

MINUTES OF MEETING

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

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors for the Turnbull Creek Community Development District held a **special Board of Supervisors meeting on November 18, 2025, starting at 6:30 p.m. at Murabella Amenity Center at 101 Positano Avenue, St. Augustine, FL 32092.**

Attendance:

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

Also, present were:

Ben Pfuhl	District Manager, Rizzetta & Co., Inc.
Chris Loy	District Counsel, Kilinski/Van Wyk
Erick Hutchinson	Amenity Manager, RMS
Jim Schieszer	Operations Manager, RMS
Dwyane Ayres	Account Manager, Yardnique

Audience members present.

FIRST ORDER OF BUSINESS

CALL TO ORDER / ROLL CALL

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

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON
AGENDA ITEMS**

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

An audience member questioned how residents can have items added to an agenda.

An audience member commented that they are happy with the landscaping and spoke against having additional swim programs being held at the pool.

48 **THIRD ORDER OF BUSINESS** **STAFF REPORTS – PART A**

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50 **A. District Engineer**

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52 The District Engineer was not present and there was no report at this time.

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55 **1.) Yardnique Landscape Reports**

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57 Mr. Ayres reviewed the landscape report with the Board.

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59 Mr. DelBene questioned if the grass around the mail kiosks could be replaced. Mr. Ayres
60 stated he would review and provide proposals at the next meeting.

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62 A resident raised a concern about the grass on the berms throughout the community. The
63 Board directed Yardnique to inspect all the berms.

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65 **FOURTH ORDER OF BUSINESS** **PUBLIC HEARING ON**
66 **AMENDED POLICIES FOR USE**
67 **OF LAKES AND OTHER**
68 **STORMWATER MANAGEMENT**
69 **FACILITIES**
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On a motion by Mr. Gernhard, seconded by Mr. Sallas, with all in favor, the Board opened the Public Hearing on Amended Policies for Use of Lakes and Other Stormwater Management Facilities, for Turnbull Creek Community Development District.

On a motion by Mr. DelBene, seconded by Mr. Ames, with all in favor, the Board closed the Public Hearing on Amended Policies for Use of Lakes and Other Stormwater Management Facilities, for Turnbull Creek Community Development District.

1.) Consideration of Resolution 2026-01; Adopting Amended Policies for Use of Lakes and Other Stormwater Management Facilities

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board adopted Resolution 2026-01; Adopting Amended Policies for Use of Lakes and Other Stormwater Management Facilities, for Turnbull Creek Community Development District.

81 **FIFTH ORDER OF BUSINESS** **DISCUSSION REGARDING**
82 **HOA BREEZE/AI**
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84 Mr. Labanowski, representing the HOA, presented to the Board the HOA's new AI
85 assisted website.
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87 Mr. Loy raised concerns about the ADA requirements with regards to District websites and
88 requested the HOA send more information for his office to review.
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90 The Board took no further action at this time.
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92 **SIXTH ORDER OF BUSINESS** **CONSIDERATION OF**
93 **CHAMPION SWIM SCHOOL**
94 **PROPOSAL**
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96 Mr. Hutchinson reviewed the proposal with the Board.
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98 The Board requested they review this proposal at the January Meeting alongside the
99 schedule for the Fighting Turtles Swim Team.
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101 This item was tabled until the next meeting.
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103 **SEVENTH ORDER OF BUSINESS** **CONSIDERATION OF POOL**
104 **FILTER PROPOSAL**
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106 Mr. Schieszer reviewed proposal to replace the sand in the pool filter from CBus
107 Enterprises.
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109 The Board requested additional proposals from different vendors.
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111 This item was tabled until the next meeting.
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113 **EIGHTH ORDER OF BUSINESS** **CONSIDERATION OF**
114 **PLAYGROUND MULCH**
115 **PROPOSALS**
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117 Mr. Schieszer reviewed the two proposals to replace the playground mulch from St.
118 Augustine Fence & Outdoor Construction and U.S. Mulching.
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120 This item was tabled until the next meeting.
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125 **NINTH ORDER OF BUSINESS** **CONSIDERATION OF**
126 **PLAYGROUND EQUIPMENT**
127 **PROPOSALS**
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129 Mr. Schieszer reviewed the Playmore proposal to replace playground equipment.
130 The Board directed staff to receive proposals to replace all the playgrounds and have
131 them designated for different age groups and review at the next meeting.
132 This item was tabled until the next meeting.
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134 **TENTH ORDER OF BUSINESS** **CONSIDERATION OF GATE**
135 **ENTRY PROPOSALS**
136
137 Mr. Schieszer reviewed the entry gate replacement proposals from All Weather and St.
138 Augustine Fence & Outdoor Construction.
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140 The Board took no action at this time.
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142 **ELEVENTH ORDER OF BUSINESS** **CONSIDERATION OF PARKING**
143 **LOT RESURFACING**
144 **PROPOSAL**
145
146 The Board reviewed the proposals and requested that the additional mail kiosk, the
147 amenity center parking lot, and the entry way be added to the proposals and provided at
148 the January meeting.
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150 This item was tabled until the next meeting.
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152 **TWELFTH ORDER OF BUSINESS** **DISCUSSION REGARDING**
153 **SLIDE SAFETY INSPECTION**
154 **REPORT**
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156 Mr. Schieszer reviewed the safety inspection report with the Board.
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159 **THIRTEENTH ORDER OF BUSINESS** **CONSIDERATION OF SLIDE**
160 **REPAIR/REPLACEMENT**
161 **PROPOSAL**
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163 Mr. Schieszer reviewed the Safe Slide Proposal with the Board.
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165 The Board discussed an additional option which would remove the seams from the slide
166 for an estimated additional cost of \$15,000.
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On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board approved the Safe Slide Proposal, Option A, and an additional amount to remove the seams from the slide setting a total project not to exceed amount of \$45,000, for Turnbull Creek Community Development District.

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FOURTEENTH ORDER OF BUSINESS

**CONSIDERATION OF
POOLSURE PRICE
ADJUSTMENT**

Mr. Pfuhl reviewed the Poolsure price adjustment proposal with the Board.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board approved the Poolsure price adjustment from \$1,826.73 to \$1,922.87, for Turnbull Creek Community Development District.

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FIFTEENTH ORDER OF BUSINESS

**DISCUSSION REGARDING
COMMUNITY CONCERNS**

Mr. DelBene addressed recent residents concerns and discussed the process for having residents voice their concerns in between meetings.

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SIXTEENTH ORDER OF BUSINESS

**CONSIDERATION OF PAINTING
PROPOSALS**

Ms. Martin reviewed painting proposals as well as the idea of doing a complete Amenity Center refresh.

The Board tabled this item until the next meeting.

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SEVENTEENTH ORDER OF BUSINESS

**DISCUSSION REGARDING
DISTRICT SECURITY SYSTEMS**

The Board directed the staff to obtain proposals to replace the District's security system and requested a closed security session during the next Board Meeting.

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EIGHTEENTH ORDER OF BUSINESS

**APPROVAL OF CONSENT
AGENDA**

- 1.) **Consideration of Minutes of the Board of Supervisors' Special Meeting held September 16, 2025**
- 2.) **Ratification of the Operation and Maintenance Expenditures for August and September 2025**

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On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on September 16, 2025, and ratified the operations and maintenance expenditures for August 2025, in the amount of \$100,553.99, and September 2025 in the amount of \$109,160.01 ,for Turnbull Creek Community Development District.

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NINETEENTH ORDER OF BUSINESS

STAFF REPORTS – PART B

A. District Counsel

Mr. Loy reviewed his report with the Board and informed them that the petition to grand the District Security Powers had been approved.

B. Amenity and Field Operation Managers

1.) Field Operations & Amenity Management Report

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

C. District Manager

Mr. Pfuhl reviewed his report with the Board

Mr. Pfuhl informed the Board that it was time to choose the financial auditor for the District and requested that they establish an Audit Committee and set the First Audit Committee Meeting.

On a motion by Mr. Gernhard, seconded by Mr. DelBene, with all in favor, the Board appointed Mr. DelBene, Mr. Gernhard, Ms. Martin, Mr. Sallas, and Mr. Ames to the Audit Committee, and set he first meeting for 6:30 p.m. on January 13, 2026, at the Murabella Amenity Center, for Turnbull Creek Community Development District.

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TEWNTIETH ORDER OF BUSINESS

**AUDIENCE COMMENTS &
SUPERVISOR REQUESTS**

AUDIENCE COMMENTS:

There were no audience member comments at this time.

SUPERVISOR REQUESTS:

There were no Supervisor Requests at this time.

245 TWENTY-FIRST ORDER OF BUSINESS

ADJOURNMENT

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On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors adjourned the meeting at 10:37 p.m., for Turnbull Creek Community Development District.

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**Note: In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.*


Secretary /Assistant Secretary


Chairman / Vice Chairman