed by Contractor will (i) provide equal treatment and equal access to the Amenity Center and the Facilities for all residents and paid users, and (ii) maintain the assets of the District in a manner consistent with direction from the Board, through adopted budgets and other Board direction, and consistent with the federal tax law and bond
- Q. To the extent that any other terms provided in the exhibits conflict with the terms of this Agreement, the terms of this Agreement control.

**7. SHARING OF REVENUES.** Contractor shall remit 10% of gross revenues to the District pursuant to this Agreement. For purposes of this Section, “gross revenues” means all revenues collected by Contractor from fees, rentals, programs, and other activities conducted at the Amenity Center and Facilities under this Agreement, before deduction of any expenses. Otherwise, the sole compensation for services provided hereunder are as defined herein, in the exhibits hereto, and as identified in this Agreement. Contractor will produce adequate documentation to support the remittance of its revenue share to the District at the District’s request.

**8. CARE OF THE PROPERTY.** Contractor will use all due care to protect the Amenity Center and the Facilities and property of the District, its residents, Patrons, landowners, and authorized guests and invitees from damage by Contractor or its employees or agents. Contractor agrees to commence repair of any damage resulting from the Services within twenty-four (24) hours of notice thereof, and to complete such repair within a reasonable time not to exceed seven (7) calendar days, unless otherwise agreed in writing by the District. Any such repairs are at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**9. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor will use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor will take any action necessary to promptly comply with any and all orders or requirements affecting the Amenity Center and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor may not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor will promptly and in no event within more than forty-eight (48) hours notify the District in writing of all such orders or requirements.

**10. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor will promptly and in no event within more than seventy-two (72) hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenity Center or the Facilities, or related to the Services, including any damage or destruction of property, and will cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in collection therewith, unless the Board expressly directs Contractor otherwise, in writing. Emergency reporting will be consistent with Section 6 herein.

**11. TERMINATION.**

- A. The District has the right to terminate this Agreement at any time upon written notice to Contractor due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days' written notice without cause and for any reason whatsoever.

- B.** Contractor has the right to terminate this Agreement upon ninety (90) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District will be provided a reasonable opportunity to cure any failure under this Agreement.
- C.** In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the Services performed up to that date as sole means of recovery hereunder, subject to any offsets the District may have against Contractor.
- D.** Upon termination of this Agreement, the Contractor will, as soon as practicable, but in no event later than the effective date of termination or such other date as set forth in the following: (i) deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenity Center and the Facilities, the District operations, and such other accountings, papers, and records as the District may request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenity Center and the Facilities; (ii) vacate any portion of the Amenity Center and the Facilities then accessed by the Contractor as a consequence of this Agreement; and, (iii) furnish all such information and take all such action as the District may reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor will deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

**12. INSURANCE.**

- A.** Contractor will maintain throughout the term of this Agreement and for a period of not less than three (3) years following completion of the Services the following insurance:

  - (i) Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - (ii) Commercial General liability insurance covering bodily injury and property damage with the following limits:

    - \$2,000,000 General Aggregate
    - \$1,000,000 Products/Completed Operations
    - \$1,000,000 Personal & Advertising Injury
    - \$1,000,000 Each Occurrence

- (iii) Comprehensive Automobile Liability Insurance in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- (iv) Employer's Liability Coverage with limits of at least \$250,000 per accident or disease.
- (v) Professional Liability Insurance with limits of at least \$1,000,000 per wrongful act.
- (vi) Commercial Crime Insurance with coverage for Employment Theft/Dishonesty in the amount of at least \$500,000.
- (vii) Abuse/Molestation coverage in the amount of \$1,000,000 (If provided by Contractor's Commercial General Liability policy, Contractor must provide a COI, endorsement, or policy terms showing proof of coverage or non-exclusion).
- (viii) Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$1,000,000.

**B.** Insurance obtained by Contractor will be primary and noncontributory with respect to insurance outlined in this Section 12. All such policies will be issued by insurance companies licensed to do business in the state of Florida. Contractor hereby grants to District a waiver of any right to subrogation which any insurer of said Contractor may acquire against the District by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the District has received a waiver of subrogation endorsement from the insurer. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice by Contractor to the District.

**C.** With the exception of Worker's Compensation, Employer's Liability Coverage, Professional Liability Insurance, and Commercial Crime Insurance, the District, its Board members, the District Manager, District Counsel, District Engineer, officers, staff, employees, representatives, agents and trustees will each be listed as additional insureds on each such policy, on a primary and noncontributory basis. An insurance certificate evidencing compliance with all such requirements must be provided to the District immediately upon request.

**13. INDEMNIFICATION.**

- A.** Obligations under this paragraph include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Contractor will defend, indemnify, save and hold the District, and its Board members, the District Manager, District Counsel, District Engineer, officers, staff, employees, representatives, agents and trustees (altogether, the “**District Indemnitees**”) harmless from all loss, damage, injury or any other claims whatsoever, including all judgments, liens, liabilities, debts and obligations resulting from the negligent acts, errors, or omissions, willful misconduct, breach of this Agreement, or violation of law by Contractor's officers, directors, agents, assigns or employees.
- C.** For purposes of this section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns or employees includes, but is not limited to, the operation and management of the Amenity Center and the Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenity Center and/or Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit license, certification, consent, or other approval.
- D.** The indemnification rights herein contained are cumulative of, and in addition to, any and all rights, remedies and recourse to which the District is entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 13 will survive the termination or expiration of this Agreement.

**14. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE.** A default by either party under this Agreement entitles the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District is solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein limits or impairs the District's right to protect its rights from interference by a third party to this Agreement.

**15. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party is entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**16. ENTIRE AGREEMENT; AMENDMENTS.** This instrument constitutes the final and complete expression of the agreement between the Parties hereto relating to the subject matter of

this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto. No oral modification of this Agreement is permitted, and no course of dealing or course of performance may be invoked to modify the terms of this Agreement.

**17. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

**18. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“**Notice**” or “**Notices**”) must be in writing and must be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the Parties, as follows:

**A. If to Contractor:** [CONTRACTOR NAME]  
[CONTRACTOR ADDRESS]  
Attn: \_\_\_\_\_

**B. If to District:** Turnbull Creek Community Development District  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
Attn: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice is deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, is deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period will be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government are not regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices are to be sent by providing the same on five (5) days’ written notice to the Parties and addressees set forth herein.

**19. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action accrues upon or by reason of or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or may be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or

**20. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval is void.

**21. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement will be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder will be in a court of appropriate jurisdiction in St. Johns County, Florida.

**22. EFFECTIVE DATE.** This Agreement is effective upon execution by both Parties and will remain effective for one (1) calendar year unless terminated earlier in accordance with Section 11 above. This Agreement is subject to up to four annual one-year renewals, which will automatically renew unless otherwise terminated pursuant to the terms of this Agreement. Such renewals are subject to the same terms and conditions as set forth herein, including the pricing for the renewal term in accordance with Section 4.

**23. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Contractor further recognizes that all work product, e-mails, or other forms of transmission whatsoever in furtherance of District business are considered public records and will be retained as such by Contractor. All data and programs utilized in conduct of District business and operations and stored on computers are considered public records and are required to be turned over consistent with this provision. Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor will 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor will destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (904) 436-6270,**

**BPFUHL@RIZZETTA.COM, OR 3434 COLWELL AVENUE,  
SUITE 200, TAMPA, FLORIDA 33614.**

**24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement does not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and do not control or affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered is an original; however, all such counterparts together constitute but one and the same instrument.

**27. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

**28. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement may be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement inures to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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

**30. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

*[Signature Page Follows.]*

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman / Vice-Chairman, Board of Supervisors

**[CONTRACTOR NAME]**

**By:** \_\_\_\_\_

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

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

- Composite Exhibit A:** Scope of Services
- Exhibit B:** Organizational Chart
- Exhibit C:** Pricing Information
- Exhibit D:** Youth Program Safety Guidelines
- Exhibit E:** Human Trafficking Affidavit

**Composite Exhibit A**  
Scope of Services

*[To be provided by Contractor.]*

DRAFT

**Exhibit B**  
Organizational Chart

*[To be provided by Contractor.]*

DRAFT

**Exhibit C**  
Pricing Information

*[To be provided by Contractor.]*

DRAFT

## Exhibit D Youth Program Safety Guidelines

### Introduction

To help protect minors, the Turnbull Creek Community Development District has developed the following list of guidelines. It is important that Contractor's paid staff, volunteers, parents and athletes understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

### Purpose

These procedures are designed to reduce the risk of child sexual abuse in order to:

- Provide a safe and secure environment for children, youth, adults, members, volunteers, visitors, and Contractor and its paid staff.
- Satisfy the concerns of parents and staff members with a screening process for Contractors and volunteers overseeing youth programs at the District.
- Provide a system to respond to alleged victims of sexual abuse and their families, as well as the alleged perpetrator.
- Reduce the possibility of false accusations of sexual abuse made against Contractor, its paid staff, and volunteers.

### Protection and Prevention

#### *Volunteer and Employee Screening Procedures:*

Screening procedures are to be used with paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. These may include an employment and volunteer application requiring submittal of personal references and criminal history information. References should be checked. Level 2 background screening pursuant to section 435.04, *Florida Statutes*, and/or section 409.175, *Florida Statutes*, must be conducted on all paid staff and volunteers who are entrusted with the care and supervision of minors and for any person who directly oversees and/or exerts control or oversight over minors, with rescreening required every two (2) years. All criminal background checks will be updated periodically. This does not apply to occasional meet or event volunteers (timers, runners, marshals, etc.) who have only limited contact with athletes.

### Supervision Procedures

Unless an extenuating situation exists, Contractor:

- Will have adequate number of screened and trained paid staff or volunteers present at practices and events involving minors. Supervision will increase in proportion to the risk

of the activity.

- Will monitor facilities during activities involving minors.
- Will endeavor to release minors (here, minors is defined as children ages 15 and younger) only to a parent, guardian, or provided list of emergency contacts consented to in writing by parent/guardian.
- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip.
- Will use two screened staff or volunteers when transporting minors in vehicles unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor.
- Minors under five should be accompanied to the restroom and the paid staff or volunteer wait outside the facility to escort the child back to the activity. Whenever possible, the escort will be the same sex as the child.
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer.
- Will encourage minors to use a "buddy system" whenever minors go on trips off of District property.
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors.
- Will designate a "confidential counselor" to whom any minor can go at any time, without special permission, to discuss any problems he or she is having.

#### Behavioral Guidelines for Paid Staff and Volunteer

All volunteers and paid staff will observe the following guidelines:

- Do not provide alcoholic beverages, tobacco, drugs, contraband, or anything that is prohibited by law to minors.
- Whenever possible, at least two unrelated paid staff or volunteers will be in the room when minors are present. Doors will be left fully open if one adult needs to leave the room temporarily and during arrival to the practice or event before both adults are present. Speaking to a minor or minors one-on-one should be done in public settings where staff or volunteers are in sight.
- Avoid all inappropriate touching with minors. All touching must be based on the needs of the individual being touched, not on the needs of the volunteer or paid staff. In the event a minor initiates physical contact and/or inappropriate touching, it is appropriate to inform

- Never engage in physical discipline of a minor. Volunteers and paid staff may not abuse minors in any way, including but not limited to physical abuse, verbal/mental abuse, emotional abuse, and sexual abuse of any kind.
- If you recognize an inappropriate relationship developing between a minor and adult, report such suspicions immediately to the confidential counselor or other with supervisory authority.
- Maintain clear professional boundaries with all minors and if you feel uncomfortable, refer the minor to another individual with supervisory authority.
- If one-on-one coaching or instruction is necessary, avoid meeting in isolated environments.
- Anyone who observes abuse of a minor will take appropriate steps to immediately intervene and provide assistance. Report any inappropriate conduct to the proper authorities and to the District, through its counsel, immediately.
- Provide clear expectations of behavior for both adult-athlete and athlete-athlete interactions for the protection of all persons involved.
- Use of audio or visual recording devices, including a cell phone camera, is not allowed in restrooms or changing areas.

### Disqualification

No person may be entrusted with the care and supervision of minors or may directly oversee and/or exert control or oversight over minors who has been convicted of the offenses outlined below, been on a probated sentence or received deferred adjudication for any offense outlined below, or has presently pending any criminal charges for any offense outlined below until a determination of guilt or innocence has been made, including any person who is presently on deferred adjudication. The following offenses disqualify a person from care, supervision, control, or oversight of minors:

- Any offense against minors as defined by state law.
- A misdemeanor or felony offense as defined by state law that is classified as sexual assault, indecency with a minor or adult, assault of a minor or adult, injury to a minor or adult, abandoning or endangering a minor, sexual performance with a minor or adult, possession or promoting child pornography, enticing a minor, bigamy, incest, drug-related offenses, or family violence.
- A prior criminal history of an offense against minors.

**Exhibit E**  
Anti-Human Trafficking Affidavit

*[Attached at following page.]*

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# Tab 7

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
\$10,650,000  
SENIOR SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015A-1  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2026**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

April 21, 2026

Turnbull Creek Community Development District  
St. Johns County, Florida

Re: \$10,650,000 Turnbull Creek Community Development District  
(St. Johns County, Florida),  
Senior Special Assessment Refunding Bonds, Series 2015A-1 (the "Bonds")

Turnbull Creek Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2026 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$128,227) for February 28, 2026. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2026 ).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

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**Turnbull Creek Community Development District**  
Senior Special Assessment Refunding Bonds, Series 2015A-1  
Summary of Rebate Calculations  
\$ 10,650,000

*Dated:* 3/12/2015  
*Delivered:* 3/12/2015

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<i>Anniversary Date</i>	.....	05/01/15
<i>Future-Value Date</i>	.....	02/28/26
<i>Arbitrage Yield Limit</i>	.....	4.0265116%
<i>Internal Rate of Return</i>	.....	1.8086281%
<i>90% of rebate liability</i>	.....	(115,404.38)
<i>Full rebate liability</i>	.....	(128,227.09)

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**Turnbull Creek Community Development District**  
 Senior Special Assessment Refunding Bonds, Series 2015A-1  
 Purpose Expenditures Future Value Report  
 \$ 10,650,000

*Dated:* 3/12/2015  
*Delivered:* 3/12/2015  
*Future Valued To:* 2/28/2026  
*Arbitrage Yield Limit (AYL):* 4.0265116%  
*Internal Rate of Return (IRR):* 1.8086281%  
*Full Rebate Liability:* (128,227.09)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
3/12/2015	-1	COI	Beg. Arbitrage Gross Proceeds	21.9222222	(10,621,663.80)	100.00	1.5480041	(16,442,378.68)
3/12/2015	2016	COI		21.9222222	156,241.00	100.00	1.5480041	241,861.70
3/12/2015	2016		Underwriter's discount	21.9222222	159,750.00	100.00	1.5480041	247,293.65
3/12/2015	2016		Transferred funds	21.9222222	(1,361,884.00)	100.00	1.5480041	(2,108,201.96)
3/12/2015	2016		Payment to escrow	21.9222222	10,691,962.00	100.00	1.5480041	16,551,200.57
3/16/2015	2016	COI		21.9000000	5,721.00	100.00	1.5473185	8,852.21
3/24/2015	2016	COI		21.8555556	14,839.00	100.00	1.5459484	22,940.33
3/25/2015	2016	COI		21.8500000	1,154.00	100.00	1.5457772	1,783.83
4/1/2015	2016	COI		21.8166667	8,960.00	100.00	1.5447505	13,840.96
4/2/2015	2016	Construction		21.8111111	345,000.00	100.00	1.5445794	532,879.91
5/1/2015	2016	Interest		21.6500000	52,541.00	100.00	1.5396272	80,893.55
9/23/2015	2016	COI		20.8611111	2,165.00	100.00	1.5156065	3,281.29
11/2/2015	2016	Interest		20.6444444	156,046.00	100.00	1.5090752	235,485.14
6/28/2016	2017	COI		19.3333333	2.00	100.00	1.4701481	2.94
11/1/2016	2017	Reserve		18.6500000	560.00	100.00	1.4502596	812.15
5/1/2017	2018	Reserve		17.6500000	623.00	100.00	1.4216384	885.68
11/1/2017	2018	Reserve		16.6500000	1,421.00	100.00	1.3935820	1,980.28
5/1/2018	2019	Reserve		15.6500000	1,985.00	100.00	1.3660793	2,711.67
11/1/2018	2019	Reserve		14.6500000	3,188.00	100.00	1.3391194	4,269.11
5/1/2019	2020	Reserve		13.6500000	4,099.00	100.00	1.3126916	5,380.72
11/1/2019	2020	Reserve		12.6500000	4,408.00	100.00	1.2867853	5,672.15
2/29/2020	2020	COI		12.0000000	776.00	100.00	1.2702210	985.69
5/1/2020	2021	Reserve		11.6500000	3,150.00	100.00	1.2613903	3,973.38
11/1/2020	2021	Reserve		10.6500000	447.00	100.00	1.2364965	552.71
5/1/2021	2022	Reserve		9.6500000	61.00	100.00	1.2120939	73.94
11/1/2021	2022	Reserve		8.6500000	(1.00)	100.00	1.1881730	(1.19)
11/1/2021	2022	Reserve		8.6500000	47.00	100.00	1.1881730	55.84
5/1/2022	2023	Reserve		7.6500000	40.00	100.00	1.1647241	46.59
11/1/2022	2023	Reserve		6.6500000	1,662.00	100.00	1.1417380	1,897.57
5/1/2023	2024	Reserve		5.6500000	6,733.00	100.00	1.1192055	7,535.61
11/1/2023	2024	Reserve		4.6500000	9,652.00	100.00	1.0971177	10,589.38
3/2/2024	2025	Construction A-1		3.9777778	1.14	100.00	1.0825154	1.23
12/19/2024	2025	Reserve		2.3833333	(1.86)	100.00	1.0486525	(1.95)
4/9/2025	2026	Reserve		1.7722222	5,000.00	100.00	1.0359563	5,179.78
7/8/2025	2026	Reserve		1.2777778	6,842.93	100.00	1.0257965	7,019.45
9/10/2025	2026	Reserve		0.9333333	27,106.65	100.00	1.0187779	27,615.66
2/28/2026	-1		Unspent Proceeds as of 02/28/2026	-	394,802.00	100.00	1.0000000	394,802.00
<b>Total</b>					<b>83,435.06</b>			<b>(128,227.09)</b>

**Turnbull Creek CDD**  
**Senior Special Assessment Refunding Bonds, Series 2015A-1**  
**A.Y.L. Verification Report**  
**10,650,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2015			52,540.75	-	52,540.75	0.9945886	52,256.43
2	11/01/2015			193,006.86	-	193,006.86	0.9749602	188,174.00
3	05/01/2016	390,000.00	1.250	193,006.86	-	583,006.86	0.9557191	557,190.79
4	11/01/2016			190,569.36	-	190,569.36	0.9368577	178,536.38
5	05/01/2017	395,000.00	1.600	190,569.36	-	585,569.36	0.9183686	537,768.54
6	11/01/2017			187,409.36	-	187,409.36	0.9002444	168,714.23
7	05/01/2018	405,000.00	2.000	187,409.36	-	592,409.36	0.8824779	522,788.16
8	11/01/2018			183,359.36	-	183,359.36	0.8650620	158,617.21
9	05/01/2019	415,000.00	2.300	183,359.36	-	598,359.36	0.8479898	507,402.61
10	11/01/2019			178,586.86	-	178,586.86	0.8312545	148,451.13
11	05/01/2020	425,000.00	2.600	178,586.86	-	603,586.86	0.8148495	491,832.44
12	11/01/2020			173,061.86	-	173,061.86	0.7987682	138,236.32
13	05/01/2021	435,000.00	2.850	173,061.86	-	608,061.86	0.7830044	476,115.08
14	11/01/2021			166,863.11	-	166,863.11	0.7675516	128,076.04
15	05/01/2022	450,000.00	3.150	166,863.11	-	616,863.11	0.7524038	464,130.13
16	11/01/2022			159,775.61	-	159,775.61	0.7375549	117,843.28
17	05/01/2023	465,000.00	3.400	159,775.61	-	624,775.61	0.7229991	451,712.19
18	11/01/2023			151,870.61	-	151,870.61	0.7087305	107,635.34
19	05/01/2024	480,000.00	3.650	151,870.61	-	631,870.61	0.6947436	438,988.03
20	11/01/2024			143,110.61	-	143,110.61	0.6810326	97,462.99
21	05/01/2025	500,000.00	3.750	143,110.61	-	643,110.61	0.6675923	429,335.68
22	11/01/2025			133,735.61	-	133,735.61	0.6544172	87,518.88
23	05/01/2026	515,000.00	3.850	133,735.61	-	648,735.61	0.6415021	416,165.27
24	11/01/2026			123,821.86	-	123,821.86	0.6288419	77,864.38
25	05/01/2027	540,000.00	4.000	123,821.86	-	663,821.86	0.6164316	409,200.76
26	11/01/2027			113,021.86	-	113,021.86	0.6042662	68,295.28
27	05/01/2028	560,000.00	4.250	113,021.86	-	673,021.86	0.5923408	398,658.32
28	11/01/2028			101,121.86	-	101,121.86	0.5806508	58,716.49
29	05/01/2029	585,000.00	4.250	101,121.86	-	686,121.86	0.5691915	390,534.76
30	11/01/2029			88,690.61	-	88,690.61	0.5579584	49,485.67
31	05/01/2030	610,000.00	4.250	88,690.61	-	698,690.61	0.5469470	382,146.72
32	11/01/2030			75,728.11	-	75,728.11	0.5361528	40,601.84
33	05/01/2031	635,000.00	4.250	75,728.11	-	710,728.11	0.5255717	373,538.61
34	11/01/2031			62,234.36	-	62,234.36	0.5151995	32,063.11
35	05/01/2032	665,000.00	4.375	62,234.36	-	727,234.36	0.5050319	367,276.54
36	11/01/2032			47,687.49	-	47,687.49	0.4950650	23,608.41
37	05/01/2033	695,000.00	4.375	47,687.49	-	742,687.49	0.4852947	360,422.33
38	11/01/2033			32,484.37	-	32,484.37	0.4757173	15,453.38
39	05/01/2034	725,000.00	4.375	32,484.37	-	757,484.37	0.4663289	353,236.88
40	11/01/2034			16,625.00	-	16,625.00	0.4571258	7,599.72
41	05/01/2035	760,000.00	4.375	16,625.00	-	776,625.00	0.4481043	348,009.03

**Turnbull Creek CDD**  
**Senior Special Assessment Refunding Bonds, Series 2015A-1**  
**A.Y.L. Verification Report**  
10,650,000.00

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets*  
*MSRB 30/360 SEMI 4/3*

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		<b>10,650,000.00</b>		<b>5,098,070.21</b>	<b>0.00</b>	<b>15,748,070.21</b>		<b>10,621,663.37</b>

<i>True Interest Cost (TIC)</i> . . . . .	<b>4.1948750</b>
<i>Net Interest Cost (NIC)</i> . . . . .	<b>4.1905536</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>4.0265116</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .	<b>4.0810488</b>

<i>Face value of bond Issue</i> . . . . .	<b>\$10,650,000.00</b>
<i>Accrued interest (+)</i> . . . . .	
<i>Original issue premium/discount (+)</i> . . . . .	<b>(\$28,336.20)</b>
<i>Bond surety fee (-)</i> . . . . .	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
<i>Other AYL costs (-)</i> . . . . .	
<i>= AYL Target</i> . . . . .	<b>\$10,621,663.80</b>

Turnbull Creek CDD

Senior Special Assessment Refunding Bonds, Series 2015A-1

T.I.C. Verification Report (Regular)

10,650,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	5/1/2015			52,540.75	-	52,540.75	0.9943653	52,244.70
2	11/1/2015			193,006.86	-	193,006.86	0.9739376	187,976.63
3	5/1/2016	390,000.00	1.250	193,006.86	-	583,006.86	0.9539295	556,147.44
4	11/1/2016			190,569.36	-	190,569.36	0.9343325	178,055.14
5	5/1/2017	395,000.00	1.600	190,569.36	-	585,569.36	0.9151380	535,876.78
6	11/1/2017			187,409.36	-	187,409.36	0.8963379	167,982.11
7	5/1/2018	405,000.00	2.000	187,409.36	-	592,409.36	0.8779240	520,090.38
8	11/1/2018			183,359.36	-	183,359.36	0.8598883	157,668.58
9	5/1/2019	415,000.00	2.300	183,359.36	-	598,359.36	0.8422232	503,952.16
10	11/1/2019			178,586.86	-	178,586.86	0.8249210	147,320.06
11	5/1/2020	425,000.00	2.600	178,586.86	-	603,586.86	0.8079743	487,682.66
12	11/1/2020			173,061.86	-	173,061.86	0.7913757	136,956.95
13	5/1/2021	435,000.00	2.850	173,061.86	-	608,061.86	0.7751181	471,319.73
14	11/1/2021			166,863.11	-	166,863.11	0.7591944	126,681.54
15	5/1/2022	450,000.00	3.150	166,863.11	-	616,863.11	0.7435979	458,698.13
16	11/1/2022			159,775.61	-	159,775.61	0.7283218	116,368.06
17	5/1/2023	465,000.00	3.400	159,775.61	-	624,775.61	0.7133596	445,689.65
18	11/1/2023			151,870.61	-	151,870.61	0.6987047	106,112.70
19	5/1/2024	480,000.00	3.650	151,870.61	-	631,870.61	0.6843508	432,421.18
20	11/1/2024			143,110.61	-	143,110.61	0.6702919	95,925.88
21	5/1/2025	500,000.00	3.750	143,110.61	-	643,110.61	0.6565217	422,216.10
22	11/1/2025			133,735.61	-	133,735.61	0.6430345	85,996.61
23	5/1/2026	515,000.00	3.850	133,735.61	-	648,735.61	0.6298243	408,589.47
24	11/1/2026			123,821.86	-	123,821.86	0.6168855	76,383.91
25	5/1/2027	540,000.00	4.000	123,821.86	-	663,821.86	0.6042126	401,089.50
26	11/1/2027			113,021.86	-	113,021.86	0.5917999	66,886.33
27	5/1/2028	560,000.00	4.250	113,021.86	-	673,021.86	0.5796423	390,111.93
28	11/1/2028			101,121.86	-	101,121.86	0.5677344	57,410.36
29	5/1/2029	585,000.00	4.250	101,121.86	-	686,121.86	0.5560712	381,532.59
30	11/1/2029			88,690.61	-	88,690.61	0.5446475	48,305.12
31	5/1/2030	610,000.00	4.250	88,690.61	-	698,690.61	0.5334586	372,722.49
32	11/1/2030			75,728.11	-	75,728.11	0.5224995	39,567.90
33	5/1/2031	635,000.00	4.250	75,728.11	-	710,728.11	0.5117655	363,726.13
34	11/1/2031			62,234.36	-	62,234.36	0.5012521	31,195.10
35	5/1/2032	665,000.00	4.375	62,234.36	-	727,234.36	0.4909546	357,039.05
36	11/1/2032			47,687.49	-	47,687.49	0.4808687	22,931.42
37	5/1/2033	695,000.00	4.375	47,687.49	-	742,687.49	0.4709900	349,798.35
38	11/1/2033			32,484.37	-	32,484.37	0.4613142	14,985.50
39	5/1/2034	725,000.00	4.375	32,484.37	-	757,484.37	0.4518372	342,259.60
40	11/1/2034			16,625.00	-	16,625.00	0.4425549	7,357.47
41	5/1/2035	760,000.00	4.375	16,625.00	-	776,625.00	0.4334632	336,638.39

Turnbull Creek CDD

Senior Special Assessment Refunding Bonds, Series 2015A-1

T.I.C. Verification Report (Regular)

10,650,000.00

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>
		<b>10,650,000.00</b>		<b>5,098,070.21</b>	<b>0.00</b>	<b>15,748,070.21</b>	<b>10,461,913.78</b>
<hr/>			<hr/>			<hr/>	
<i>True Interest Cost (TIC)</i>			<b>4.1948750</b>			<i>Face value of bond Issue</i>	<b>\$10,650,000.00</b>
<i>Net Interest Cost (NIC)</i>			<b>4.1905536</b>			<i>Accrued interest (+)</i>	
<i>Arbitrage Yield Limit (AYL)</i>			<b>4.0265116</b>			<i>Original issue premium/discount (+)</i>	<b>(\$28,336.20)</b>
<i>Arbitrage Net Interest Cost (ANIC)</i>			<b>4.0810488</b>			<i>Underwriter discount (+)</i>	<b>(\$159,750.00)</b>
<hr/>			<hr/>			<hr/>	
						<i>Lump-sum credit enhancements (-)</i>	<b>\$0.00</b>
						<i>Other TIC costs (-)</i>	
						<i>Bond surety fee (-)</i>	<b>N/A</b>
						<i>= TIC Target</i>	<b>\$10,461,913.80</b>
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**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
\$2,725,000  
SUBORDINATE SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015A-2  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2026**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

April 21, 2026

Turnbull Creek Community Development District  
St. Johns County, Florida

Re: \$2,725,000 Turnbull Creek Community Development District  
(St. Johns County, Florida),  
Subordinate Special Assessment Refunding Bonds, Series 2015A-2 (the  
"Bonds")

Turnbull Creek Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2026 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$52,400) for February 28, 2026. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2026 ).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

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**Turnbull Creek Community Development District**  
Subordinate Special Assessment Refunding Bonds, 2015A-2  
Summary of Rebate Calculations  
\$ 2,725,000

*Dated:* 3/12/2015  
*Delivered:* 3/12/2015

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<i>Anniversary Date</i>	.....	05/01/15
<i>Future-Value Date</i>	.....	02/28/26
<i>Arbitrage Yield Limit</i>	.....	4.8986100%
<i>Internal Rate of Return</i>	.....	1.7594603%
<i>90% of rebate liability</i>	.....	(47,159.76)
<i>Full rebate liability</i>	.....	(52,399.73)

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**Turnbull Creek Community Development District**  
 Subordinate Special Assessment Refunding Bonds, 2015A-2  
 Purpose Expenditures Future Value Report  
 \$ 2,725,000

*Dated:* 3/12/2015  
*Delivered:* 3/12/2015  
*Future Valued To:* 2/28/2026  
*Arbitrage Yield Limit (AYL):* 4.8986100%  
*Internal Rate of Return (IRR):* 1.7594603%  
*Full Rebate Liability:* (52,399.73)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
3/12/2015	-1	COI	Beg. Arbitrage Gross Proceeds	21.9222222	(2,690,065.50)	100.00	1.6997341	(4,572,396.16)
3/12/2015	2016	COI		21.9222222	33,281.00	100.00	1.6997341	56,568.85
3/12/2015	2016		Underwriter's discount	21.9222222	40,875.00	100.00	1.6997341	69,476.63
3/12/2015	2016		Transferred funds	21.9222222	(245,859.00)	100.00	1.6997341	(417,894.93)
3/12/2015	2016		Payment to escrow	21.9222222	2,672,991.00	100.00	1.6997341	4,543,374.05
3/16/2015	2016	COI		21.9000000	1,219.00	100.00	1.6988204	2,070.86
3/24/2015	2016	COI		21.8555556	3,161.00	100.00	1.6969943	5,364.20
3/25/2015	2016	COI		21.8500000	246.00	100.00	1.6967662	417.40
4/1/2015	2016	COI		21.8166667	1,909.00	100.00	1.6953982	3,236.52
5/1/2015	2016	Interest		21.6500000	17,618.00	100.00	1.6885744	29,749.30
9/23/2015	2016	COI		20.8611111	461.00	100.00	1.6566462	763.71
11/2/2015	2016	Interest		20.6444444	55,477.00	100.00	1.6479833	91,425.17
5/2/2016	2017	Reserve		19.6444444	35.00	100.00	1.6085842	56.30
5/1/2017	2018	Reserve		17.6500000	886.00	100.00	1.5327952	1,358.06
5/1/2018	2019	Reserve		15.6500000	338.00	100.00	1.4603808	493.61
5/1/2019	2020	Reserve		13.6500000	2,009.00	100.00	1.3913874	2,795.30
11/1/2019	2020	Reserve		12.6500000	1,215.00	100.00	1.3581229	1,650.12
2/29/2020	2020	COI		12.0000000	1,979.00	100.00	1.3369286	2,645.78
5/1/2020	2021	Reserve		11.6500000	866.00	100.00	1.3256536	1,148.02
11/1/2020	2021	Reserve		10.6500000	123.00	100.00	1.2939605	159.16
5/1/2021	2022	Reserve		9.6500000	17.00	100.00	1.2630252	21.47
11/1/2021	2022	Reserve		8.6500000	13.00	100.00	1.2328294	16.03
5/1/2022	2023	Reserve		7.6500000	10.97	100.00	1.2033556	13.20
11/1/2022	2023	Reserve		6.6500000	456.87	100.00	1.1745864	536.63
5/1/2023	2024	Reserve		5.6500000	1,851.00	100.00	1.1465050	2,122.18
11/1/2023	2024	Reserve		4.6500000	2,653.00	100.00	1.1190949	2,968.96
5/3/2024	2025	Reserve		3.6388889	110,000.00	100.00	1.0920465	120,125.12
6/20/2024	2025	Reserve		3.3777778	(110,000.00)	100.00	1.0851684	(119,368.52)
12/19/2024	2025	Reserve		2.3833333	(0.51)	100.00	1.0593671	(0.54)
9/10/2025	2026	Reserve		0.9333333	9,949.53	100.00	1.0228417	10,176.79
2/28/2026	-1		Unspent Proceeds as of 02/28/2026	-	108,527.00	100.00	1.0000000	108,527.00
<b>Total</b>					<b>22,242.36</b>			<b>(52,399.73)</b>

**Turnbull Creek CDD**  
**Subordinate Special Assessment Refunding Bonds, 2015A-2**  
**A.Y.L. Verification Report**  
**2,725,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2015			17,617.89	-	17,617.89	0.9934344	17,502.22
2	11/01/2015			64,718.75	-	64,718.75	0.9696839	62,756.73
3	05/01/2016	85,000.00	4.750	64,718.75	-	149,718.75	0.9465012	141,708.98
4	11/01/2016			62,700.00	-	62,700.00	0.9238728	57,926.82
5	05/01/2017	90,000.00	4.750	62,700.00	-	152,700.00	0.9017853	137,702.61
6	11/01/2017			60,562.50	-	60,562.50	0.8802259	53,308.68
7	05/01/2018	90,000.00	4.750	60,562.50	-	150,562.50	0.8591819	129,360.57
8	11/01/2018			58,425.00	-	58,425.00	0.8386410	48,997.60
9	05/01/2019	95,000.00	4.750	58,425.00	-	153,425.00	0.8185912	125,592.36
10	11/01/2019			56,168.75	-	56,168.75	0.7990208	44,880.00
11	05/01/2020	100,000.00	4.750	56,168.75	-	156,168.75	0.7799182	121,798.85
12	11/01/2020			53,793.75	-	53,793.75	0.7612723	40,951.69
13	05/01/2021	105,000.00	4.750	53,793.75	-	158,793.75	0.7430722	117,995.22
14	11/01/2021			51,300.00	-	51,300.00	0.7253072	37,208.26
15	05/01/2022	110,000.00	4.750	51,300.00	-	161,300.00	0.7079669	114,195.07
16	11/01/2022			48,687.50	-	48,687.50	0.6910412	33,645.07
17	05/01/2023	115,000.00	4.750	48,687.50	-	163,687.50	0.6745202	110,410.52
18	11/01/2023			45,956.25	-	45,956.25	0.6583941	30,257.32
19	05/01/2024	120,000.00	4.750	45,956.25	-	165,956.25	0.6426536	106,652.37
20	11/01/2024			43,106.25	-	43,106.25	0.6272893	27,040.09
21	05/01/2025	130,000.00	4.750	43,106.25	-	173,106.25	0.6122924	105,991.64
22	11/01/2025			40,018.75	-	40,018.75	0.5976540	23,917.37
23	05/01/2026	135,000.00	4.750	40,018.75	-	175,018.75	0.5833656	102,099.93
24	11/01/2026			36,812.50	-	36,812.50	0.5694188	20,961.73
25	05/01/2027	140,000.00	4.750	36,812.50	-	176,812.50	0.5558055	98,273.35
26	11/01/2027			33,487.50	-	33,487.50	0.5425176	18,167.56
27	05/01/2028	150,000.00	4.750	33,487.50	-	183,487.50	0.5295473	97,165.32
28	11/01/2028			29,925.00	-	29,925.00	0.5168872	15,467.85
29	05/01/2029	155,000.00	4.750	29,925.00	-	184,925.00	0.5045297	93,300.16
30	11/01/2029			26,243.75	-	26,243.75	0.4924677	12,924.20
31	05/01/2030	165,000.00	4.750	26,243.75	-	191,243.75	0.4806940	91,929.73
32	11/01/2030			22,325.00	-	22,325.00	0.4692018	10,474.93
33	05/01/2031	170,000.00	4.750	22,325.00	-	192,325.00	0.4579844	88,081.85
34	11/01/2031			18,287.50	-	18,287.50	0.4470351	8,175.16
35	05/01/2032	180,000.00	4.750	18,287.50	-	198,287.50	0.4363477	86,522.29
36	11/01/2032			14,012.50	-	14,012.50	0.4259157	5,968.14
37	05/01/2033	190,000.00	4.750	14,012.50	-	204,012.50	0.4157331	84,814.75
38	11/01/2033			9,500.00	-	9,500.00	0.4057940	3,855.04
39	05/01/2034	195,000.00	4.750	9,500.00	-	204,500.00	0.3960925	81,000.91
40	11/01/2034			4,868.75	-	4,868.75	0.3866229	1,882.37
41	05/01/2035	205,000.00	4.750	4,868.75	-	209,868.75	0.3773797	79,200.21

**Turnbull Creek CDD**  
**Subordinate Special Assessment Refunding Bonds, 2015A-2**  
**A.Y.L. Verification Report**  
**2,725,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		<b>2,725,000.00</b>		<b>1,579,417.89</b>	<b>0.00</b>	<b>4,304,417.89</b>		<b>2,690,065.53</b>

<i>True Interest Cost (TIC)</i> . . . . .	<b>5.0753796</b>
<i>Net Interest Cost (NIC)</i> . . . . .	<b>4.9779923</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>4.8986100</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .	<b>4.9181135</b>

<i>Face value of bond Issue</i> . . . . .	<b>\$2,725,000.00</b>
<i>Accrued interest (+)</i> . . . . .	
<i>Original issue premium/discount (+)</i> . . . . .	<b>(\$34,934.50)</b>
<i>Bond surety fee (-)</i> . . . . .	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
<i>Other AYL costs (-)</i> . . . . .	
<i>= AYL Target</i> . . . . .	<b>\$2,690,065.50</b>

Turnbull Creek CDD

Subordinate Special Assessment Refunding Bonds, 2015A-2

T.I.C. Verification Report (Regular)

2,725,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	5/1/2015			17,617.89	-	17,617.89	0.9932013	17,498.11
2	11/1/2015			64,718.75	-	64,718.75	0.9686207	62,687.92
3	5/1/2016	85,000.00	4.750	64,718.75	-	149,718.75	0.9446484	141,431.58
4	11/1/2016			62,700.00	-	62,700.00	0.9212695	57,763.60
5	5/1/2017	90,000.00	4.750	62,700.00	-	152,700.00	0.8984691	137,196.23
6	11/1/2017			60,562.50	-	60,562.50	0.8762330	53,066.86
7	5/1/2018	90,000.00	4.750	60,562.50	-	150,562.50	0.8545473	128,662.77
8	11/1/2018			58,425.00	-	58,425.00	0.8333982	48,691.29
9	5/1/2019	95,000.00	4.750	58,425.00	-	153,425.00	0.8127726	124,699.63
10	11/1/2019			56,168.75	-	56,168.75	0.7926574	44,522.57
11	5/1/2020	100,000.00	4.750	56,168.75	-	156,168.75	0.7730400	120,724.69
12	11/1/2020			53,793.75	-	53,793.75	0.7539082	40,555.55
13	5/1/2021	105,000.00	4.750	53,793.75	-	158,793.75	0.7352498	116,753.07
14	11/1/2021			51,300.00	-	51,300.00	0.7170532	36,784.83
15	5/1/2022	110,000.00	4.750	51,300.00	-	161,300.00	0.6993070	112,798.22
16	11/1/2022			48,687.50	-	48,687.50	0.6819999	33,204.87
17	5/1/2023	115,000.00	4.750	48,687.50	-	163,687.50	0.6651212	108,872.03
18	11/1/2023			45,956.25	-	45,956.25	0.6486602	29,809.99
19	5/1/2024	120,000.00	4.750	45,956.25	-	165,956.25	0.6326066	104,985.03
20	11/1/2024			43,106.25	-	43,106.25	0.6169504	26,594.42
21	5/1/2025	130,000.00	4.750	43,106.25	-	173,106.25	0.6016815	104,154.84
22	11/1/2025			40,018.75	-	40,018.75	0.5867906	23,482.63
23	5/1/2026	135,000.00	4.750	40,018.75	-	175,018.75	0.5722682	100,157.67
24	11/1/2026			36,812.50	-	36,812.50	0.5581052	20,545.25
25	5/1/2027	140,000.00	4.750	36,812.50	-	176,812.50	0.5442928	96,237.77
26	11/1/2027			33,487.50	-	33,487.50	0.5308222	17,775.91
27	5/1/2028	150,000.00	4.750	33,487.50	-	183,487.50	0.5176849	94,988.71
28	11/1/2028			29,925.00	-	29,925.00	0.5048728	15,108.32
29	5/1/2029	155,000.00	4.750	29,925.00	-	184,925.00	0.4923778	91,052.96
30	11/1/2029			26,243.75	-	26,243.75	0.4801920	12,602.04
31	5/1/2030	165,000.00	4.750	26,243.75	-	191,243.75	0.4683078	89,560.94
32	11/1/2030			22,325.00	-	22,325.00	0.4567177	10,196.22
33	5/1/2031	170,000.00	4.750	22,325.00	-	192,325.00	0.4454145	85,664.34
34	11/1/2031			18,287.50	-	18,287.50	0.4343910	7,943.93
35	5/1/2032	180,000.00	4.750	18,287.50	-	198,287.50	0.4236403	84,002.58
36	11/1/2032			14,012.50	-	14,012.50	0.4131557	5,789.34
37	5/1/2033	190,000.00	4.750	14,012.50	-	204,012.50	0.4029306	82,202.88
38	11/1/2033			9,500.00	-	9,500.00	0.3929585	3,733.11
39	5/1/2034	195,000.00	4.750	9,500.00	-	204,500.00	0.3832332	78,371.20
40	11/1/2034			4,868.75	-	4,868.75	0.3737487	1,819.69
41	5/1/2035	205,000.00	4.750	4,868.75	-	209,868.75	0.3644988	76,496.91

Turnbull Creek CDD

Subordinate Special Assessment Refunding Bonds, 2015A-2

T.I.C. Verification Report (Regular)

2,725,000.00

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>
		<b>2,725,000.00</b>		<b>1,579,417.89</b>	<b>0.00</b>	<b>4,304,417.89</b>	<b>2,649,190.50</b>
<hr/>				<hr/>			
<i>True Interest Cost (TIC)</i> . . . . .			<b>5.0753796</b>			<i>Face value of bond Issue</i> . . . . .	<b>\$2,725,000.00</b>
<i>Net Interest Cost (NIC)</i> . . . . .			<b>4.9779923</b>			<i>Accrued interest (+)</i> . . . . .	
<i>Arbitrage Yield Limit (AYL)</i> . . . . .			<b>4.8986100</b>			<i>Original issue premium/discount (+)</i> . . . . .	<b>(\$34,934.50)</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .			<b>4.9181135</b>			<i>Underwriter discount (+)</i> . . . . .	<b>(\$40,875.00)</b>
<hr/>				<hr/>			
						<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
						<i>Other TIC costs (-)</i> . . . . .	
						<i>Bond surety fee (-)</i> . . . . .	<b>N/A</b>
						<i>= TIC Target</i> . . . . .	<b>\$2,649,190.50</b>
<hr/>				<hr/>			

## **Tab 8**

**OPTION A**

**NO ASSESSMENT INCREASE**

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2026

HOUR: 6:30 p.m.

LOCATION: The Murabella Amenity Center  
101 Positano Avenue  
St. Augustine, FL 32092

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12TH DAY OF MAY 2026.**

ATTEST:

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**OPTION B**

**ASSESSMENT INCREASE**

## RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s

Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2026

HOUR: 6:30 p.m.

LOCATION: The Murabella Amenity Center  
101 Positano Avenue  
St. Augustine, FL 32092

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida, at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed by Florida law.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12TH DAY OF MAY 2026.**

ATTEST:

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

## **Tab 9**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “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 (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2023-01; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

- Section 1.** Shawn Wildermuth is removed as Assistant Treasurer.
- Section 2.** **Susan Garcia** is appointed as Assistant Treasurer.
- Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> May , 2026.**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

## **Tab 10**

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

## Operations and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures:           **\$159,762.69**

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\_\_\_\_\_ Chairperson

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

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

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
All Weather Contractors, Inc.	101003	207513	Pool Maintenance 02/26	\$ 2,395.00
Bob's Backflow & Plumbing Services, Inc.	100995	30267	Backflow Services 01/26	\$ 1,632.59
Broadcast Music, Inc.	100996	500000129454	Annual Music Fee 02/26	\$ 459.00
C BUSS Enterprises, Inc.	101007	5209	Pool Maintenance 12/25	\$ 1,112.96
C BUSS Enterprises, Inc.	101007	5210	Pool Maintenance 12/25	\$ 4,000.00
C BUSS Enterprises, Inc.	101007	5213	Pool Maintenance 01/26	\$ 450.00
COMCAST	20260218-2	8495741400863399-012526	Internet Services 02/26	\$ 448.44
COMCAST	20260220-1	8495741401701846-012726	Internet Services 02/26	\$ 179.77
Dale Cooper LLC	300003	60686F	Miscellaneous Expense 12/25	\$ 1,200.00
Dale Cooper LLC	300003	61064D	Large Pool Slide Replacement 01/26	\$ 21,900.00
Deanco Building Solutions, Inc.	101004	156731	Janitorial Services 02/26	\$ 680.00
E3 Electric of NE FL, Inc.	100990	11131	Maintenance & Repairs 01/26	\$ 1,322.07

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Fitness Pro	100991	277136	Management Services 01/26	\$ 212.00
Fitness Pro	100991	277142	Maintenance & Repairs 01/26	\$ 737.63
Florida Community Specialist, LLC	100992	20260124-001	Licensing - Reserve Analysis 01/26	\$ 1,500.00
Florida Power & Light Company	20260224-2	2298893591-012626	Electric Services 01/26	\$ 4,290.56
Florida Power & Light Company	20260224-2	2722888282-020226	Electric Services 01/26	\$ 2,231.15
Florida Power & Light Company	20260224-2	2781798307-020226	Electric Services 01/26	\$ 88.52
Florida Power & Light Company	20260224-2	4217317033-020226	Electric Services 01/26	\$ 110.85
Florida Power & Light Company	20260224-2	5191830404-020226	Electric Services 01/26	\$ 33.21
Florida Power & Light Company	20260224-2	5841524282-020226	Electric Services 01/26	\$ 35.72
Florida Power & Light Company	20260224-2	5907098254-020226	Electric Services 01/26	\$ 31.48
Florida Power & Light Company	20260224-2	6555783429-020226	Electric Services 01/26	\$ 51.22
Florida Power & Light Company	20260224-2	6889119035-020226	Electric Services 01/26	\$ 400.28

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Florida Power & Light Company	20260224-2	8189715355-020226	Electric Services 01/26	\$ 98.65
Florida Power & Light Company	20260224-2	9561370132-020226	Electric Services 01/26	\$ 40.71
Florida Power & Light Company	20260224-2	9623601409-020226	Electric Services 01/26	\$ 49.82
Future Horizons, Inc.	101005	93468	Lake & Pond Management Services 01/26	\$ 1,375.00
Governmental Management Services, LLC	100998	333	Website Compliance & Management 02/26	\$ 110.00
Hancock Bank	20260224-1	CC012726-616 ACH	Credit Card Expenses 01/26	\$ 1,751.48
Hi-Tech System Associates	20260203-1	437621	Security Monitoring & Maintenance 02/26	\$ 30.00
Kilinski Van Wyk, PLLC	101008	14285	Legal Services 01/26	\$ 7,343.44
Kilinski Van Wyk, PLLC	101008	14286	Legal Services 01/26	\$ 1,839.15
Neighborhood Publications, Inc	101009	MURA596	Website Compliance & Management 02/26	\$ 45.00
Paychex	20260210-1	2026012900 ACH	Express Payroll Direct Deposit Processing 01/20/26	\$ 301.37
Poolsure	100999	131295633885	Pool Chemicals 02/26	\$ 1,922.87

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Republic Services	20260223-1	0687-001601119 ACH	Waste Disposal Services 02/26	\$ 367.95
Riverside Management Services, Inc	101000	208	Facility Monitor 02/26	\$ 24,555.26
Rizzetta & Company, Inc.	100994	INV0000106677	District Management Fees 02/26	\$ 4,706.33
St Johns Utility Department	20260218-1	532445114371-011926	Water-Sewer Services 01/26	\$ 4,463.89
St Johns Utility Department	20260218-1	532445124405-011926	Water-Sewer Services 01/26	\$ 16.39
St Johns Utility Department	20260218-1	532445124406-011926	Water-Sewer Services 01/26	\$ 39.76
St Johns Utility Department	20260218-1	532445124596-011926	Water-Sewer Services 01/26	\$ 87.20
Sublime Roofing LLC	101001	1566	Maintenance & Repairs 01/26	\$ 11,000.00
Turner Pest Control, LLC	101010	621848263	Pest Control 02/26	\$ 200.51
USA TODAY Media Corp	100997	0007550566	Legal Advertising 01/26	\$ 84.96
Yard-Nique, Inc.	100993	TMNE 183860	Landscape Maintenance 01/26	\$ 25,629.00
Yard-Nique, Inc.	101006	TMNE 187539	Irrigation Repair 01/26	\$ 1,955.00

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Yard-Nique, Inc.	101006	TMNE 189704	Landscape Maintenance 02/26	\$ 25,629.00
Yard-Nique, Inc.	101006	TMNE 190267	Landscape Maintenance 01/26	\$ 205.00
Yuro & Associates, LLC	101002	3979	Engineering Services 01/26	<u>\$ 412.50</u>
<b>Report Total</b>				<b><u>\$ 159,762.69</u></b>

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

## Operations and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented:

Approval of Expenditures:           **\$95,001.80**

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
210 Handyman Services, LLC	101013	001	Maintenance & Repairs 02/26	\$ 1,000.00
210 Handyman Services, LLC	101013	002	Maintenance & Repairs 02/26	\$ 175.00
Alfred W Grover	101018	031426	Maintenance & Repairs 03/26	\$ 300.00
Bouncers, Slides and More, Inc.	101014	04042026.14	Special Events 03/26	\$ 2,700.00
COMCAST	20260318-3	8495741400863399- 022526 ACH	Internet Services 03/26	\$ 448.44
COMCAST	20260320-1	8495741401701846- 022726 ACH	Internet Services 03/26	\$ 179.77
Dale Cooper LLC	300004	61064F	Large Pool Slide Replacement 02/26	\$ 22,525.00
Deanco Building Solutions, Inc.	101025	158103	Janitorial Services 03/26	\$ 680.00
First Coast Face Paint	101015	9337	Special Events 02/26	\$ 300.00
Florida Power & Light Company	20260318-2	2298893591-022526 ACH	Electric Services 02/26	\$ 4,290.56
Florida Power & Light Company	20260325-1	2722888282-030326 ACH	Electric Services 02/26	\$ 2,505.28
Florida Power & Light Company	20260325-1	2781798307-030326 ACH	Electric Services 02/26	\$ 84.11

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation and Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Florida Power & Light Company	20260325-1	4217317033-030326 ACH	Electric Services 02/26	\$ 110.85
Florida Power & Light Company	20260325-1	5191830404-030326 ACH	Electric Services 02/26	\$ 32.93
Florida Power & Light Company	20260325-1	5841524282-030326 ACH	Electric Services 02/26	\$ 35.16
Florida Power & Light Company	20260325-1	5907098254-030326 ACH	Electric Services 02/26	\$ 31.37
Florida Power & Light Company	20260325-1	6555783429-030326 ACH	Electric Services 02/26	\$ 46.69
Florida Power & Light Company	20260325-1	6889119035-030326 ACH	Electric Services 02/26	\$ 39.14
Florida Power & Light Company	20260325-1	8189715355-030326 ACH	Electric Services 02/26	\$ 95.40
Florida Power & Light Company	20260325-1	9561370132-030326 ACH	Electric Services 02/26	\$ 40.10
Florida Power & Light Company	20260325-1	9623601409-030326 ACH	Electric Services 02/26	\$ 45.26
Future Horizons, Inc.	101026	93881	Lake & Pond Management Services 02/26	\$ 1,375.00
Governmental Management Services, LLC	101019	334	Website Compliance & Management 03/26	\$ 110.00
Hancock Bank	20260325-2	CC022726-616 ACH	Credit Card Expenses 02/26	\$ 6,935.14

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Hi-Tech System Associates	20260304-1	439120 ACH	Security Monitoring & Maintenance 03/26	\$ 30.00
Hoover Pumping Systems Corp.	101020	192261	Pump Station Maintenance 03/26	\$ 309.99
Neighborhood Publications, Inc	101027	MURA5927	Website Compliance & Management 03/26	\$ 45.00
Paychex	20260319-1	2026-03-10 ACH	BOS Payroll 03/10/26	\$ 443.80
Poolsure	101021	131295634225	Pool Chemicals 03/26	\$ 1,922.87
Poolsure	101011	131295634331	Pool Maintenance & Repairs 03/26	\$ 13,666.50
Republic Services	20260323-1	0687-001608794 ACH	Waste Disposal Services 03/26	\$ 371.06
Riverside Management Services, Inc	101022	209	Facility Monitor 03/26	\$ 23,997.60
Rizzetta & Company, Inc.	101012	INV0000107493	District Management Fees 03/26	\$ 4,106.33
St Johns Utility Department	20260318-4	532445114371-021626 ACH	Water-Sewer Services 02/26	\$ 3,794.81
St Johns Utility Department	20260318-1	532445124405-021626 ACH	Water-Sewer Services 02/26	\$ 16.84
St Johns Utility Department	20260318-1	532445124406-021626 ACH	Water-Sewer Services 02/26	\$ 39.72

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
St Johns Utility Department	20260318-1	532445124596-021626	Water-Sewer Services 02/26	\$ 88.20
Turner Pest Control, LLC	101028	ACH 621718951	Pest Control 01/26	\$ 200.51
Turner Pest Control, LLC	101028	621962380	Pest Control 03/26	\$ 200.51
Vector Security, Inc	101016	77421223	Security Monitoring & Maintenance 03/26	\$ 622.06
Weather Engineers, Inc.	101017	C53888	Maintenance & Repairs 02/26	\$ 199.50
Weather Engineers, Inc.	101023	S135865	Maintenance & Repairs 12/25	\$ 256.30
Weather Engineers, Inc.	101023	S136543	Maintenance & Repairs 01/26	\$ 275.00
Yuro & Associates, LLC	101024	4030	Engineering Services 02/26	<u>\$ 330.00</u>
<b>Report Total</b>				<b><u>\$ 95,001.80</u></b>

# **Tab 11**

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

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

## **Memorandum**

**Date: May 12, 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 oversight of all operations.
- Replacement of trash bags and pickup of trash across all roads, common areas, athletic fields, dog pots, mail kiosks, and playgrounds.

# Bids for consideration

Yardnique for Tree removal

Poolsure for flowmeter and gauges

Playground replacement

Dirt and or sod for San Marino

Safe slide protection plan

Security companies

## 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.
- 1. Meeting with Yardnique Landscape (Dwain Ayers) regarding landscaping issues and updates. They have done the tree trimming and installed annuals at the AC entrance
  2. Communications with Brian Stephens with Yardnique on irrigation leaks occurred for repairs.
  3. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
  4. Auditing / Documentation of Yardnique Outdoors.
  5. Working with St Johns County to repair damage of small park at San Giacomo and PRC.
  6. Assisting State designated wildlife trapper to remove Alligator at or around pond #13
  7. Straw has been installed in Berms, and the mulch will be done around May 17<sup>th</sup>.
  8. Graffiti removed and cleaned from multiple areas in complex including picnic tables, sidewalks, mailboxes and play areas.
  9. Painting project completed for AC and all out buildings and monuments.
  10. Poolsure has replaced media sand for pool filter, and they replaced pump #2 motor.
  11. Pool leaks repaired.
  12. Sunshade replaced at basketball court and another repaired at Pescara Park.

## 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

## **Tab 12**

**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

## Turnbull Creek Treat Sheet

**Date:** 3-10-26

**Water Temp:** 74 Degrees

**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	Copper Sulfate
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	Copper Sulfate

### **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	Algae, Roadgrass	Yes	Hyd 191, 2-4D
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

**Comments:** None

# **Tab 13**

APR 17 2026

April 15, 2026

Joseph M. Sarmiento

Attn: Benjamin Pfuhl, District Manager

Request for Registered Voter Totals, Turnbull Creek CDD

This letter is in response to your request for Registered Voter Totals for the Turnbull Creek Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Turnbull Creek CDD is 2,027. If you have any further questions, please feel free to contact me.

Regards,



Joseph M. Sarmiento  
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov