

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 May 12, 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 read the roll.

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON
AGENDA ITEMS**

An audience member raised a concern about Oak Trees on District property that are not trimmed.

Multiple audience members spoke in favor of a new security system, new pool furniture, and new playgrounds, and raised a concern about the recent stucco work at the amenity

center and requested the columns and archways be addressed.

An audience member raised a concern about the condition of the parking lot.

An audience member raised a concern about the trees throughout the District.

THIRD ORDER OF BUSINESS

STAFF REPORTS – PART A

A. District Engineer

Mr. Yuro reviewed his report with the Board, highlighting a recent request from Ryan Companies to utilize the District's stormwater system.

The Board directed the staff to pursue the potential usage of the District's stormwater system only if Ryan Companies agrees to pay the cost of the staff upfront.

The Board requested this item be added to the June agenda for further discussion.

B. Landscape

1.) Yardnique Landscape Reports

Mr. Ayres reviewed his report with the Board.

Ms. Martin raised a concern about the reporting system being down and asked who residents should contact while the system is down. Mr. Schieszer stated that he should be the residents point of contact for landscaping concerns.

Mr. Sallas requested the Top Choice application be administered during the last week of May.

The Board moved to Agenda Item 4-D: Consideration of Tree Removal Proposal

Mr. Ayres reviewed the proposal with the Board. The Board and multiple audience members raised concerns over various trees throughout the community.

The Board requested Yardnique review all the potential trees to be removed and provide propels at the June Meeting.

FOURTH ORDER OF BUSINESS

**CONSIDERATION OF SAFE
SLIDE RESTORATION
PROPOSAL**

Mr. Schieszer reviewed the Safe Slide Restoration Protection Plan Proposal with the Board.

The Board questioned how the protection plan would affect the warranty on the Slide and tabled the item until the June Meeting.

FIFTH ORDER OF BUSINESS

**CONSIDERATION OF POOL
REPAIRS PROPOSAL**

Mr. Schieszer reviewed the Poolsure Water Feature Pump Replacement Proposal with the Board.

On a motion by Mr. DeIBene, seconded by Mr. Sallas, with all in favor, the Board approved the Poolsure Water Feature Pump Replacement Proposal in the amount of \$3,871, for Turnbull Creek Community Development District.

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF POOL
FURNITURE REPLACEMENT
PROPOSALS**

Ms. Martin reviewed the Pool Furniture Replacement Proposals with the Board.

The Board discussed the material of the chairs and the necessity to replace the furniture.

No Board action was taken at this time.

SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF AMENITY
& FIELD SERVICES REQUEST
FOR PROPOSALS (RFP)**

Allison Mossing from RMS was present and requested the Board renew with RMS and not proceed with the RFP for Amenity and Field Services.

The Board debated moving forward with the RFP process.

On a motion by Ms. Martin, seconded by Mr. Mr. Sallas, with two in favor and three against (Mr. DeIBene, Mr. Gernhard, and Mr. Ames), the Board failed to approve the motion to conduct an Amenity & Field Services Request for Proposals, for Turnbull Creek Community Development District.

Ms. Martin requested to review the proposed RMS agreement prior to the June Meeting.

The Board requested RMS provide their proposed renewal agreement at the June Meeting.

EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF
PLAYGROUND
REPLACEMENT PROPOSALS**

Representative from Playmore and Southern Recreation presented their updated proposals to the Board

The Board discussed Playground options and requested that each of the vendors updated their proposals to only include two playgrounds and provide them at the June Meeting.

NINTH ORDER OF BUSINESS

**ACCEPTANCE OF THE
ARBITRAGE REBATE REPORT
SERIES 2015A-1 AND 2015A-2**

Mr. Pfuhl reviewed the Arbitrage Rebate Report with the Board, highlighting that there was no rebate requirement.

On a motion by Mr. DelBene, seconded by Mr. Sallas, with all in favor, the Board approved the Playground Replacement Proposal for Turnbull Creek Community Development District.

TENTH ORDER OF BUSINESS

**PRESENTATION OF THE 2026-
2027 PROPOSED BUDGET**

Mr. Pfuhl presented the proposed budget to the Board.

The Board requested the following changes:

Line 78- Maintenance & Repairs: Increased to \$56,180

Line 91- Miscellaneous Contingency: Increased to \$222,735 to include \$50,000 for playground replacement, \$40,000 for amenity center interior refurbishment, and \$85,000 for repair/replacement of columns and archways.

**1.) Consideration of Resolution 2026-03; Approving Proposed
Budget for Fiscal Year 2026-2027 and Setting Public Hearing**

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board adopted Resolution 2026-03, approving the proposed budget as amended, and setting the Public Hearing for August 11th at 6:30 p.m. at the Village Church located at 4229 Pacetti Rd, St. Augustine, FL 32092, for Turnbull Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

**CONSIDERATION OF
RESOLUTION 2026-04;
REAPPOINTING ASSISTANT
TREASURER**

Mr. Pfuhl reviewed the resolution with the Board.

On a motion by Mr. DelBene, seconded by Mr. Sallas, with all in favor, the Board adopted Resolution 2026-04, appointing Susan Garcia as the Assistant Treasurer, for Turnbull Creek Community Development District.

TWELFTH ORDER OF BUSINESS

**DISCUSSION REGARDING
POND ACCESS**

The Board discussed a resident concern about people walking around the District Ponds.

The Board requested the staff send a reminder out monthly regarding the District's Policy of fishing on the retention ponds.

THIRTEENTH ORDER OF BUSINESS

**APPROVAL OF CONSENT
AGENDA**

**1.) Ratification of the Operation and Maintenance
Expenditures for February 2026 and March 2026**

Mr. Pfuhl reviewed the expenditures with the Board.

On a motion by Mr. DelBene, seconded by Ms. Martin, with all in favor, the Board ratified the operations and maintenance expenditures for February 2026 in the amount of \$159,762.69 and March 2026 in the amount of \$95,001.80, 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, reminding the Board of the requirement to fill out the Form 1 by July 1st.

Ms. Henley updated the Board on the status of the payment for the damage to the Pickle Ball Courts.

Discussion ensued regarding the insurance claim for the court and the status of the filing with the State Attorney's Office.

Mr. DelBene demanded the staff request a formal denial letter from the insurance provider and file the complaint with the State Attorney's Office by the June Meeting.

B. Amenity and Field Operation Managers

1.) Field Operations & Amenity Management Report

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

Ms. Martin requested an event schedule for the rest of the year be provided to the Board at the next meeting.

Ms. Martin requested the marquee board be updated. Mr. Hutchinson informed the Board that he will order more letters for the Board.

C. District Manager

Mr. Pfuhl reviewed the letter from the St. Johns County Supervisor of Elections informing the Board that as of April 15th, 2026, there are 2,027 registered voters residing in the Turnbull Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS

**CONSIDERATION OF
SECURITY SYSTEMS
PROPOSALS ***

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

The Board discussed the proposal for a new security system.

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

On a motion by Mr. DeIBene, seconded by Mr. Gernhard, with all in favor, the Board approved the proposal from Everon for a new security system and terminated the agreement with Vector, for Turnbull Creek Community Development District.

SIXTEENTH 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 10:38 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