



Rizzetta & Company

Turnbull Creek Community Development District

Board of Supervisors' Meeting September 08, 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	Chairperson
Jennifer Martin	Vice Chairperson
Raymond Ames	Assistant Secretary
Michael Gernhard	Assistant Secretary
Daren Sallas	Assistant Secretary

District Manager

Ben Pfuhl	Rizzetta & Company
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District Counsel

Mary Grace Henley	Kilinski/Van Wyk
Jennifer Kilinski	Kilinski/Van Wyk

District Engineer

Mike Yuro	Yuro & Associates
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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

September 1, 2026

FINAL AGENDA

Dear Board Supervisors:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **regular meeting on September 08, 2026, at 6:30 p.m.** at The Murabella Amenity Center 101 Positano Avenue, St. Augustine, FL 32092.

1. **CALL TO ORDER / ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS - Part A**
 - A. District Engineer
 - B. Landscape
 1. Yardnique Landscape Reports Tab 1
4. **BUSINESS ITEMS**
 - A. Consideration of Playground Equipment Replacement (*Under Separate Cover*)
 - B. Consideration of Deep South Pole Barn Proposals Tab 2
 - C. Consideration of Tree Removal Proposals Tab 3
 - D. Consideration of Drainage Install Proposal – Playground..... Tab 4
 - E. Consideration of Sod Install Proposal – Positano Ave..... Tab 5
 - F. Consideration of Gate Removal Proposal Tab 6
 - G. Consideration of Erosion Repair Proposal..... Tab 7
 - H. Consideration of Pressure Wash Proposal Tab 8
 - I. Acceptance of Rizzetta & Company Addendums for Professional District Services Tab 9
5. **BUSINESS ADMINISTRATION**
 - A. Approval of Consent Agenda
 1. Ratification of the Operation and Maintenance Expenditures for June 2026 and July 2026..... Tab 10
- STAFF REPORTS - Part B**
 - A. District Counsel
 - B. Amenity and Field Operation Managers
 1. Field Operations& Amenity Management Report..... Tab 11
 2. Future Horizons Report..... Tab 12
 - 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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist Yardnique

1.0 Maintenance	7/27/2026
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 completely mowed. Ponds 1-5 were completely mowed.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park were completely mowed. SR 16 entrance was completely mowed. Ponds 6-9,15 and 16 were completely mowed.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field was completley mowed. The playground was completely mowed. Ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was completely mowed. Ponds 10-14 were completely mowed.
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 berm was completely mowed. Pacetti berms and athletic field were completely mowed.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing service.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the hard surfaces 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	Prepared by Jerry Lambert 8/5/2026

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 (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
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)	
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 be 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 summer annuals were installed on 6/25/26.
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installation)	
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 poinsettia's at amenity center entrance at the holidays	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist Yardnique</i>	
1.0 Maintenance	8/10/2026
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 completely mowed. Ponds 1-5 were completely mowed.
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Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was completely mowed. Ponds 10-14 were completely mowed.
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 berm was completely mowed. Pacetti berms and athletic field were completely mowed.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing service.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the hard surfaces 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	Prepared by Jerry Lambert 8/18/2026

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)	The palm tree pruning was completed on 7/23/26.
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	
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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)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
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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

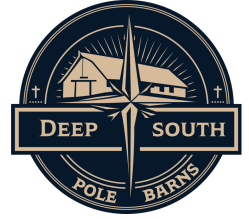
These are to be completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & 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 summer annuals were installed on 6/25/26.
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installation)	
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 poinsettia's at amenity center entrance at the holidays	
Signature (Yardnique):	Dwain Ayres

Tab 2

ESTIMATE

Deep South Pole Barns
118 Masters Rd.
East Palatka, FL 32131
(386) 385-5294

Sales Representative
Elaine Jackson
(386) 385-5294
deepsouthpolebarns@gmail.com



Jim Schieszer
1001 W. Positano Ave
St. Augustine, FL

Estimate #	7839
Date	8/20/2026

Item	Description	Qty	Price	Amount
60W x 108L	Install 60x108 Pole Barn Kit Trusses 8x8x20 Posts 2x6 Purlins 29 Ga Galv Metal Concrete for Poles	1.00	\$69,882.50	\$69,882.50
Sales Tax		1.00	\$2,616.78	\$2,616.78

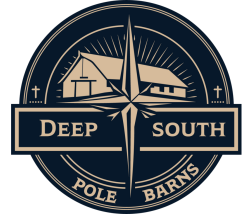
Sub Total	\$72,499.28
Total	\$72,499.28

ADDITIONAL NOTES

ESTIMATE

Deep South Pole Barns
118 Masters Rd.
East Palatka, FL 32131
(386) 385-5294

Sales Representative
Elaine Jackson
(386) 385-5294
deepsouthpolebarns@gmail.com



Jim Schieszer
1001 W. Positano Ave
St. Augustine, FL

Estimate #	7840
Date	8/20/2026

Item	Description	Qty	Price	Amount
29W x 67L	Install 29x67 over Playground 4 - 30' Headers Trusses 2x8 Purlins 29 ga. Galv Metal	1.00	\$22,743.27	\$22,743.27
Sales Tax		1.00	\$625.48	\$625.48

Sub Total	\$23,368.75
Total	\$23,368.75

ADDITIONAL NOTES

Tab 3



Tree Removal - Pine Trees

August 2, 2026

Murabella-Turnbull Creek

101 E Positano Ave
St Augustine, FL 32092

Tree Removal - Pine Trees

To flush cut and remove the 1 dead Pine tree behind the mail center near SR-16.

To flush cut and remove the 2 dead Pine trees behind unit 1415 Riva Del Garda Way.

To flush cut and remove the 1 dead Pine tree behind unit 1417 Riva Del Garda Way.

To flush cut and remove the 1 dead Pine tree behind unit 1409 Riva Del Garda Way.

To flush cut and remove the 1 dead Pine tree behind unit 1419 Riva Del Garda Way.

To flush cut and remove the 3 dead Pine trees and 1 declining Pine tree behind unit 1613 Calabria Ct.

To flush cut and remove the 4 dead Pine trees across from the mail center on Positano Ave.

To remove all resulting debris off site.

\$6,930.00

Sale: \$6,930.00

Total: **\$6,930.00**

Terms and Conditions

1. Agreement

This agreement ("Agreement") is made between Yard-Nique or an affiliated company Yardnique, Landmark, NatureScapes, NativeGreen, Creative Landscapes, Unique, or Team Management ("Company") and Murabella-Turnbull Creek ("Customer") for the provision of landscaping enhancements ("Services") to be installed at 101 E Positano Ave, St Augustine, FL 32092 ("Property").

2. Scope of Work

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

3. Payment Terms

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

4. Schedule

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

5. Access to Property

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

6. Change Orders

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

7. Warranties and Guarantees

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



August 2, 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 #170589

Tree Removal - Pine Trees

August 2, 2026

Date _____

Date _____



Tree Removal - Unit 504 Rozzini
Circle
August 4, 2026

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

Tree Removal - Unit 504 Rozzini Circle

To flush cut and remove the 1 dead broken fallen Pine tree behind the unit.

To flush cut and remove the 1 declining Pine tree behind the unit.

To remove all resulting debris off site.

\$1,330.00

Sale: \$1,330.00

Total: **\$1,330.00**

Terms and Conditions

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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").

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Tree Removal - Unit 504 Rozzini
Circle
August 4, 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.

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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #171898

Tree Removal - Unit 504 Rozzini
Circle
August 4, 2026

Date _____

Date _____



Tree Removal - Holly Trees &
Crape Myrtle
August 19, 2026

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

Tree Removal - Holly Trees & Crape Myrtle

To flush cut and remove the 16 Holly Trees at the Amenity Center.

To flush cut and remove the 11 Holly Trees at the roundabout on Positano Ave.

To remove and stump grind the 3 Holly Trees at the roundabout on Positano Ave.

To remove and stump grind the designated Crape Myrtle at the roundabout on Positano Ave.

To remove all resulting debris off site.

\$8,260.00

Sale: \$8,260.00

Total: **\$8,260.00**

Tree Removal - Holly Trees &
Crape Myrtle
August 19, 2026

Terms and Conditions

1. Agreement

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Tree Removal - Holly Trees &
Crape Myrtle
August 19, 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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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #169694

Tree Removal - Holly Trees &
Crape Myrtle
August 19, 2026

Date _____

Date _____



Tree Removal - Unit 500 Rozzini
Circle
August 28, 2026

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

Tree Removal - Unit 500 Rozzini Circle

To remove and stump grind the one (1) large Live Oak tree behind the unit next to the fence.

To remove all resulting debris off site.

Note: The fence in the area of the tree needs to be removed.

Note: There are approximately 3-4 fence panels that are affected by the tree roots.

Note: Yardnique is not responsible for damages to the fence.

\$7,280.00

Sale:	\$7,280.00
Total:	\$7,280.00

Tree Removal - Unit 500 Rozzini
Circle
August 28, 2026

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Tree Removal - Unit 500 Rozzini
Circle
August 28, 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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By _____ Dwain Ayres By _____ Riverside Management



OPPORTUNITY #175438

Tree Removal - Unit 500 Rozzini
Circle
August 28, 2026

Date _____

Date _____

Tab 4



Drainage Install - Playground
(Amenity Center)
August 28, 2026

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

Drainage Install - Playground (Amenity Center)

To manually trench the designated area.

To excavate the existing collection basin.

To remove the 4 inch. corrugated drain pipe.

To install a new 4 inch. solid drain pipe.

To install six (6) 18 inch. x 18 inch. Industrial Grade Catch Basins in the low lying areas at the playground.

\$21,100.00

Sale: \$21,100.00

Total: **\$21,100.00**



Drainage Install - Playground
(Amenity Center)
August 28, 2026

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Drainage Install - Playground
(Amenity Center)
August 28, 2026

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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #175340

Drainage Install - Playground
(Amenity Center)
August 28, 2026

Date _____

Date _____



Tab 5



Opportunity #173577

Sod Install - Positano Ave
(Roundabout)

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

To remove the existing mulch in the 4 designated tree rings at the roundabout on Positano Ave.

To install new sod in the same areas.

To make irrigation adjustments to ensure proper coverage for the new sod.

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
Sod St. Augustine (Pallet)	3.00	\$650.00	\$1,950.00
Labor Irrigation Tech	2.00	\$105.00	\$210.00
Disposal	1.00	\$250.00	\$250.00
EN - General		Service Total:	\$2,905.00
Total (Material, Tax and Labor)			\$2,905.00



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Client / Owner

By _____ Operations Manager
Signature / Title

James Schieszer

Printed Name / Date

By _____ Account Manager
Signature / Title

By Dwain Ayres 08/19/2026

Printed Name / Date

Tab 6



Gate Removal - Pacetti Rd
Entrance
August 30, 2026

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

Gate Removal - Pacetti Rd Entrance

To remove the gate and panels at the Pacetti Rd entrance.

To fill in the holes with cement.

To remove all resulting debris off site.

\$770.00

Sale: \$770.00

Total: \$770.00

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Gate Removal - Pacetti Rd
Entrance
August 30, 2026

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By _____
Dwain Ayres

By _____
Riverside Management



OPPORTUNITY #175476

Gate Removal - Pacetti Rd
Entrance
August 30, 2026

Date _____

Date _____

Tab 7



Opportunity #175358

Erosion Repair - Pescara Pond and
489 Porta Rosa Circle

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

To install topsoil in the designated eroded areas.

To top dress the topsoil with new sod.

To remove all resulting debris off site.

Scope of Work / Labor & Materials

Sod Install

Items	Qty	Per Price	Extended Price
Labor Enhancement	10.50	\$55.00	\$577.50
Topsoil (Cubic Yard)	2.00	\$89.60	\$179.20
Bahia Sod (Pallet)	1.00	\$379.00	\$379.00
Sod Install		Service Total:	\$1,135.70
Total (Material, Tax and Labor)			\$1,135.70



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- 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.

Client / Owner

By _____ Operations Manager
Signature / Title

James Schieszer
Printed Name / Date

By _____ Account Manager
Signature / Title

By Dwain Ayres 08/28/2026
Printed Name / Date

Tab 8

My Clean Roof

ESTIMATE

Date 8/30/2026

Murabella
Turnbull
Creek
CDD

Date completed	Job	Payment Terms	Due Date
N/A	Pressure washing		N/A

	Mail Kiosks 1) Pressure wash the exterior of all 3 mail kiosks. Wipe down the front of the mailboxes with a damp cloth. 2) Pressure wash sidewalks and curbs around all 3 kiosks		\$900.00
	Amenity Center 1) Pressure wash all sidewalks and curbs in the parking lot 2) Pressure wash the front entrance of the amenity center		\$1250.00

	3) Pressure wash the pool deck patios on the back of the building		
	Pool Deck 1) Pressure wash the pool deck, bridge, pavilion, slide tower, and all other structures		\$950.00
		Total	\$

Make all checks payable to My Clean Roof

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

Tab 9

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for Professional District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2026 (the “**Effective Date**”), by and between **Turnbull Creek Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**District Manager**”).

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for Professional District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees**Exhibit B
Schedule of Fees****STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$4,130.42	\$49,565
Assessment Roll: ⁽¹⁾		\$5,399
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$4,240.42	\$56,284

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

Tab 10

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures June 2026 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$61,162.46**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
210 Handyman Services, LLC	101071	1	Maintenance & Repair 05/26	\$ 1,200.00
Alfred W Grover	101072	050826	Maintenance & Repair 05/26	\$ 200.00
Alfred W Grover	101080	061226	Tennis/Pickleball Court Lighting 06/26	\$ 980.00
COMCAST	20260618-2	8495741400863399-052526 ACH	Phone, Internet & Cable Services 06/26	\$ 446.33
COMCAST	20260622-1	8495741401701846-052726 ACH	Internet Services 06/26	\$ 179.77
Florida Power & Light Company	20260617-1	2298893591-052726 ACH	Electric Services 05/26	\$ 4,290.56
Florida Power & Light Company	20260623-1	2722888282-060126 ACH	Electric Services 05/26	\$ 2,814.78
Florida Power & Light Company	20260623-1	2781798307-060126 ACH	Electric Services 05/26	\$ 91.02
Florida Power & Light Company	20260623-1	4217317033-060126 ACH	Electric Services 05/26	\$ 110.85
Florida Power & Light Company	20260623-1	5191830404-060126 ACH	Electric Services 05/26	\$ 32.75

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Florida Power & Light Company	20260623-1	5841524282-060126 ACH	Electric Services 05/26	\$ 34.82
Florida Power & Light Company	20260623-1	5907098254-060126 ACH	Electric Services 05/26	\$ 31.33
Florida Power & Light Company	20260623-1	6555783429-060126 ACH	Electric Services 05/26	\$ 42.39
Florida Power & Light Company	20260623-1	6889119035-060126 ACH	Electric Services 05/26	\$ 620.65
Florida Power & Light Company	20260623-1	8189715355-060126 ACH	Electric Services 05/26	\$ 138.98
Florida Power & Light Company	20260623-1	9561370132-060126 ACH	Electric Services 05/26	\$ 39.24
Florida Power & Light Company	20260623-1	9623601409-060126 ACH	Electric Services 05/26	\$ 41.74
Governmental Management Services, LLC	101077	337	Website Compliance & Management 06/26	\$ 110.00
Hancock Bank	101073	44802	Trustee Fees S2016 05/26	\$ 4,500.00
Hancock Bank	20260623-3	CC052726-616	Credit Card Expenses 05/26	\$ 5,842.72

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Hi-Tech System Associates	20260604-1	443703 ACH	Security Monitoring & Maintenance 06/26	\$ 30.00
Kilinski Van Wyk, PLLC	101074	15007	Legal Services 04/26	\$ 1,157.00
My Clean Roof LLC	101090	647	Pressure Washing 06/26	\$ 700.00
My Clean Roof LLC	101090	648	Pressure Washing 06/26	\$ 500.00
Neighborhood Publications, Inc	101086	MURA5930	Website Compliance & Maintenance 06/26	\$ 45.00
Paychex	20260610-1	2026052800 ACH	Express Payroll Direct Deposit Processing 05/28/26	\$ 144.37
Pickled Court North Florida	101078	616-050126	Miscellaneous Expense 05/25	\$ 1,000.00
Poolsure	101081	131295634800	Maintenance & Repairs 04/26	\$ 13,666.50
Poolsure	101082	131295635521	Pool Chemicals 06/26	\$ 1,922.87
Precast and Restoration Services Inc.	101087	3039	Maintenance & Repair 06/26	\$ 5,500.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Republic Services	20260623-2	0687-001632941 ACH	Waste Disposal Services 06/26	\$ 411.47
Riverside Management Services, Inc	101075	213	Lifeguard Services 04/26	\$ 2,445.48
Rizzetta & Company, Inc.	101070	INV0000109968	District Management Fees 06/26	\$ 4,606.33
St Johns Utility Department	20260618-1	532445114371-051926 ACH	Water-Sewer Services 05/26	\$ 699.12
St Johns Utility Department	20260618-1	532445124405-051926 ACH	Water-Sewer Services 05/26	\$ 16.19
St Johns Utility Department	20260618-1	532445124406-051926 ACH	Water-Sewer Services 05/26	\$ 40.04
St Johns Utility Department	20260618-1	532445124596-051926 ACH	Water-Sewer Services 05/26	\$ 88.20
Turner Pest Control, LLC	101088	622358674	Pest Control 06/26	\$ 200.51
USA TODAY Media Corp	101079	0007735068	Legal Advertising 05/26	\$ 68.64
Vector Security, Inc	101083	77887209	Security Monitoring & Maintenance 06/26	\$ 622.06

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2026 Through June 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.	101084	TMNE 208169	Landscape Miscellaneous 05/26	\$ 888.00
Yard-Nique, Inc.	101084	TMNE 208224	Irrigation Repair 05/26	\$ 515.00
Yard-Nique, Inc.	101089	TMNE 208441	Landscape Replacement 05/26	\$ 2,155.00
Yard-Nique, Inc.	101089	TMNE 208442	Irrigation Repair 05/26	\$ 1,395.25
Yuro & Associates, LLC	101085	4104	Engineering Services 05/26	<u>\$ 597.50</u>
Report Total				<u>\$ 61,162.46</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures July 2026 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$172,055.13**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Ashley and Matthew Lombard	101091	616-070126	Deposit Reimbursement 07/26	\$ 75.00
COMCAST	20260716	8495741400863399-062526 ACH	Phone, Internet & Cable Services 07/26	\$ 438.73
COMCAST	20260718	8495741401701846-062726 ACH	Internet Services 07/26	\$ 179.77
Deanco Building Solutions, Inc.	101110	163471	Janitorial Services 06/26	\$ 283.33
Deanco Building Solutions, Inc.	101104	165296	Janitorial Services 07/26	\$ 680.00
Fitness Pro	101111	278497	Maintenance & Repairs 07/26	\$ 115.00
Florida Department of Health in St. Johns County	20260701	55-BID-8523509 ACH	Pool Permit 05/26	\$ 350.00
Florida Power & Light Company	20260716 616	2298893591-062526 ACH	Electric Services 06/26	\$ 4,290.56
Florida Power & Light Company	20260722-8	2722888282-070126 ACH	Electric Services 06/26	\$ 3,380.06
Florida Power & Light Company	20260722-2	2781798307-070126 ACH	Electric Services 06/26	\$ 89.07
Florida Power & Light Company	20260722-3	2907098254-070126 ACH	Electric Services 06/26	\$ 31.22
Florida Power & Light Company	20260722-6	4217317033-070126 ACH	Electric Services 06/26	\$ 110.85

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Florida Power & Light Company	20260722-7	5191830404-070126 ACH	Electric Services 06/26	\$ 32.70
Florida Power & Light Company	20260722-1	5841524282-070126 ACH	Electric Services 06/26	\$ 34.54
Florida Power & Light Company	20260722-11	6555783429-070126 ACH	Electric Services 06/26	\$ 40.44
Florida Power & Light Company	20260722-9	6889119035-070126 ACH	Electric Services 06/26	\$ 568.91
Florida Power & Light Company	20260722-10	8189715355-070126 ACH	Electric Services 06/26	\$ 136.19
Florida Power & Light Company	20260722-4	8561370132-070126 ACH	Electric Services 06/26	\$ 38.43
Florida Power & Light Company	20260722-5	9623601409-070126 ACH	Electric Services 06/26	\$ 40.44
Future Horizons, Inc.	101092	95137	Lake & Pond Management Services 05/26	\$ 1,375.00
Future Horizons, Inc.	101112	95590	Lake & Pond Management Services 06/26	\$ 1,375.00
Governmental Management Services, LLC	101101	338	Website Compliance & Management 07/26	\$ 110.00
Grau & Associates, P.A.	101102	29928	Audit Services FY 24/25	\$ 4,200.00
Grout Line Solutions	101113	360	Maintenance & Repair 03/26	\$ 400.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Hancock Bank	20260726	CC062726-616	Credit Card Expenses 06/26	\$ 7,216.65
Hi-Tech System Associates	20260706	445256 ACH	Security Monitoring & Maintenance 07/26	\$ 30.00
Kilinski Van Wyk, PLLC	101105	15250	Legal Services 05/26	\$ 7,258.91
Neighborhood Publications, Inc	101106	MURA5931	Website Compliance & Management 07/26	\$ 45.00
Paychex	20260715	2026-06-09 ACH	BOS Payroll 06/09/26	\$ 665.70
Poolsure	101093	131295636046	Pool Chemicals 07/26	\$ 1,922.87
Republic Services	20260720	0687-001640505 ACH	Waste Disposal Services 07/26	\$ 410.67
Riverside Management Services, Inc	101103	214	Facility Monitor 06/26	\$ 25,063.66
Riverside Management Services, Inc	101099	215	Lifeguard Services 05/26	\$ 4,628.06
Rizzetta & Company, Inc.	101098	INV0000110642	Dissemination Services 07/26	\$ 4,106.33
St Johns Utility Department	20260720 2219-1	532445114371-061926 ACH	Water-Sewer Services 06/26	\$ 1,834.22
St Johns Utility Department	20260720 2219-3	532445124405-061926 ACH	Water-Sewer Services 06/26	\$ 18.77

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
St Johns Utility Department	20260720 2219-2	532445124406-061926	Water-Sewer Services 06/26	\$ 39.84
St Johns Utility Department	20260720 2219-4	ACH 532445124596-061926	Water-Sewer Services 06/26	\$ 87.64
Turner Pest Control, LLC	101107	622486935	Pest Control 07/26	\$ 200.51
Vector Security, Inc	101115	78040385	Security Monitoring & Maintenance 07/26	\$ 622.06
Vector Security, Inc	101115	78142363	Security Monitoring & Maintenance 07/26	\$ 45.00
Yard-Nique, Inc.	101100	TMNE 209378	Landscape Maintenance 05/26	\$ 72,710.00
Yard-Nique, Inc.	101108	TMNE 213684	Landscape Maintenance 06/26	\$ 25,629.00
Yard-Nique, Inc.	101109	TMNE 216782	Landscape Maintenance 07/26	\$ 275.00
Yard-Nique, Inc.	101116	TMNE 220646	Landscape Maintenance 07/26	\$ 540.00
Yuro & Associates, LLC	101117	4133	Engineering Services 06/26	<u>\$ 330.00</u>
Report Total				<u>\$ 172,055.13</u>

Tab 11

Turnbull Creek

Community Development District

Field Operations & Amenity Management Report



Jim Schieszer

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Erick Hutchison

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Turnbull Creek
Community Development District

Field Operations &AmenityManagement Report
September 8, 2026

To: Board of Supervisors

From: Jim Schieszer
Field Operations Manager

Erick Hutchison
Amenity Manager

RE: Murabella Field Operations & Amenity Management Report – September 8,
2026

The following is a summary of items related to the field operations,
maintenance and amenity management of Murabella.

Community Events

Community Clubs:

- Coffee Hour – Fridays 10am
- Ladies Book Club – First Tuesday monthly 12pm
- Mahjong – Second and Fourth Mondays 1:30pm
- Book Exchange Club – Located in the Social Room

Community Information:

- HOA Board Meeting – Monday, Sept 21th 6:30pm •
- Food Truck Tuesday – 1st and 3rd Tuesday Monthly

Summer Slide Hours

Through Labor Day, Monday, September 7th, 2026

Saturday – Sunday 11am-6pm

Private Rentals:

- August – 8 Rentals

Topics for Discussion:

- Gym - Replacement machines
- Additional card reader proposal
- Comcast

Optional Gym Equipment



AXIOM SERIES BICEPS CURL / TRICEPS EXTENSION

MONTHLY

from \$146 /monthly

ONE-TIME

from \$5,246.00

Monthly payments available with [affirm](#). [See if you qualify.](#)

HSA/FSA eligible [Save an average of 30%](#) [Learn more](#)

Color: Charcoal Frame / Black Upholstery



Shroud Option:

Full Shroud

IN-HOME DELIVERY

This item will be delivered and installed within 10-12 weeks

- Placement in the room of your choice
- Professional assembly and removal of packaging



LIFE FITNESS

SIGNATURE SERIES DUAL ADJUSTABLE PULLEY

★★★★★ 4 Reviews

MONTHLY

from \$280 /monthly

ONE-TIME

from \$10,053.00

Monthly payments available with [affirm](#). [See if you qualify.](#)

HSA/FSA eligible [Save an average of 30%](#) [Learn more](#)

Made in USA using Global Materials

Stabilization Pad:

None

with Stabilization Pad

Color: Charcoal



Shroud:

Rear

I recommend going with commercial grade gym equipment from Life Fitness to keep everything uniformed; However, there are other commercial grade options like True Fitness. Price in photos do not reflect possible discounts.

Vendor Village

8/23



Next Vendor Village is scheduled for November 15th

Weekly Maintenance

Below is a list of maintenance responsibilities that are completed weekly:

- Debris is removed throughout the community including the lake banks, roadways, tennis courts, soccer field, playgrounds, pool area, mail kiosks, sports complex and parking lot
- All trash receptacles are emptied and bags replaced
- All dog pot waste receptacles are emptied and restocked
- All pool furniture on the pool deck is straightened and organized
- Lighting inspections are conducted and bulbs are replaced
- Minor repairs to signage, paint, fencing, handrails, etc. are handled

Additional maintenance tasks and projects are conducted on an as needed basis. Examples of these projects are detailed on the following pages.

Topics for discussion:

Pine trees: Multiple need to be removed throughout the berms due to pine beetle infestation

Pool bridge: Welded rails that got damaged in a heavy wind storm

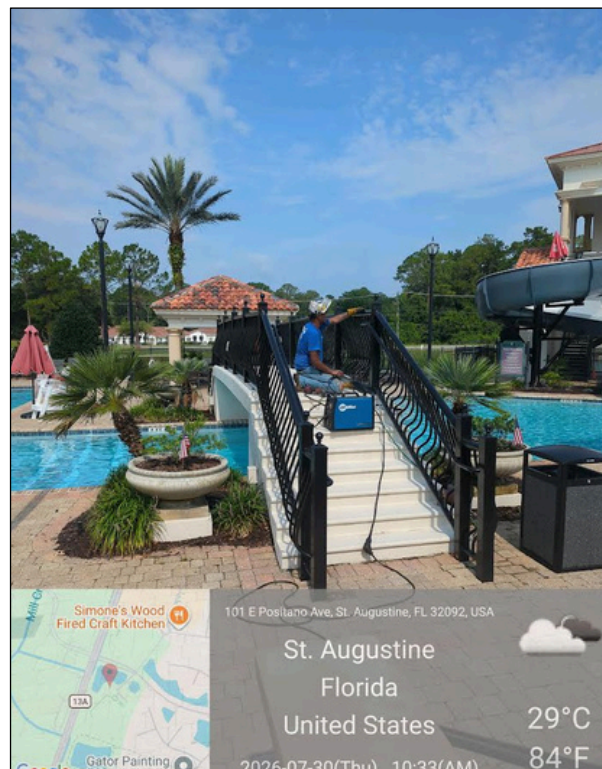
Completed Projects

- Heavy wind caused damage to railing

BEFORE



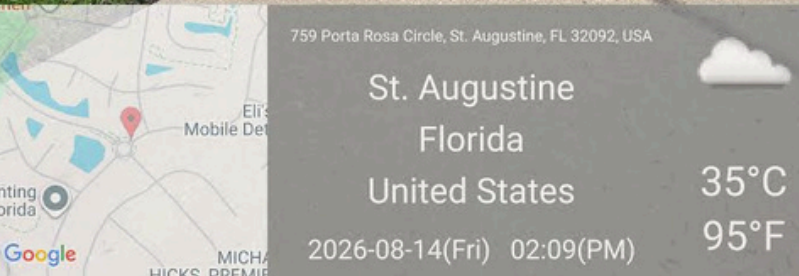
AFTER



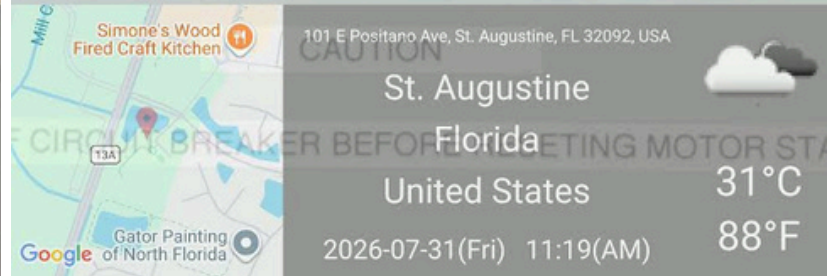
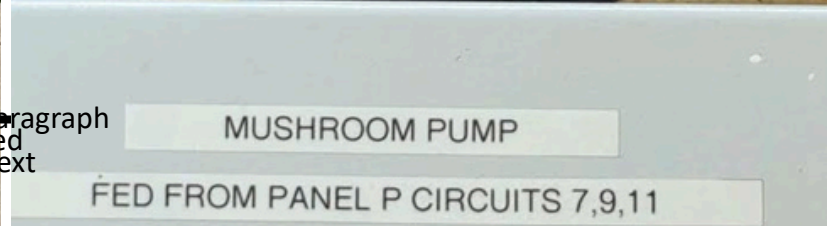
Completed Projects



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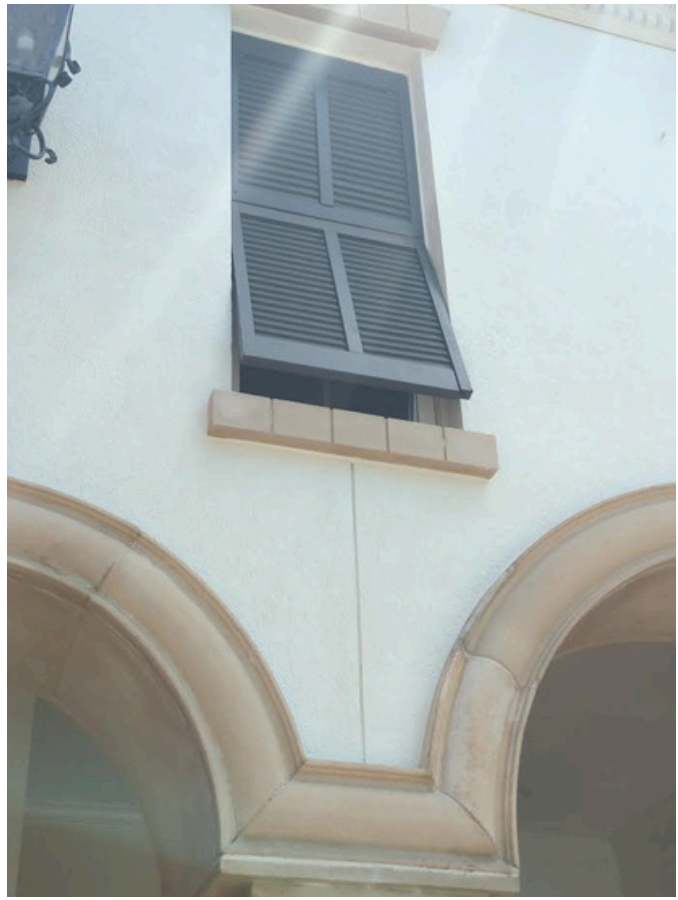
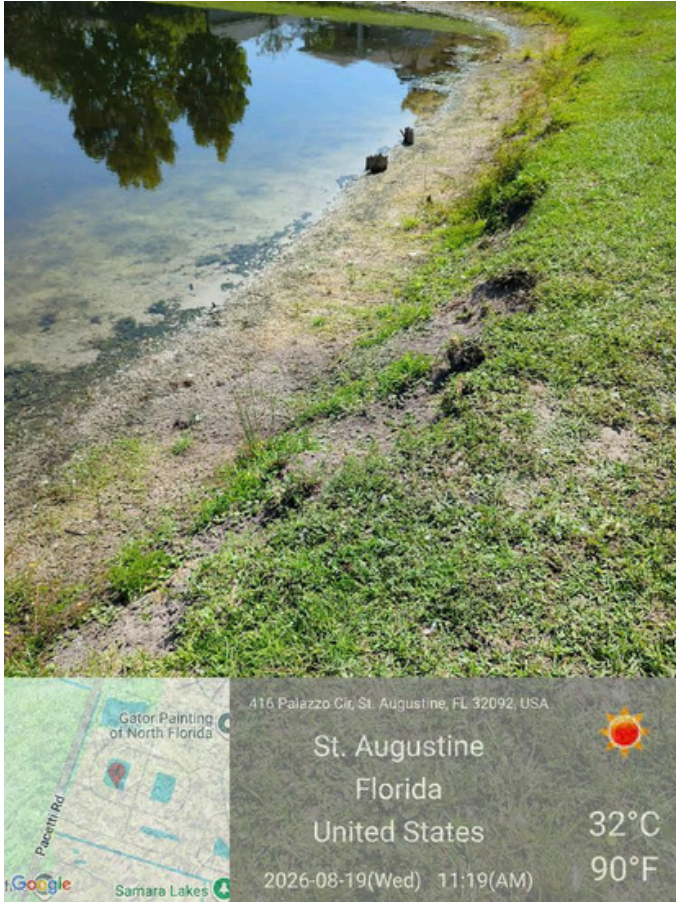


Fixed Irrigation



Flowmeter Replaced

Bids for Repair



Pond Bank Shutters Dead Pines

Conclusion

For any questions or comments regarding the above information please contact Jim Schieszer, Field Operations Manager, at jschieszer@rmsnf.com and Erick Hutchison, Amenity Manager, at murabellamanager@rmsnf.com .

Respectfully,

Jim Schieszer
Erick Hutchison

Tab 12

Turnbull Creek Treat Sheet

Date: 7-27-26

Water Temp: 90 Degrees

Weather: Clear

Winds: 5-10 MPH

MuraBella

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

San Marino

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None

Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

Comments: None