

MINUTES OF MEETING

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

**TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

Attendance:

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

Also, present were:

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

Audience members present.

FIRST ORDER OF BUSINESS

CALL TO ORDER / ROLL CALL

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

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON
AGENDA ITEMS**

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

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

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

THIRD ORDER OF BUSINESS

STAFF REPORTS – PART A

A. District Engineer

Mr. Yuro reviewed his report with the Board.

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

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

Mr. Yuro reviewed the resurfacing proposals with the Board.

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

B. Landscape

1.) Yardnique Landscape Reports

Mr. Ayres reviewed the landscape report with the Board.

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

FOURTH ORDER OF BUSINESS

**CONSIDERATION OF
DRAINAGE PROPOSALS**

Mr. Ayres reviewed the drainage proposals with the Board.

The Board Tabled these items for future consideration.

FIFTH ORDER OF BUSINESS

**CONSIDERATION OF SOD
INSTALLATION PROPOSAL**

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

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

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF
FIGHTING TURTLES
SCHEDULE**

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

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

SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF
CHAMPION SWIM SCHOOL
PROPOSAL**

Mr. Pfuhl reviewed the proposal with the Board.

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

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

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

EIGHTH ORDER OF BUSINESS

**DISSCUSSION REGARDING
COMCAST MARKETING
AGREEMENT**

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

Ms. Henley requested to review the agreement.

The Board Tabled this item for future consideration.

NINTH ORDER OF BUSINESS

**CONSIDERATION OF
PAINTING PROPOSALS**

Mr. Schieszer reviewed the painting proposals with the Board.

Discussion ensued.

TENTH ORDER OF BUSINESS

**CONSIDERATION OF ROOF
CLEANING PROPOSAL**

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

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

ELEVENTH ORDER OF BUSINESS

**CONSIDERATION OF
PLAYGROUND REPLACEMENT
PROPOSALS**

Mr. Schieszer reviewed the proposals with the Board.

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

TWELFTH ORDER OF BUSINESS

**CONSIDERATION OF POOL
FILTER PROPOSALS**

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

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

THIRTEENTH ORDER OF BUSINESS

**APPROVAL OF CONSENT
AGENDA**

- 1.) Consideration of Minutes of the Board of Supervisors' Special Meeting held November 18, 2025**
- 2.) Ratification of the Operation and Maintenance Expenditures for October 2025**

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

FOURTEENTH ORDER OF BUSINESS

STAFF REPORTS – PART B

A. District Counsel

Ms. Henley reviewed her report with the Board.

1.) Consideration of Billing Rate Adjustment

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

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

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

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

FIFTEENTH ORDER OF BUSINESS

**AUDIENCE COMMENTS &
SUPERVISOR REQUESTS**

AUDIENCE COMMENTS:

There were no audience member comments at this time.

SIXTEENTH ORDER OF BUSINESS

**CONSIDERATION OF
SECURITY PROPOSALS***

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

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

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

SEVENTEENTH ORDER OF BUSINESS

ADJOURNMENT

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

**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