



Rizzetta & Company

Turnbull Creek Community Development District

Board of Supervisors' Meeting June 9, 2026

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

www.turnbullcreekcdd.com

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Turnbull Creek Community
Development District

June 2, 2026

FINAL AGENDA

Dear Board Supervisors:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **regular meeting on June 09, 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
 1. Discussion Regarding Use of District Stormwater System
 2. Consideration of Annual Engineer Report Proposal..... Tab 1
 - B. Landscape
 1. Yardnique Landscape Reports Tab 2
 4. **BUSINESS ITEMS**
 - A. Consideration of Tree Removal Proposals Tab 3
 - B. Consideration of Tree Install Proposal Tab 4
 - C. Consideration of Playground Replacement Proposals (*Under Separate Cover*)
 - D. Consideration of Water Slide Protection Plan Tab 5
 - E. Consideration of RMS Renewal Agreement (*Under Separate Cover*)
 - F. Consideration of Resolution 2026-05; Revising Location of FY 2026/2027 Budget/Assessment Hearings Tab 6
 5. **BUSINESS ADMINISTRATION**
 - A. Approval of Consent Agenda
 1. Consideration of Minutes of the Board of Supervisors' Meeting held May 12, 2026 Tab 7
 2. Ratification of the Operation and Maintenance Expenditures for April 2026..... Tab 8
- STAFF REPORTS - Part B**
- A. District Counsel
 1. Review of Informal Procurement Policies
 2. Discussion of Amenity Privileges
 - B. Amenity and Field Operation Managers
 1. Field Operations & Amenity Management Report..... Tab 9
 2. Future Horizons Report Tab 10
 - C. District Manager
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



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

2026 ANNUAL ENGINEER'S REPORT

For the
Turnbull Creek CDD
St Johns County, FL

Yuro & Associates will prepare the Annual Engineers Report in general compliance with Section 9.21 of the Master Trust Indenture for the Turnbull Creek CDD.


This effort will include a physical site inspection of all District Owned elements, including Amenity Center, Playground Areas, Entry Features, Berms & Landscaping, Mail Kiosks & Stormwater Facilities. We will also coordinate with staff as necessary and will draft the 2026 Annual Engineers Report and provide a signed & sealed copy to the District for your records.

We propose to complete the above referenced scope of work for a **lump sum fee of \$2,850⁰⁰**

Accepted By:

Date

Turnbull Creek CDD

 6/2/2026

Date

Michael J. Yuro, P.E.
Yuro & Associates, LLC

Tab 2

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist Yardnique</i>	
1.0 Maintenance	5/4/2026
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
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.
1.2 String Trimming	
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.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the beds was completed daily as part of the mowing service.
1.4 Blowing	
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.
1.5 Weed Control	

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.
1.6 Pruning	
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)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
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.
2.0 Pesticide Application	
2.1 Turf Pest Control	
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.
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
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)	
3.2 Shrubs & Trees	
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	
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
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.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
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	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing service.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the beds was completed daily as part of the mowing service.
1.4 Blowing	
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.
1.5 Weed Control	

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.
1.6 Pruning	
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)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
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.
2.0 Pesticide Application	
2.1 Turf Pest Control	
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.
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
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)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	Contract tree pruning was completed.
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	The spring annuals were installed on 3/27/26.
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Christmas color display of poinsetta's at amenity center entrance at the holidays	
Signature (Yardnique):	Dwain Ayres

Tab 3



Tree Removal - Positano Ave

June 1, 2026

Murabella-Turnbull Creek

101 E Positano Ave
St Augustine, FL 32092

Tree Removal - Positano Ave

To remove and stump grind the 2 small declining Oak trees and the 1 large declining Oak tree near the roundabout.

To remove all resulting debris off site.

\$1,628.00

Sale: \$1,628.00

Total: **\$1,628.00**



June 1, 2026

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



June 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 #163442

Tree Removal - Positano Ave

June 1, 2026

Date _____

Date _____



Tree Removal - Pescara Park
(Pond)
June 1, 2026

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

Tree Removal - Pescara Park (Pond)

To remove and stump grind the 2 Live Oak trees next to the residents fence and the 6 Live Oak trees next to the walking path that are causing damages to the walking path around the pond.

To remove all resulting debris off site.

Note: Permit fees are required by St John's County.

Note: New tree installs are required by St John's County.

\$49,728.00

Sale: \$49,728.00
Total: **\$49,728.00**



Terms and Conditions

1. Agreement

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- The Company will notify the Customer of any significant delays or changes to the schedule.

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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.
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Tree Removal - Pescara Park
(Pond)
June 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

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13. Severability

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14. Acceptance

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

15. Qualifications

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

By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #163426

Tree Removal - Pescara Park
(Pond)
June 1, 2026

Date _____

Date _____



Tree Removal - North and South
Ravello Dr
June 1, 2026

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

Tree Removal - North and South Ravello Dr

To remove and stump grind the 30 Cypress trees behind units 3400-3424 South Ravello Dr and 3300-3320 North Ravello Dr.

To remove all resulting debris off site.

\$35,520.00

Sale: \$35,520.00
Total: **\$35,520.00**



Tree Removal - North and South
Ravello Dr
June 1, 2026

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

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- Lighting: The Company will provide a 6-month warranty for night lighting installations. Lamps for lights are not covered under the warranty as they are subject to an hour rating for normal wear and tear of the system.
- Plantings: All plantings not covered by a maintenance and/or watering contract will have no warranty associated with them. All plants covered by a watering contract will have a warranty associated with them for the life of the watering contract. The client can purchase a warranty on the installed plant material which can be provided at the time of estimate. Plants will only be replaced one time with any of the above warranty options. The Company will ensure all plants and materials are to industry standards.
- Sod: Sod installed will have no warranty associated with it.
- Drainage: The Company will provide a 1-year warranty for drainage. Standing water in a typical yard has 24 hours to evaporate or move within a drainage swale before any warranty would be considered. Standing water in drainage swales in and around homes has 48 hours to evaporate or move to a community drainage swale before any warranty would be considered. Standing water in a community drainage swale has 72 hours to evaporate or move to sewers



Tree Removal - North and South
Ravello Dr
June 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.

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

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14. Acceptance

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15. Qualifications

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By _____
Dwain Ayres

By _____
Riverside Management



Tree Removal - North and South
Ravello Dr
June 1, 2026

Date _____

Date _____



Stump Grinding - North and
South Ravello Dr
June 1, 2026

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

Stump Grinding - North and South Ravello Dr

To stump grind the Cypress knees behind units 3400-3424 South Ravello Dr and 3300-3320 North Ravello Dr.

To remove all resulting debris off site.

Note: Can not guarantee the Cypress tree knees will not grow back.

Note: The residents will be required to remove sections of the fence for the stump grinding.

Note: An additional proposal will be provided if more stump grinding is needed.

\$9,472.00

Sale: \$9,472.00
Total: **\$9,472.00**



Stump Grinding - North and
South Ravello Dr
June 1, 2026

Terms and Conditions

1. Agreement

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2. Scope of Work

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

3. Payment Terms

- Payment is Net 45
- The final balance is due upon completion of the Services.
- Payment can be made via [payment methods, e.g., credit card (subject to a 3% processing fee), check, and ACH bank transfer].
- 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.

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Stump Grinding - North and
South Ravello Dr
June 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.
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9. Termination

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14. Acceptance

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15. Qualifications

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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #163434

Stump Grinding - North and
South Ravello Dr
June 1, 2026

Date _____

Date _____

Tab 4



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

To install new trees in the designated areas near the roundabout.

To top dress the new trees with mulch.

To install an irrigation bubbler to ensure proper coverage for each new tree.

To remove all resulting debris off site.

Scope of Work / Labor & Materials

EN - General

Items	Qty	Per Price	Extended Price
Enhancement Labor	9.00	\$55.00	\$495.00
Shumard Oak Tree (30 gal)	3.00	\$500.00	\$1,500.00
Bagged Mulch Dyed Brown 2 CF	6.00	\$6.45	\$38.70
Tree Stake Kit	3.00	\$22.25	\$66.75
Irrigation Bubbler	3.00	\$25.00	\$75.00
Labor Irrigation Tech	2.00	\$105.00	\$210.00

EN - General	Service Total:	\$2,385.45
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Total (Material, Tax and Labor)	\$2,385.45
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Terms and Conditions

1. Agreement

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2. Scope of Work

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

3. Payment Terms

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

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Client / Owner

By	_____	Operations Manager
	Signature /	Title
	James Schieszer	_____
	Printed Name /	Date

By	_____	Account Manager
	Signature /	Title
By	Dwain Ayres	06/01/2026
	Printed Name /	Date

Tab 5

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

March 23, 2026

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

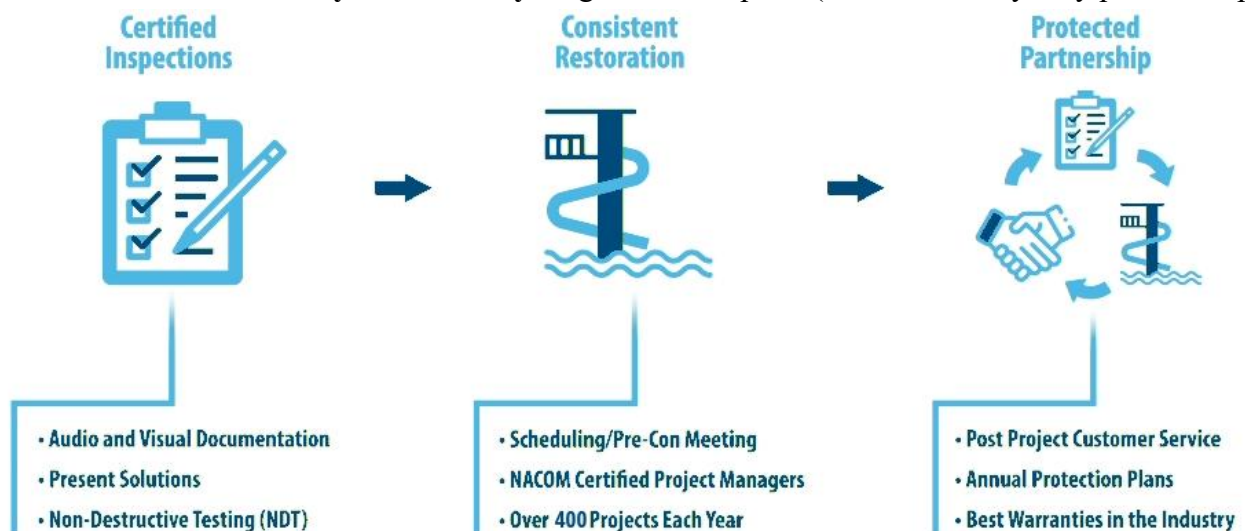
Hello James,

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



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 5

Tab 6

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT REVISING THE LOCATION OF AND RE-NOTICING THE FISCAL YEAR 2027 BUDGET AND ASSESSMENT HEARINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-03 on May 12, 2026, approving proposed budgets for Fiscal Year 2027 (“**Proposed Budget**”) and setting public hearings for the adoption of the Proposed Budget and the levy of special assessments to fund the Proposed Budget (“**Assessments**”) on August 11, 2026, at 6:30 p.m. at The Village Church, 4229 Pacetti Road, St. Augustine, Florida 32092; and

WHEREAS, the Board now desires to revise the location of the public hearings on the Proposed Budget and Assessments for August 11, 2026, at 6:30 p.m., at _____, and cause notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-03 to reflect the same.

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

SECTION 1. Resolution 2026-03 is hereby amended to reflect the re-scheduled date and time of the hearings on the Proposed Budget and Assessments for the following date, time, and location:

DATE: August 11, 2026
HOUR: 6:30 p.m.
LOCATION: _____

SECTION 2. Notice of this public hearings shall be published in the manner prescribed in Florida law.

SECTION 3. Except as otherwise provided herein, all of the provisions of Resolution 2026-03 continue in full force and effect.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE 2026.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Tab 7

Tab 8

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$109,205.10**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Alfred W Grover	101034	033126	Maintenance & Repairs 03/26	\$ 110.00
Alfred W Grover	101038	040226	Maintenance & Repairs 04/26	\$ 80.00
Always Improving, LLC	101030	277472	Fitness Equipment Maintenance & Repair 03/26	\$ 972.76
Bob's Backflow & Plumbing Services, Inc.	101040	33698	Backflow Services 03/26	\$ 100.00
C BUSS Enterprises, Inc.	101039	5213-B	Pool Maintenance 01/26	\$ 450.00
Cintas Fire Protection	101035	0F61681650	Security Monitoring & Maintenance 01/26	\$ 762.80
Cintas Fire Protection	101035	0F61682032	Security Monitoring & Maintenance 01/26	\$ 330.00
COMCAST	20260420-2	8495741400863399-032526 ACH	Phone, Internet & Cable Services 04/26	\$ 448.44
COMCAST	20260420-2	8495741401701846-032726 ACH	Internet Services 04/26	\$ 179.77
Deanco Building Solutions, Inc.	101044	160034	Janitorial Services 04/26	\$ 680.00
Florida Power & Light Company	20260416-1	2298893591-032626 ACH	Electric Services 03/26	\$ 4,290.56
Florida Power & Light Company	20260421-2	2722888282-040126 ACH	Electric Services 03/26	\$ 1,601.69

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Florida Power & Light Company	20260421-2	2781798307-040126 ACH	Electric Services 03/26	\$ 85.27
Florida Power & Light Company	20260421-2	4217317033-040126 ACH	Electric Services 03/26	\$ 110.85
Florida Power & Light Company	20260421-2	5191830404-040126 ACH	Electric Services 03/26	\$ 32.84
Florida Power & Light Company	20260421-2	5841524282-040126 ACH	Electric Services 03/26	\$ 34.97
Florida Power & Light Company	20260421-2	5907098254-040126 ACH	Electric Services 03/26	\$ 31.37
Florida Power & Light Company	20260421-2	6555783429-040126 ACH	Electric Services 03/26	\$ 44.08
Florida Power & Light Company	20260421-2	6889119035-040126 ACH	Electric Services 03/26	\$ 632.13
Florida Power & Light Company	20260421-2	8189715355-040126 ACH	Electric Services 03/26	\$ 93.87
Florida Power & Light Company	20260421-2	9561370132-040126 ACH	Electric Services 03/26	\$ 39.70
Florida Power & Light Company	20260421-2	9623601409-040126 ACH	Electric Services 03/26	\$ 42.91
Future Horizons, Inc.	101045	94302	Lake & Pond Management Services 03/26	\$ 1,375.00
Governmental Management Services, LLC	101041	335	Website Compliance & Management 04/26	\$ 110.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Hancock Bank	20260422-1	CC032726-616 ACH	Credit Card Expenses 03/26	\$ 2,363.64
Hi-Tech System Associates	20260406-1	440617 ACH	Security Monitoring & Maintenance 04/26	\$ 30.00
Hoover Pumping Systems Corp.	101031	196181	Pump Station Maintenance 03/26	\$ 1,541.83
Kilinski Van Wyk, PLLC	101036	14540	Legal Services 02/26	\$ 2,650.00
Kilinski Van Wyk, PLLC	101046	14786	Legal Services 03/26	\$ 4,701.55
Neighborhood Publications, Inc	101047	MURA5928	Website Compliance & Management 04/26	\$ 45.00
Paychex	20260410-1	2026032600 ACH	Express Payroll Direct Deposit Processing 03/20/26	\$ 61.27
Poolsure	101032	131295634549	Pool Chemicals 04/26	\$ 1,922.87
Republic Services	20260421-1	0687-001616892 ACH	Waste Disposal Services 04/26	\$ 395.32
Riverside Management Services, Inc	210	210	Facility Monitor 04/26	\$ 25,191.10
Riverside Management Services, Inc	101048	211	Lifeguard Services 03/26	\$ 2,162.57
Rizzetta & Company, Inc.	101029	INV0000108088	District Management Fees 04/26	\$ 4,406.33

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Southern Recreation, Inc.	101051	11189	Maintenance & Repairs 04/26	\$ 875.00
Southern Recreation, Inc.	101051	11196	Maintenance & Repairs 04/26	\$ 2,895.00
St Johns Utility Department	202460420-1	532445114371-031926	Water-Sewer Services 03/26	\$ 970.18
St Johns Utility Department	202460420-1	ACH 532445124405-031926	Water-Sewer Services 03/26	\$ 16.51
St Johns Utility Department	202460420-1	ACH 532445124406-031926	Water-Sewer Services 03/26	\$ 39.76
St Johns Utility Department	202460420-1	ACH 532445124596-031926	Water-Sewer Services 03/26	\$ 88.09
Turner Pest Control, LLC	101049	ACH 622096919	Pest Control 04/26	\$ 200.51
U.S. Bank	101042	8120465	Trustee Fees Series S2015A1 A2 03/01/26-02/28/27	\$ 5,791.56
U.S. Bank	101042	8120787	Trustee Fees Series S2015B1 B2 03/01/26-02/28/27	\$ 3,986.75
Vector Security, Inc	101033	77575516	Security Monitoring & Maintenance 04/26	\$ 622.06
Yard-Nique, Inc.	101037	TMNE 194238	Landscape Maintenance 03/26	\$ 25,629.00
Yard-Nique, Inc.	101050	TMNE 197717	Irrigation Repair 03/26	\$ 675.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Yard-Nique, Inc.	101050	TMNE 197718	Irrigation Repair 03/26	\$ 1,197.70
Yard-Nique, Inc.	101050	TMNE 198752	Landscape Maintenance 03/26	\$ 7,199.99
Yuro & Associates, LLC	101043	4053	Engineering Services 03/26	<u>\$ 907.50</u>
Report Total				<u>\$ 109,205.10</u>

Tab 9

Turnbull Creek Community Development District

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

Memorandum

Date: June 9, 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

This memorandum provides a summary of operational activities and maintenance services completed for the Turnbull Creek Community Development District during the reporting period.

Monthly Operations Overview

Site operations and maintenance activities were overseen by Site Field Manager Jim Schieszer.

General Property Maintenance

- Routine property maintenance and operational oversight completed throughout the community. • Trash removal and replacement of trash bags completed at common areas, athletic fields, dog waste stations, mail kiosks, and playgrounds.
- Daily monitoring and upkeep of community facilities and common grounds.

Bids for Consideration

The following items are being reviewed for future maintenance and improvement projects:

- Yardnique for tree removal
- Playground replacement • Dirt and/or sod for San Marino • Safe slide protection plan

Resident Issues and Follow-Up

- Addressed resident concerns involving irrigation breaks, ant hills, pond bank erosion, pond algae, and tree-related issues.

- Met with Yardnique Landscape (Dwain Ayers) regarding landscaping concerns and community updates. Tree trimming was completed and annuals were installed at the Amenity Center entrance.
- Coordinated with Brian Stephens of Yardnique regarding irrigation leak repairs. • Communicated with Chris Railing of Future Horizons regarding lake maintenance and monthly reporting.
- Completed auditing and documentation of Yardnique Outdoors services.
- Continued coordination with St. Johns County regarding repairs to the small park area located at San Giacomo and PRC.
- Assisted the state-designated wildlife trapper with alligator removal around Pond #11.
- Mulch installation has been completed throughout designated community areas. • Graffiti was removed from picnic tables, sidewalks, mailboxes, and playground areas. Vandalism to a storm drain was also reported.
- Painting projects were completed for the Amenity Center, outbuildings, and monuments. • Poolsure replaced the pump motor for the splash area.
- New flowers were added to decorative pots throughout the community. • Work on entry archways is scheduled to begin. • A new tennis net and pole were installed.
- Damage to the Ragusa area caused by a side-by-side vehicle is being addressed.

Amenity Manager's Report

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly.
- High-touch surfaces continue to be sanitized regularly to maintain a clean and safe environment.
- Suspension letters
- RMS - extended summer hours proposal

Tab 10

Turnbull Creek Treat Sheet

Date: 5-14-26

Water Temp: 80 Degrees

Weather: Clear

Winds: 5-10 MPH

MuraBella

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Algae, Niad	Yes	FL 909, Tribune
2	Plankton, Niad	Yes	FL 909, Tribune
3	None	Yes	None
4	Algae	Yes	Hyd 191
5	None	No	None
6	Algae, Sago Pondweed	Yes	FL 909, Tribune
7	None	Yes	None
8	Shoreline	No	Aquamaster, Garlon 3A
9	Shoreline	Yes	Aquamaster, Garlon 3A
10	None	Yes	Non
11	None	Yes	Non
12	None	Yes	None
13	None	Yes	None
14	None	Yes	Non

San Marino

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Shoreline	Yes	Aquamaster, Garlon 3A
2	Shoreline	Yes	Aquamaster, Garlon 3A

Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Shoreline, Algae	Yes	Aquamaster, Garlon 3A, Copper Sulfate
2	Shoreline, Algae	Yes	Aquamaster, Garlon 3A, Copper Sulfate
3	Shoreline, Algae	No	Aquamaster, Garlon 3A, Copper Sulfate
4	Shoreline	No	Aquamaster, Garlon 3A
5	None	Yes	None

Comments: None