Rizzetta & Company

Turnbull Creek
Community Development District

Board of Supervisors' Meeting
November 10, 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
District Counsel	Mary Grace Henley	Kilinski/Van Wyk
	Jennifer Kilinski	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

November 03, 2026

FINAL AGENDA

Dear Board Supervisors:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **regular meeting on November 10, 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 Sun Shade Fabric Replacement Proposals ..... Tab 2
B. Consideration of Tree Removal Proposals ..... Tab 3
C. Consideration of Tree Install Proposal ..... Tab 4
D. Consideration of Sod Install Proposal – Positano Ave (Roundabout) ..... Tab 5
E. Consideration of Irrigation Install – SR 16 Entrance ..... Tab 6
F. Consideration of Amenity Center Retaining Wall Proposal ..... Tab 7
G. Consideration of Circular Colonnade Restoration Proposal ..... Tab 8
H. Consideration of Column Regrout Proposal ..... Tab 9
I. Consideration of Amenity Center Entry Door Installation ..... Tab 10
J. Consideration of Drain Install and Mulch Removal Proposal – Playmore ..... Tab 11
K. Discussion on San Giacocmo Entrance ..... Tab 12
L. Consideration of Amenity Center Use as Police Substation *(Under Separate Cover)* ..... Tab 13
M. Consideration of Playground Sunshade Pressure Washing Proposal *(Under Separate Cover)* ..... Tab 14
N. Consideration of Resolution 2027-01; Budget Amendment FY25-26 ..... Tab 15
5. BUSINESS ADMINISTRATION
A. Approval of Consent Agenda
1. Consideration of Minutes of the Board of Supervisors' Meeting held September 8, 2026 *(Under Separate Cover)* ..... Tab 16
2. Ratification of the Operation and Maintenance Expenditures for August and September 2026 ..... Tab 17
STAFF REPORTS - Part B
A. District Counsel
B. Amenity and Field Operation Managers
1. Field Operations& Amenity Management Report ..... Tab 18
2. Future Horizons Report ..... Tab 19
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	**9/14/2026**
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 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 herbiciedes 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 orimental 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 shalll 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 Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication 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 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 summer annuals were installed on 6/25/26.
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

Landscape Maintenance Checklist Yardnique

1.0 Maintenance	**9/21/2026**
<u>Growing</u> 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.
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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	

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 herbiciedes 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 orimental 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 shalll 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 Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication 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,	
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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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 fall annuals were installed on 9/22/26.
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
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Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist Yardnique

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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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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 2

Proposed Date	JULY 30, 2026
Expiration Date	AUGUST 30, 2026

Southern Recreation

Play for all ages

4060 Edison Avenue
Jacksonville, Florida 32254
Phone 904-387-4390 Fax 904-387-4391
travis@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Murabella
Shade Top Replacement

PROPOSED TO
Jim Schieszer
Riverside Management Services
9655 Florida Mining Blvd.
Jacksonville, Florida 32257
(904)759-9833
jschieszer@rmsnf.com

BILL TO **Same**

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		SRP Replacement 22'x14' Shade Top		1,895.00

Subtotal	1,895.00
Tax Rate	.075
Tax	142.13
Freight	250.00
Installation	750.00
Total Due	3,037.13

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment **A 50% deposit is required to begin project.** The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included **unless specifically noted on the proposal.**

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage
Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers

Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

Access/Utilities Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

Rock/Foreign Object Clause Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in- place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature *Terry Rogers* **Terry Rogers, President**

Accepted by_____ **Date** _____

Billing Name and Address: _____ **Billing Email:** _____

_____

Please sign and fill in the information where the project invoice will be billed to.

Color Options

Frame

Gloss



Matte, Textured, or Metallic



Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant (FR).



Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



QUOTE NUMBER
1752

DATE
October 6, 2026

EXPIRY DATE
November 1, 2026

FOR
World Golf Village

ADDRESS
1 King And Bear Dr
Saint Augustine
FL 32092

TO
James Schieszer

EMAIL
jschieszer@rmsnf.com

FROM
Jennifer Garcia
360 Recreation
5120 Mortier Ave
Belle Isle, FL 32812-1053
360recreation.com/

PHONE
888-360-Park (7275)

World Golf Village - Sunshade Fabric Replacement

Shade Fabric Replacement Commercial 95 Shade Sail - 21 x 14 - Color To Be Confirmed - 70' Perimeter - 6mm Wire Edge	2,200.00 x 1 2,200.00
Shade Fabric Replacement Installation Removal & Disposal of old fabric and Installation of new fabric.	1,990.00 x 1 1,990.00
FREIGHT Shipping	650.00 x 1 650.00

Note

This shade fabric proposal includes mobilization for a site visit to obtain precise field measurements and verify dimensions upon approval.

Subtotal	4,840.00
Tax 6.5%	143.00
Total	**$4,983.00**

Terms & Conditions

Prices are valid for thirty (30) days and are subject to change thereafter. Applicable sales tax will be charged unless a valid tax exemption certificate is provided with the order.

Unless specifically stated in this proposal, site work, demolition, drainage, electrical, permits, engineering, surveys, utility relocation, and other work not listed in the Scope of Work are excluded. Customer is responsible for identifying and locating all public and private underground utilities, including use of Sunshine 811 and private locating services when necessary. 360 Recreation is not responsible for damage to utilities or concealed improvements that were not properly identified or marked.

Pricing is based on normal site conditions and reasonable access. Unforeseen conditions, unsuitable soils, underground obstructions, drainage conditions, restricted access, or other circumstances outside the original Scope of Work may result in additional charges. Any additional or changed work will be invoiced separately or handled by written change order.

360 Recreation is not responsible for delays caused by weather, permitting, inspections, site readiness, manufacturer or freight delays, acts of God, or other circumstances beyond its reasonable control. If installation cannot proceed as scheduled due to circumstances beyond 360 Recreation's control, all equipment, materials, freight, and other costs incurred or committed by 360 Recreation shall become immediately due and payable. The remaining installation balance shall be due upon substantial completion.

Buyer agrees to pay fifty percent (50%) upon acceptance of this proposal and the remaining fifty percent (50%) upon substantial completion unless otherwise stated. Minor punch-list or warranty items that do not prevent the intended use of the project shall not be grounds for withholding payment.

Equipment and custom or special-order materials are non-cancelable once ordered or placed into production. Any approved cancellation is subject to all costs incurred, including manufacturer cancellation charges, restocking fees, engineering, and freight.

Past-due balances shall accrue interest at 1.5% per month or the maximum amount permitted by law, whichever is less. Buyer shall be responsible for reasonable collection costs. In any action to enforce this Agreement or collect amounts due, the prevailing party shall be entitled to recover reasonable attorney's fees, court costs, and expenses, including those incurred on appeal.

This Agreement shall be governed by Florida law, and venue for any legal action shall be in Orange County, Florida, to the extent permitted by law. The person accepting this proposal represents that they are authorized to bind the Buyer. This proposal and any approved written change orders constitute the entire agreement between the parties.

Tab 3

Tree Removal - Holly Trees & Crape Myrtle

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

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.

Scope of Work / Labor & Materials

TW - Tree Work

Items	Qty	Per Price	Extended Price
Holly Trees - Amenity Center	16.00	$315.00	$5,040.00
Holly Trees - Roundabout	14.00	$210.00	$2,940.00
Crape Myrtle - Roundabout	1.00	$280.00	$280.00
TW - Tree Work		**Service Total:**	**$8,260.00**
	Total (Material, Tax and Labor)		**$8,260.00**

Yardnique
10014 Chapel Hill Road
Morrisville, NC 27560

Terms and Conditions

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  See the Payment Schedule above (for Fixed Price on Payment Schedule)

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Client / Owner

By		Operations Manager	**By**		Account Manager
	Signature /	Title		Signature /	Title
	James Schieszer		**By**	Dwain Ayres	10/28/2026
	Printed Name /	Date		Printed Name /	Date

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

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.

Note: Per St John's County these trees are protected and would require an approved permit and mitigation for their removal.

Scope of Work / Labor & Materials

TW - Tree Work

Items	Qty	Per Price	Extended Price
Small Oak Trees	2.00	$420.00	$840.00
Large Oak Tree	1.00	$1,260.00	$1,260.00
TW - Tree Work		**Service Total:**	**$2,100.00**
	Total (Material, Tax and Labor)		**$2,100.00**

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Client / Owner

By		Operations Manager	**By**		Account Manager
	Signature /	Title		Signature /	Title
	James Schieszer		**By**	Dwain Ayres	10/29/2026
	Printed Name /	Date		Printed Name /	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**

Total (Material, Tax and Labor)	**$2,385.45**

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Client / Owner

By		Operations Manager	**By**		Account Manager
	Signature /	Title		Signature /	Title
	James Schieszer		**By**	Dwain Ayres	10/29/2026
	Printed Name /	Date		Printed Name /	Date

Tab 5

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**

Yardnique
10014 Chapel Hill Road
Morrisville, NC 27560

Terms and Conditions

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By		Operations Manager	**By**		Account Manager
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	James Schieszer		**By**	Dwain Ayres	10/28/2026
	Printed Name /	Date		Printed Name /	Date

Tab 6

Irrigation Install - SR 16 Entrance

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

The labor and materials to install new irrigation at the SR 16 Entrance due to the construction damage.

Scope of Work / Labor & Materials

IR - Irrigation Install

Items	Qty	Per Price	Extended Price
Labor Irrigation Tech	24.00	$105.00	$2,520.00
PVC Pipe 1" (FT)	140.00	$0.44	$61.60
PVC Pipe 3/4" (FT)	40.00	$0.35	$14.00
PVC Pipe 1/2" (FT)	100.00	$0.37	$37.00
Spray Heads 6"	24.00	$30.00	$720.00
Rotor	2.00	$50.00	$100.00
IR - Irrigation Install		**Service Total:**	**$3,452.60**
	Total (Material, Tax and Labor)		**$3,452.60**

Yardnique
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Client / Owner

By		Operations Manager	**By**		Account Manager
	Signature /	Title		Signature /	Title
	James Schieszer		**By**	Dwain Ayres	10/23/2026
	Printed Name /	Date		Printed Name /	Date

Tab 7

Precast & Restoration Services, Inc.

5169 Edgewood Ct.
Jacksonville, FL 32254
Office: 904-783-1690

Estimate

Date	Estimate #
10/19/2026	2811

Name / Address	Ship To
Turnbull Creek CDD Attn: Rizzetta and Company 3434 Coldwell Avenue Suite 200 Tampa, FL 33614	Murabella Amenity Center St. Augustine, FL

Description	Qty	Rate	Total
Tuckpoint retainer walls between upper and lower pool decks.		2,080.00	2,080.00

Total $2,080.00

Tab 8

Precast & Restoration Services, Inc.

5169 Edgewood Ct.
Jacksonville, FL 32254
Office: 904-783-1690

Estimate

Date	Estimate #
10/19/2026	2812

Name / Address	Ship To
Turnbull Creek CDD Attn: Rizzetta and Company 3434 Coldwell Avenue Suite 200 Tampa, FL 33614	Murabella St. Augustine, FL

Description	Qty	Rate	Total
Restoration of Circular Colonnade: 1. Pressure wash. 2. Mechanically remove calcium buildup and chemical wash circular colonnade. 3. Grind out joints and caulk with Dow Corning 790 in approved color. 4. Coat top of upper lentil with siliconized roof coating. 5. Clear Seal.		10,905.00	10,905.00

Total $10,905.00

Tab 9

Precast & Restoration Services, Inc.

5169 Edgewood Ct.
Jacksonville, FL 32254
Office: 904-783-1690

Estimate

Date	Estimate #
10/19/2026	2810

Name / Address	Ship To
Turnbull Creek CDD Attn: Rizzetta and Company 3434 Coldwell Avenue Suite 200 Tampa, FL 33614	

Description	Qty	Rate	Total
This is the cost per column Cut joints minimum 1/2" deep. Regrout recessed. Caulk with Down Corning 790.	1	1,040.00	1,040.00

Total $1,040.00

Tab 10

Murabella

St. Augustine FL.

Amenity Center – Entry Door Installation



ALWAYS THERE FOR YOU

PREPARED FOR:

James Schieszer
Turnbull Creek CDD
Jschieszer@rmsnf.com

PREPARED BY:

Brian Leonard
(904)294 1591
BLeonard@AllWeatherContractors.com

01 INTRODUCTION
COVER LETTER

11/3/2026

James,

We are truly grateful for the opportunity to present a turnkey solution for your project. This proposal contains an extensive overview of the work we are suggesting, accompanied by detailed specifications and selections. We invite you to thoroughly review these comprehensive work element descriptions, as they offer valuable insights into our approach to your project. At All Weather Contractors (AWC), we hold the belief that we can offer the optimal solution to meet your needs.

Established in 2005, All Weather Contractors is dedicated to delivering top-notch customer service. Our commitment to excellence is underscored by the fact that our most significant source of new business is comprised of repeat and referred clients. AWC's guiding principles emphasize the use of premium materials, skilled workmanship, diligent supervision, and effective management – all at a reasonable cost.

As a licensed general and trade contractor operating in multiple states, we boast an extensive portfolio of satisfied clients across the eastern United States. Whether your project entails construction, renovation, restoration, MEP's, or roofing, AWC offers tailored solutions to meet your specific needs.

We are genuinely grateful for your interest in partnering with AWC and eagerly anticipate the opportunity to serve you soon.

Respectfully,

Brian Leonard
All Weather Contractors, Inc.

02

PROJECT DETAIL
SCOPE OF WORK

Our scope of work consists of providing labor, materials, equipment, and supervision to complete all scope items mentioned below, unless otherwise noted:

1. Remove the existing double entry doors and frames at the amenity center (two openings) and dispose of them.
2. Furnish and install two (2) new double prehung fiberglass entry door units, 74" x 97-1/8" (pair of 3'0" x 8'0" leaves), glazed non-impact smooth fiberglass, full lite clear Low-E glass with 12-lite SDL, outswing, handicap sill.
3. Set, shim, anchor, flash and seal the new units per the manufacturer's installation instructions.
4. Furnish and install two (2) new Accentra 7110 exit devices with Accentra trim kits on the active leaves.
5. Obtain and close out the required building permit, including permit fees.
6. Prime and paint the new doors, frames and trim at no additional cost.
7. Clean up work area and remove all debris generated by AWC.

EXCLUSIONS

1. Door closers, cylinders and any hardware not listed in this proposal are not included and would be addressed through a written change order.
2. Replacement of rotten framing, lumber or damaged substrate at the openings is not included and would be addressed through a written change order.
3. This proposal is based on a non-impact rated door per the manufacturer's specification. Impact-rated doors or shutters are not included and, if required by the building department, would be addressed through a written change order.
4. Access control, card readers, electrified hardware and alarm wiring are not included.
5. There is no guarantee or warranty, expressed or implied, against future water intrusion from sources other than the new doors.
6. Any item not specifically mentioned is not included and would be addressed through a written change order.
7. Mold testing, assessment and remediation are not included.

DOOR SPECIFICATION (BILL THROWER COMPANY)

Quantity:	Two (2) double prehung units, 74" unit width x 97-1/8" unit height
Doors:	3'0" x 8'0" x 1-3/4" leaves, left hand outswing, glazed non-impact smooth fiberglass
Glass:	Nova 90 standard full lite 24.78" x 78.78", clear Low-E, 12-lite SDL (2W x 6H)
Frame:	5-1/4" poly fiber smooth jamb, Ultimate astragal (white), black weatherstrip
Sill:	Mill finish handicap sill
Prep:	Active leaf mortise pocket bore with function holes; inactive leaf no bore
Hardware:	Two (2) Accentra 7110F exit devices (613E finish) with AU-626F trim kits

03 PROJECT DETAIL
CLARIFICATIONS

QUALIFICATIONS & CLARIFICATIONS

1. This proposal is valid for 30 days and is based on current pricing for materials. All Weather Contractors, Inc. reserves the right to withdraw this proposal at any time.
2. Adequate space for storage and vehicle parking shall always be available at no cost to AWC personnel and its subcontractors.
3. Any work not specifically noted or described above within the scope of work is excluded.
4. AWC will conform to all applicable safety regulations such as OSHA, EPA and AHJ.
5. All debris generated by AWC will be removed and properly disposed of by AWC.

WORK HOURS & SCHEDULE

1. Workdays are Monday - Saturday, 8:00 am - 6:00 pm.
2. Completion in 10 days or less, weather permitting. Weather-related issues may delay completion.
3. AWC requires at least 10 business days after signed acceptance for work commencement.

WARRANTY

1. AWC provides a 1-year workmanship warranty. Material warranty is by the manufacturer.

2. All Weather Contractors' workmanship warranty is strictly limited to the specific scope of work expressly identified in this proposal and applies only to the discrete components repaired or replaced. Under no circumstances shall this be construed as a warranty or representation regarding the condition, integrity, or safety of the overall system or any components not expressly included in the scope of work.

   This work was based solely on conditions that were visible and accessible at the time of inspection. All Weather Contractors does not warrant or guarantee against future failure, deterioration, corrosion, rust, wood rot, structural deficiency, or other latent or non-visible conditions, whether within or outside the repaired areas.

   Limited repairs should not be relied upon as a comprehensive or long-term solution. Full replacement of the system or additional components may be necessary to address existing or future conditions.

INSPECTION & WORK ACCEPTANCE

1. All work should be inspected by customer's representative at the completion of the work.
2. If deficiencies are found in work quality, customer's representative will present them, as soon as possible, to AWC's representative on a written notice and corrections will be made.

OWNER RESPONSIBILITIES

1. Provide AWC access to job site in a timely manner to allow for continuous work schedule.
2. Keep the amenity center entries clear of residents and guests while work is in progress.

3. Approve any written and agreed upon change order(s) for additional and/or changes in work.

04 CAPABILITIES
INSURANCE

COMMERCIAL GENERAL LIABILITY
- Each Occurrence: $1,000,000
- General Aggregate: $2,000,000
- Products-Comp/Op Agg: $2,000,000

COMMERCIAL AUTOMOBILE LIABILITY
- Combined Single Limit: $2,000,000

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
- E.L. Each Accident: $1,000,000
- E.L. Disease - Ea Employee: $1,000,000
- E.L. Disease - Policy Limit: $1,000,000

EXCESS UMBRELLA LIABILITY
- Each Occurrence: $5,000,000
- Aggregate: $5,000,000
- $5,000,000 for high hazard operation (certain construction types)

ENVIRONMENTAL
- Per Claim: $1,000,000

CRIME
- Each Occurrence: $1,000,000

INLAND MARINE (EQUIPMENT / INSTALLATION FLOATER)
- Rented Equipment: $200,000
- Installation Floater: $250,000

PAYMENT AND PERFORMANCE BONDS
- Single Project: $30,000,000
- Aggregate: $60,000,000

05

TERMS & CONDITIONS
AGREEMENT

PRICING

Grand Total - $24,898.00

TERMS

Due upon completion. Add 3% for any credit card payments.

AGREEMENT

The proposal's documents above and herein become an effective Agreement the date written below. Signatures to this Agreement transmitted by facsimile transmission or by electronic mail in "portable document format" (".pdf") form will have the same effect as physical delivery of the paper document bearing the original signature.

CUSTOMER SIGNATURE _____**Title**_____ **Date**_____

06

TERMS & CONDITIONS
NOTICES

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

CONSTRUCTION INDUSTRY LICENSING BOARD
2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-1039
TELEPHONE: (850) 921-6593

CONSTRUCTION LIEN NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

OWNER SIGNATURE _____ **Date** _____

AllWeather CONTRACTORS



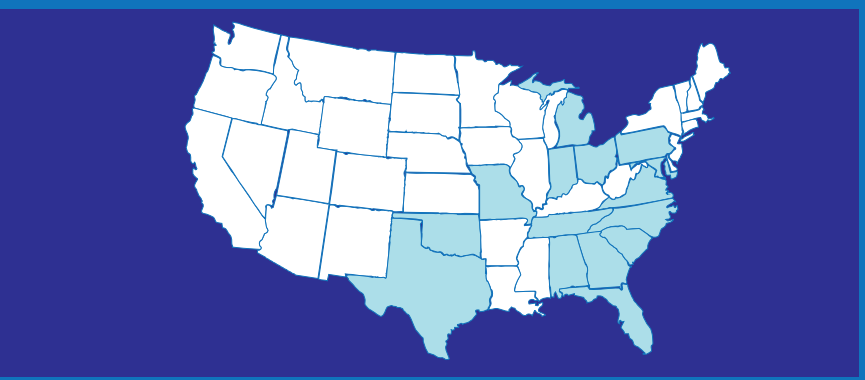
General Contracting Services
Interior & Exterior Renovations
Restoration
Property Amenities
Ancillary Structures
Concrete
Siding - Soffit - Fascia
Carpentry & Drywall
Hardscapes
Specialty Projects

HVAC - Mechanical
Unit Replacements
Service All Brands
Preventative Maintenance
Zoning
Indoor Air Quality
Dehumidification
Ductless Systems
Gas Systems
Boilers

Plumbing
Water Leaks
Water Heaters
Sewer Leaks
Drain Cleaning
Re-Pipes
Toilets
Faucets & Fixtures
Grease Traps

Roofing
Roof Repairs & Inspections
Re-Roofs
Full Roof Assessment & Reports
Skylights
Ventilation Systems
Preventative Maintenance
Gutter Work
Chimney Repairs

Electrical
Work Orders
Panels
Lighting & More



Design Services
Structural
Remodeling
Clubhouses
Renderings
Signage
Finishes
Architectural
Engineering

Property Maintenance
Interior & Exterior Painting
Unit Punch outs - Turns
Window & Door Installs
Decking & Fencing
Carpentry
Welding
Stucco Repairs
Cabinets & Counter Tops
Housekeeping

Disaster Services
Disaster Response & Management
Storm Damage
Fire & Smoke Damage
Floods/Water Damage
Mold Prevention & Restoration
Full Reconstruction Services
Structural Drying
Electrical Damage
Building Collapse

allweathercontractors.com **904-781-7060**

Tab 11

playmore
RECREATIONAL PRODUCTS + SERVICES

Proposal

#EST3986

Bill To
Turnbull Creek CDD C/O
3434 Colwell Ave
Suite 200
Tampa FL 33614

Ship To
Turnbull Creek CDD
c/o Murabella Amenity Center
101 W Positano Avenue
St. Augustine FL 32092

Proposal Date	Project Manager
9/18/2026	Emily F Kois

Title: Drain & Mulch
Memo:

			Terms: Due w/ Order
Quantity	**Description**	**Unit Price**	**Total Extended**
1	**Miscellaneous Service** Remove and Haul 4357 SF of mulch - 6"	$16,338.75	$16,338.75
1	**Miscellaneous Installation** Install 12" x 12" French Drain with 4" pipe to tie into the existing drain pip - 100 LF	$11,028.00	$11,028.00
80	**Engineered Wood Fiber** Per CY	$35.00	$2,800.00
1	**Freight** EWF	$1,000.00	$1,000.00
1	**EWF Installation** Per CY	$3,000.00	$3,000.00
THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS		**Subtotal**	$34,166.75
		Tax	$0.00
		Total	$34,166.75

Accepted By

Printed Name: _____ Signature: _____ Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING. PO/Reference #:_____ ***THANK YOU!***

6300 Metro Plantation Road
Fort Myers, FL 33966

(239) 791-2400 (239) 791-2401 fax
(888) 886-3757 toll free

Standard Terms and Conditions

General Terms

Acceptance of this proposal, quotation, contract, purchase order, or authorization to proceed constitutes acceptance of all terms and conditions contained herein.

- Prices are valid for thirty (30) days unless otherwise noted. After thirty (30) days, prices are subject to change without notice.
- Add 10% to the total project price if Prevailing Wages are required and not specifically included in the proposal.
- Add 3% to the total project price if Payment and Performance Bonds are required and not specifically included in the proposal.
- Add 2% to the total project price if participation in an OCIP or CCIP program is required and not specifically included in the proposal.
- Sales tax will be charged unless a valid Sales Tax Exemption Certificate is provided prior to invoicing.
- All colors, options, layouts, and selections must be approved in writing. Playmore shall not be responsible for discrepancies resulting from verbal approvals or selections.
- Installation, site work, demolition, grading, drainage, permits, engineering, surveys, utility locates, testing, or other related work are not included unless specifically stated in the proposal.
- If customer or others perform installation, all equipment must be installed in accordance with manufacturer instructions, ASTM standards, CPSC guidelines, applicable codes, and industry standards.

Warranties

Playmore warrants equipment, surfacing, and installation workmanship for a period of one (1) year from the date of substantial completion unless otherwise stated in writing.

Any applicable manufacturer warranties extending beyond one year shall remain in effect in accordance with the manufacturer's warranty terms and conditions. Manufacturer warranty claims shall be processed directly through the manufacturer. Playmore assumes no responsibility for manufacturer warranties beyond its one-year workmanship warranty.

Normal wear, abuse, vandalism, misuse, improper maintenance, unauthorized repairs, acts of nature, or damage caused by others are excluded from warranty coverage.

Playground Surfacing

All playground equipment shall be installed over safety surfacing in compliance with applicable ASTM standards and current CPSC guidelines.

If customer or others elect to install equipment or surfacing contrary to manufacturer recommendations, ASTM standards, CPSC guidelines, or applicable codes, customer assumes all responsibility and liability associated with such installation, including any resulting claims, injuries, or litigation.

Installation Standard Services Include (As Required)

- Shipping coordination and receiving instructions
- Accepting deliveries and unloading equipment
- Pre-installation site meeting
- Public utility locate request through Sunshine 811
- Delivery and movement of new equipment on-site
- Equipment layout
- Installation in accordance with manufacturer instructions
- General jobsite cleanup (debris left on-site unless otherwise noted)
- Post-installation walkthrough

Installation Customer Responsibilities

Unless specifically included in the proposal, customer responsibilities include:

- Site plans and surveys
- Site preparation, grading, drainage, and earthwork
- Removal of existing equipment or site improvements
- Private utility locates
- Dumpster and debris disposal

- Providing staging and storage areas
- Site security
- Site access for equipment and personnel

Building Permits

Required building permits are the responsibility of the Owner and/or Contractor. If a building permit is required for the project, a permit coordination fee up to 5% of the total project price will be added unless permitting is already included in the proposal.

All zoning, planning, health department, environmental, architectural, HOA, and other jurisdictional reviews, permits, approvals, site plans, surveys, engineering documents, and supporting materials required for permitting are the responsibility of others unless specifically stated otherwise in the proposal.

If signed and sealed engineered drawings are required, additional charges may apply unless specifically included in the proposal.

Equipment and materials will not be released for vendor fabrication until all required building permits have been obtained unless Playmore has received a fully executed Early Manufacturing Release & Risk Acknowledgment from the customer.

Theft / Vandalism

Customer is responsible for securing the project site, equipment, and materials at all times. Playmore shall not be responsible for theft, vandalism, damage, or loss occurring before final project completion and acceptance.

Any costs associated with replacement equipment, materials, labor, mobilization, delays, or additional services resulting from theft, vandalism, or site damage shall be the responsibility of the customer.

Site Access / Utilities

Customer shall provide and maintain adequate access to the project site for heavy trucks, equipment, deliveries, and personnel throughout the duration of the project.

If access is restricted, limited, or located an unreasonable distance from the installation area, any additional labor, equipment, transportation, staging, handling, or mobilization costs incurred shall be the responsibility of the customer unless specifically included in the proposal.

Playmore will exercise reasonable care during delivery and installation activities; however, the customer acknowledges that normal construction and installation operations may result in damage to existing site conditions, including but not limited to sod, irrigation systems, concrete, asphalt, landscaping, private utilities, sidewalks, curbing, or other improvements. Repair or replacement of such items shall be the responsibility of the customer unless specifically included in the proposal.

Customer is responsible for identifying and marking all private underground utilities and site improvements prior to commencement of work.

Any additional protective measures requested by the customer, including temporary access roads, plywood protection, crane pads, or ground protection systems, shall be at the customer's expense unless specifically included in the proposal.

Rock / Unsuitable Soil / Unknown Conditions

Most installations require excavation and concrete footings below finished grade. Removal of existing surfaces or ground coverings, including but not limited to asphalt, concrete, rubber surfacing, poured-in-place surfacing, wood fiber, sand, gravel, mulch, or other materials interfering with excavation, shall be the responsibility of others unless specifically included in the proposal.

If unforeseen site conditions or underground obstructions are encountered, including but not limited to:

- rock,
- coral,
- unsuitable soils,
- groundwater,
- buried concrete,
- asphalt,
- utilities,
- drainage systems,
- root systems,
- debris,
- or other unknown obstructions,

Any resulting additional labor, equipment, material, engineering, disposal, dewatering, delay, or excavation costs shall be treated as extra work and billed in addition to the original proposal amount.

Additional Responsibilities

Any additional responsibilities, exclusions, clarifications, or assumptions shall be specifically identified in the proposal.

PlayMoreWorryLess™ Playground Warranty and Inspection Program

Playground Installation Warranty

In addition to all applicable manufacturer product warranties, Playmore warrants its installation services for a period of one (1) year from the date of project completion.

During this warranty period, Playmore will, at no cost to the Owner, provide all labor necessary to correct defects resulting from improper installation workmanship.

This warranty does not cover conditions resulting from normal wear and tear, misuse, vandalism, acts of nature, or failure to perform routine maintenance.

Complimentary Playground Inspection Service

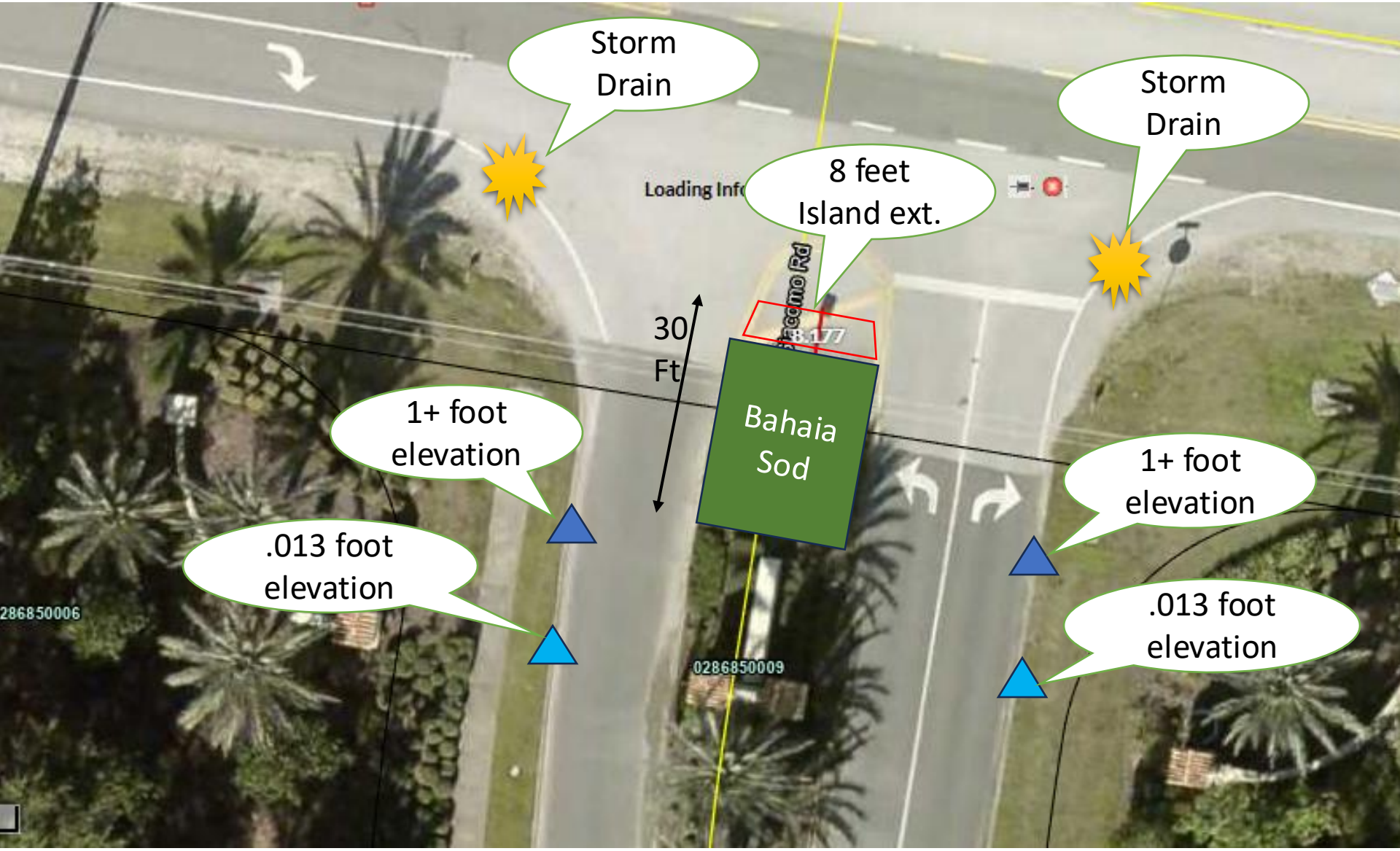
For the service life of installed playground equipment, Playmore offers one (1) complimentary annual playground inspection, to be conducted in coordination with an Owner representative.

- Inspections will be performed by a Certified Playground Safety Inspector (CPSI).
- The inspection consists of a visual assessment of the play area to identify potential safety, maintenance, or warranty-related concerns.
- Inspection findings and recommendations are advisory and do not replace the Owner's responsibility for routine maintenance and repairs.

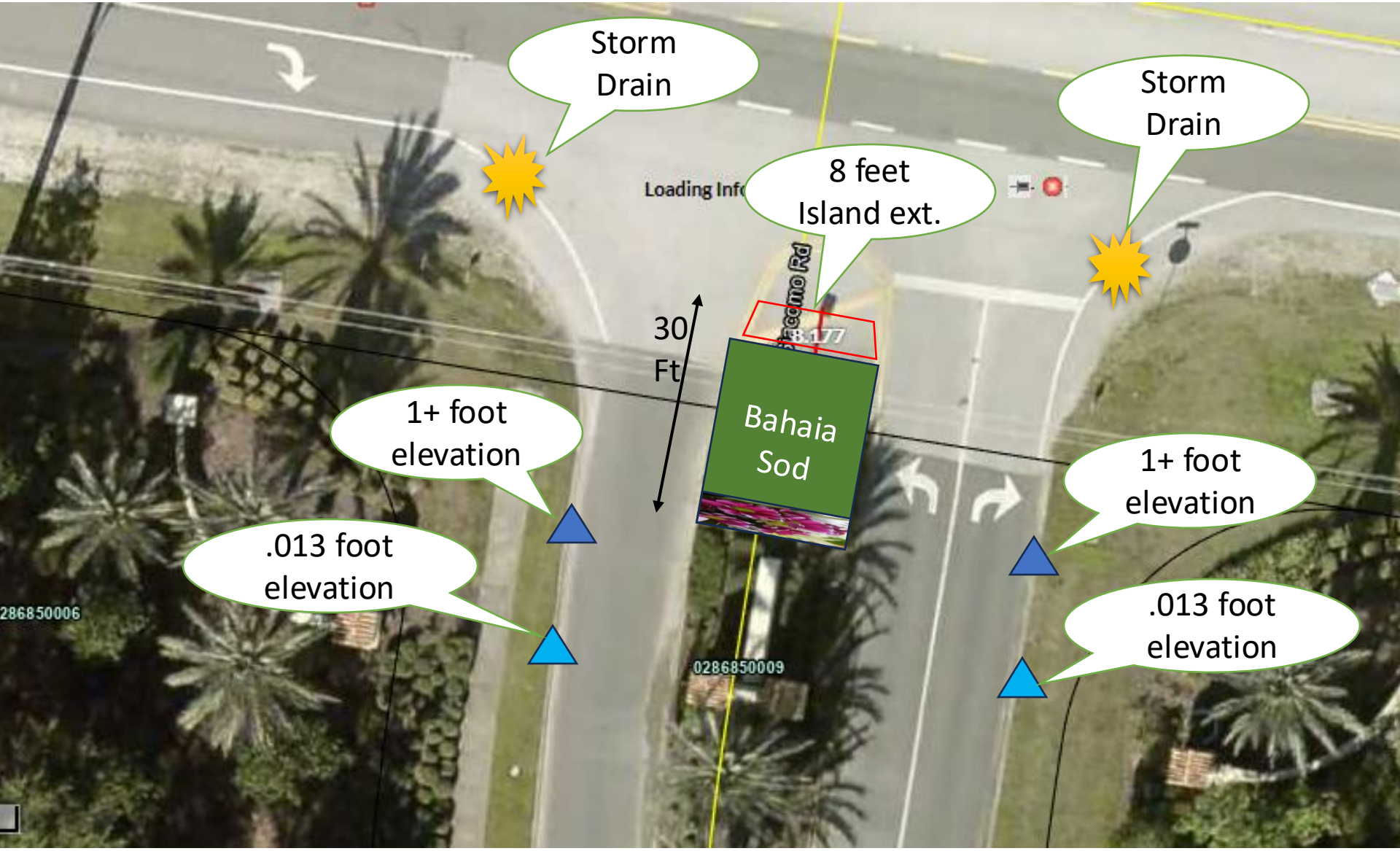
To schedule the annual inspection, please contact Customer Service at (888) 886-3757.

Tab 12

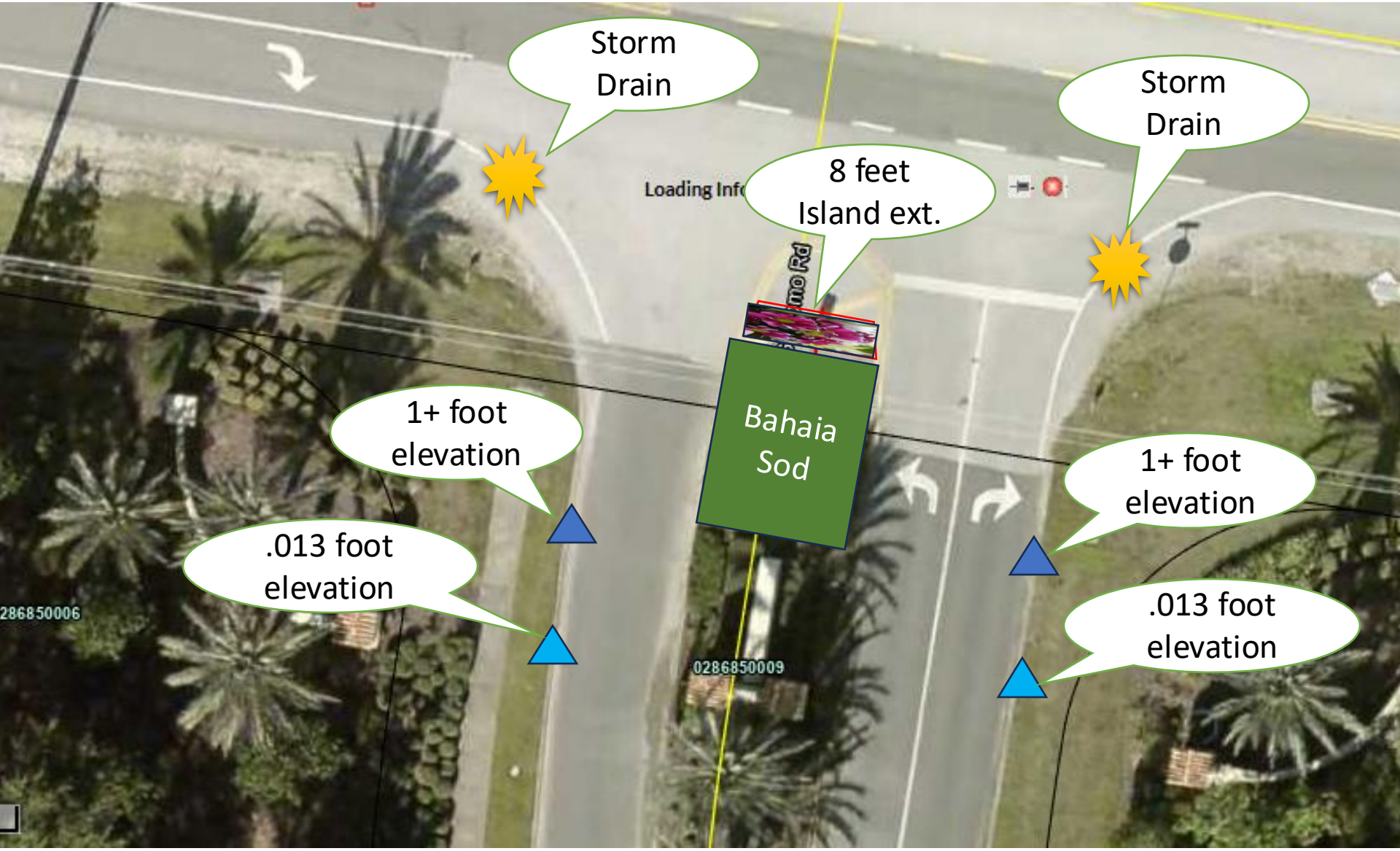
San Giacomo Entrance



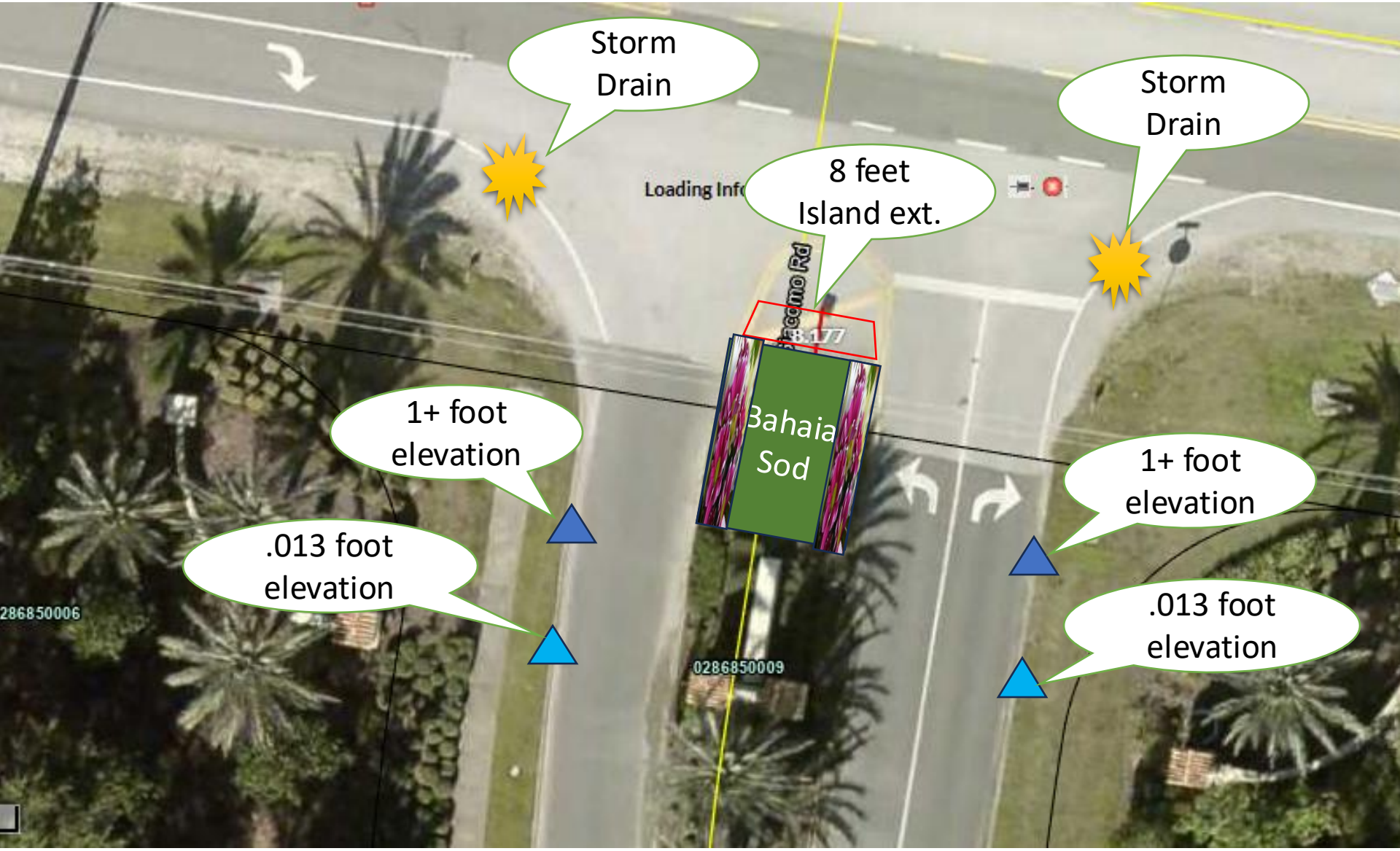
San Giacomo Entrance



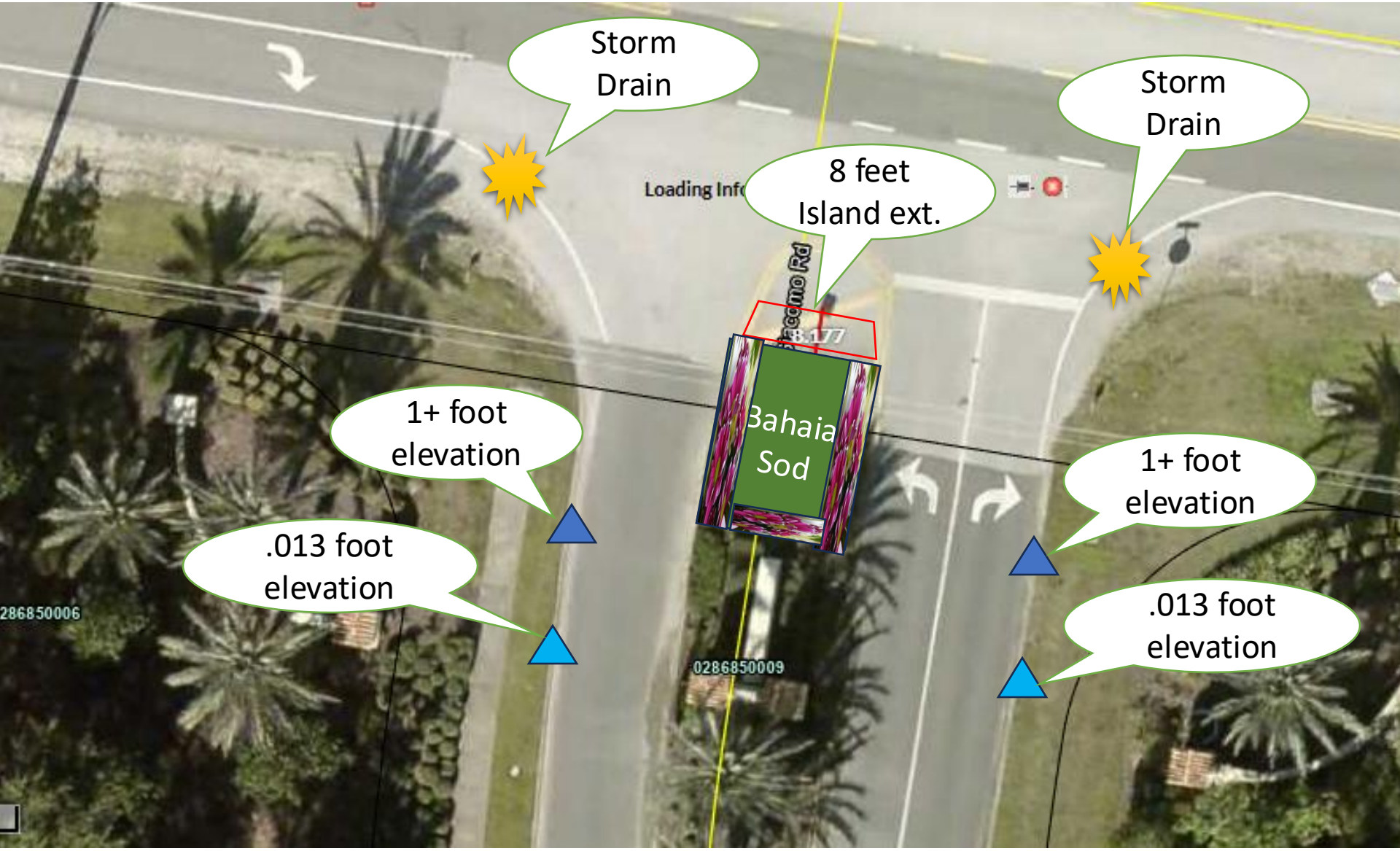
San Giacomo Entrance



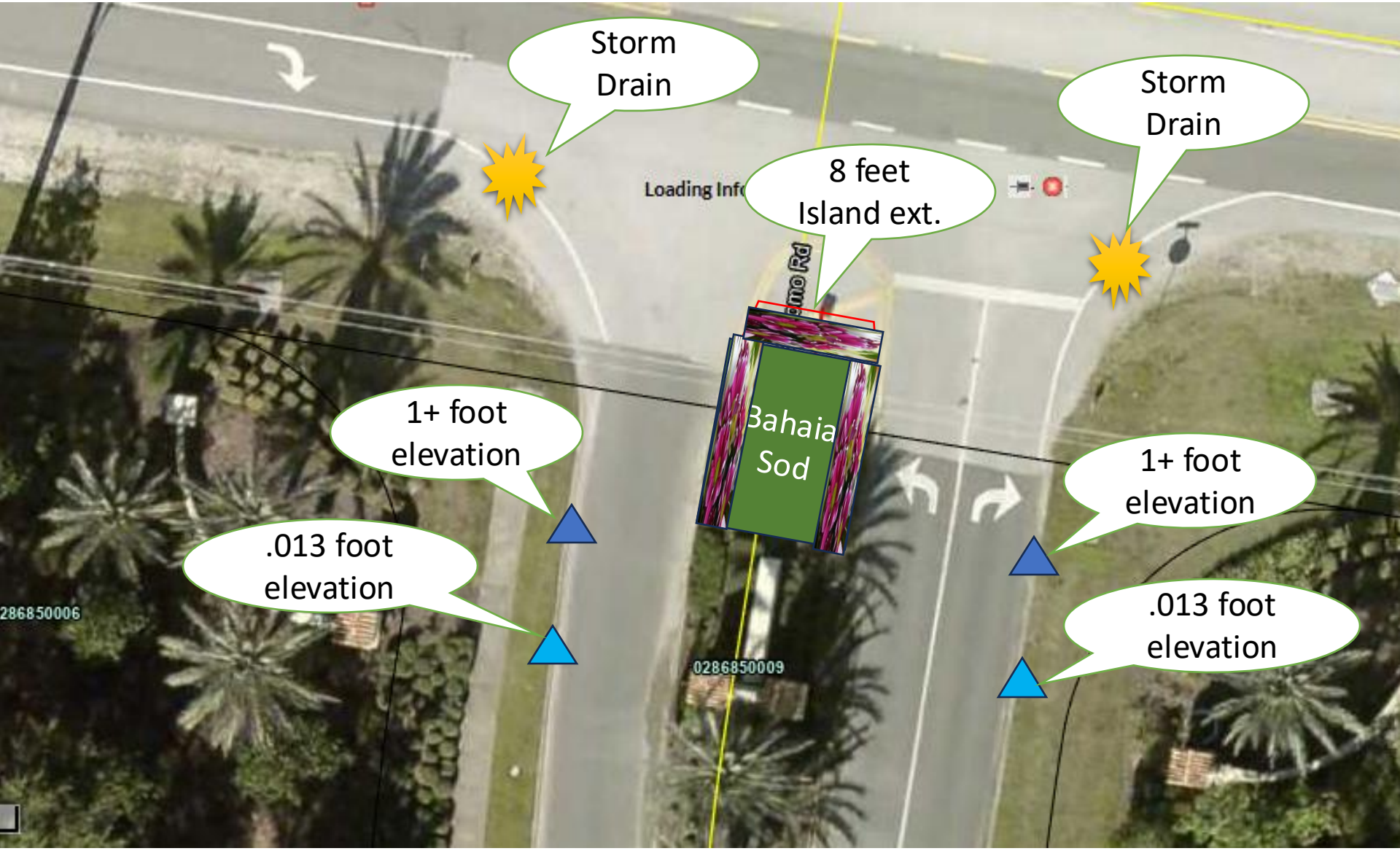
San Giacomo Entrance



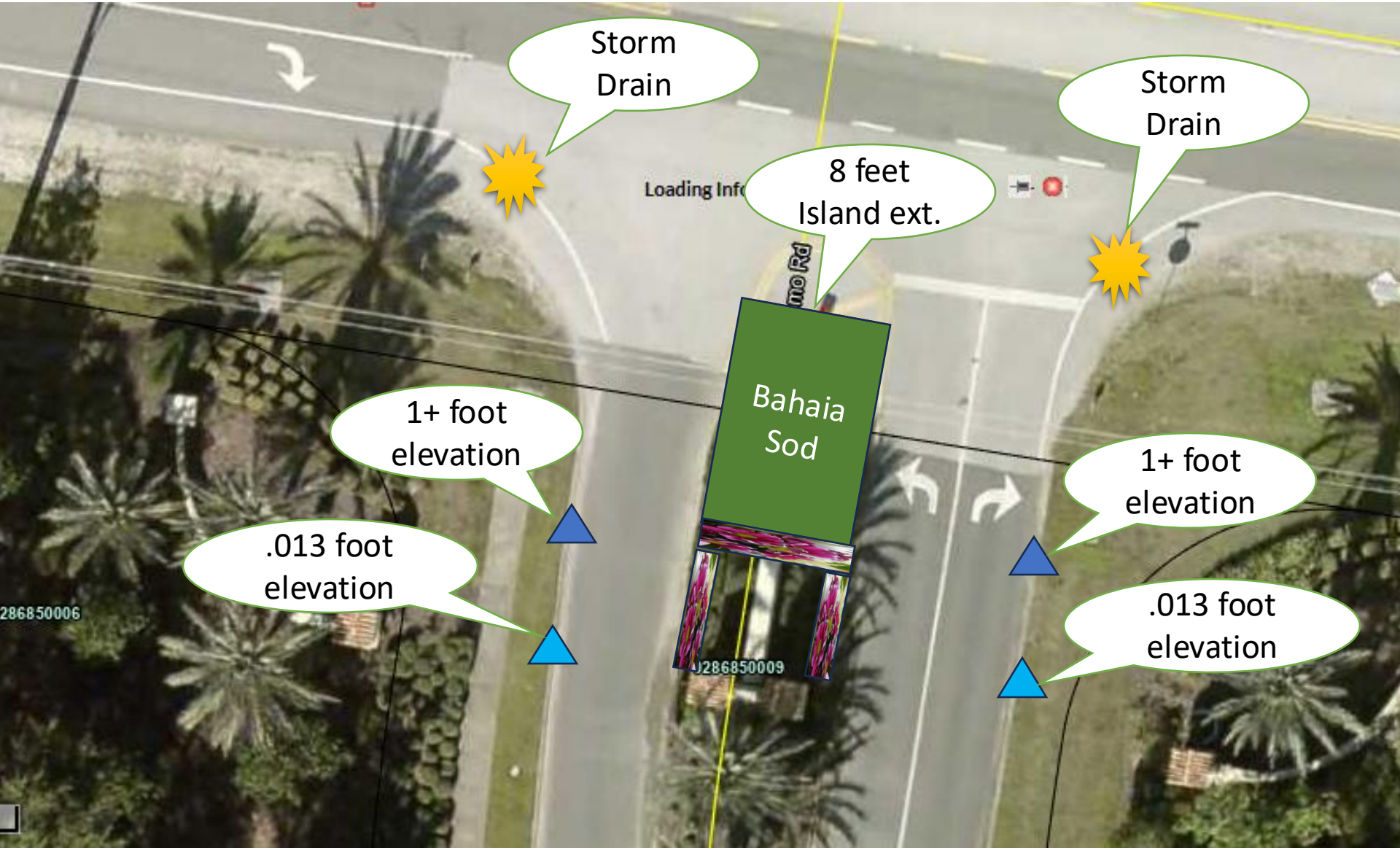
San Giacomo Entrance



San Giacomo Entrance



San Giacomo Entrance



Tab 13

(Under Separate Cover)

Tab 14

(Under Separate Cover)

Tab 15

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR 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*, situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the "**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board ("**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget

for Turnbull Creek Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective **November 10, 2026**."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND – SERIES 2015A1-2 AND 2015B1-2	$_____
DEBT SERVICE FUND – SERIES 2016	$_____
RESERVE FUND	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 10th day of November 2026.

ATTEST:	**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

(Under Separate Cover)

Tab 16

(Under Separate Cover)

Tab 17

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures
August 2026
For Board Approval

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

The total items being presented:

Approval of Expenditures: **$172,143.89**

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description		Check Amount
Alfred W Grover	101135	080826	Maintenance & Repair 08/26	$	315.00
COMCAST	20260816-0550-1	8495741400863399-072526	Phone, Internet & Cable Services 08/26	$	439.35
COMCAST	20260816-0550-2	8495741401701846-072726	Internet Services 08/26	$	179.77
Deanco Building Solutions, Inc.	101131	167092	Janitorial Services 08/26	$	680.00
Everon, LLC	101120	161197297	Security Camera Maintenance 06/26	$	14,417.00
Everon, LLC	101120	161197298	Security Camera Maintenance 06/26	$	7,027.17
Fitness Pro	101121	278650	Maintenance & Repairs 07/26	$	212.00
Fitness Pro	101136	278823	Maintenance & Repairs 08/26	$	198.75
Florida Power & Light Company	20260817	2298893591-072726	Electric Services 07/26	$	4,290.56
Florida Power & Light Company	20260824-2	2722888282-080326	Electric Services 07/26	$	3,530.69
Florida Power & Light Company	20260824-1	2781798307-080326	Electric Services 07/26	$	96.86
Florida Power & Light Company	20260824-8	4217317033-080326	Electric Services 07/26	$	110.85
Florida Power & Light Company	20260824-9	5191830404-080326	Electric Services 07/26	$	32.93
Florida Power & Light Company	20260824-3	5841524282-080326	Electric Services 07/26	$	35.02

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Florida Power & Light Company	20260824-4	5907098254-080326	Electric Services 07/26	$ 31.37
Florida Power & Light Company	20260824-5	6555783429-080326	Electric Services 07/26	$ 43.44
Florida Power & Light Company	20260824-10	6889119035-080326	Electric Services 07/26	$ 586.42
Florida Power & Light Company	20260824-11	8189715355-080326	Electric Services 07/26	$ 129.77
Florida Power & Light Company	20260824-6	9561370132-080326	Electric Services 07/26	$ 39.01
Florida Power & Light Company	20260824-7	9623601409-080326	Electric Services 07/26	$ 43.69
Future Horizons, Inc.	101122	96000	Lake & Pond Management Services 07/26	$ 1,375.00
Governmental Management Services, LLC	101137	339	Website Compliance & Management 08/26	$ 110.00
Grau & Associates, P.A.	101123	29978	Arbitrage Rebate 03/26	$ 600.00
Grout Line Solutions	101124	363	Maintenance & Repair 06/26	$ 4,500.00
Hancock Bank	20260824 V0175	CC072726-616	Credit Card Expenses 07/26	$ 1,260.33
Hi-Tech System Associates	20260804	446795	Security Monitoring & Maintenance 08/26	$ 30.00
My Clean Roof LLC	101138	669	Pressure Washing 08/26	$ 995.00
Neighborhood Publications, Inc	101139	MURA5932	Website Compliance & Management 08/26	$ 45.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Paychex	20260824 v4264	2026082700	Express Payroll Direct Deposit Processing 08/24/26	$ 152.00
Paychex	20260824	2026-08-11 ACH	BOS Payroll 08/11/26	$ 665.70
Poolsure	101132	131295636653	Pool Chemicals 08/26	$ 1,922.87
Poolsure	101126	131295636965	Pool Maintenance 07/26	$ 3,871.00
Republic Services	20260820	0687-001648380	Waste Disposal Services 08/26	$ 394.72
Riverside Management Services, Inc	101127	216	Facility Monitor 07/26	$ 28,073.24
Riverside Management Services, Inc	101127	217	Lifeguard Services 06/26	$ 12,841.36
Rizzetta & Company, Inc.	101118	INV0000111263	Mass Mailing - Budget Notice 07/26	$ 1,609.13
Rizzetta & Company, Inc.	101119	INV0000111357	Dissemination Services 08/26	$ 4,106.33
St Johns Utility Department	20260816-4	532445114371-071926	Water-Sewer Services 07/26	$ 3,092.32
St Johns Utility Department	20260816-1	532445124405-071926	Water-Sewer Services 07/26	$ 16.23
St Johns Utility Department	20260816-2	532445124406-071926	Water-Sewer Services 07/26	$ 39.84
St Johns Utility Department	20260816-3	532445124596-071926	Water-Sewer Services 07/26	$ 87.86
Stonebridge Construction Services LLC	101128	26-7986-1	Clubhouse Maintenance 07/26	$ 2,460.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Sublime Roofing LLC	101134	1659	Maintenance & Repair 06/26	$ 7,850.00
Turner Pest Control, LLC	101140	622621527	Pest Control 08/26	$ 200.51
USA TODAY Media Corp	101129	0007823012	Legal Advertising 07/26	$ 1,149.30
Yard-Nique, Inc.	101130	TMNE 216104	Landscape Maintenance 07/26	$ 25,629.00
Yard-Nique, Inc.	101130	TMNE 218724	Landscape Maintenance 07/26	$ 1,776.00
Yard-Nique, Inc.	101130	TMNE 220812	Landscape Maintenance 07/26	$ 4,095.00
Yard-Nique, Inc.	101133	TMNE 222807	Landscape Maintenance 08/26	$ 25,629.00
Yard-Nique, Inc.	101133	TMNE 224590	Landscape Miscellaneous 08/26	$ 1,040.00
Yard-Nique, Inc.	101141	TMNE 224934	Landscape Miscellaneous 08/26	$ 990.00
Yuro & Associates, LLC	101142	4164	Engineering Services 07/26	$ 3,097.50
Report Total				**$ 172,143.89**

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures
September 2026
For Board Approval

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

The total items being presented:

Approval of Expenditures: **$166,053.08**

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Alfred W Grover	101144	090126	Maintenance & Repair 09/26	$ 450.00
Alfred W Grover	101165	092126	Maintenance & Repair 09/26	$ 450.00
Alfred W Grover	101165	092626	Maintenance & Repair 09/26	$ 545.00
Bouncers, Slides and More, Inc.	101156	616-091426	Special Events 10/26	$ 1,300.00
COMCAST	20260916	8495741400863399-082526	Phone, Internet & Cable Services 09/26	$ 439.35
COMCAST	20260918	8495741401701846-082726	Internet Services 09/26	$ 179.77
Deanco Building Solutions, Inc.	101159	169011	Janitorial Services 09/26	$ 283.33
Everon, LLC	101145	161559798	Security Camera Maintenance 08/26	$ 13,590.54
Fitness Pro	101146	278977	Maintenance & Repairs 08/26	$ 225.00
Florida Power & Light Company	20260915	2298893591-082626	Electric Services 08/26	$ 4,290.56
Florida Power & Light Company	20260922-4	2722888282-090126	Electric Services 08/26	$ 3,012.93
Florida Power & Light Company	20260922-5	2781798307-090126	Electric Services 08/26	$ 82.26

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Florida Power & Light Company	20260922-7	4217317033-090126	Electric Services 08/26	$ 106.16
Florida Power & Light Company	20260922-9	5191830404-090126	Electric Services 08/26	$ 32.41
Florida Power & Light Company	20260922-1	5841524282-090126	Electric Services 08/26	$ 32.79
Florida Power & Light Company	20260922-10	5907098254-090126	Electric Services 08/26	$ 31.19
Florida Power & Light Company	20260922-3	6555783429-090126	Electric Services 08/26	$ 39.78
Florida Power & Light Company	20260922-8	6889119035-090126	Electric Services 08/26	$ 549.45
Florida Power & Light Company	20260922-6	8189715355-090126	Electric Services 08/26	$ 99.36
Florida Power & Light Company	20260922-2	9561370132-090126	Electric Services 08/26	$ 37.46
Florida Power & Light Company	20260922-11	9623601409-090126	Electric Services 08/26	$ 40.01
Governmental Management Services, LLC	101160	340	Website Compliance & Management 09/26	$ 110.00
Hancock Bank	20260922	CC082726-616	Credit Card Expenses 08/26	$ 4,605.87
Hi-Tech System Associates	20260903	447573	Security Monitoring & Maintenance 09/26	$ 30.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Hoover Pumping Systems Corp.	101147	199705	Pump Station Maintenance 09/26	$ 2,590.00
Kilinski Van Wyk, PLLC	101148	15757	Legal Services 07/26	$ 2,954.00
Kilinski Van Wyk, PLLC	101157	15999	Legal Services 08/26	$ 5,765.78
Kilinski Van Wyk, PLLC	101148	15482-B	Legal Services 06/26	$ 7,054.93
Neighborhood Publications, Inc	101149	MURA5933	Website Compliance & Management 09/26	$ 80.00
Paychex	20260911	2026-09-08 ACH	BOS Payroll 09/08/26	$ 665.70
Paychex	20260911 616	2026100100	Express Payroll Direct Deposit Processing 09/11/26	$ 152.00
Poolsure	101161	131295637284	Pool Chemicals 09/26	$ 1,922.87
Republic Services	20260921	0687-001656224	Waste Disposal Services 09/26	$ 405.48
Riverside Management Services, Inc	101150	218	Facility Monitor 08/26	$ 31,077.38
Riverside Management Services, Inc	101150	219	Lifeguard Services 07/26	$ 12,304.54
Riverside Management Services, Inc	101162	220	Facility Monitor 09/26	$ 29,384.73

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Riverside Management Services, Inc	101166	221	Lifeguard Services 08/26	$ 7,078.48
Rizzetta & Company, Inc.	101143	INV0000112168	Dissemination Services 09/26	$ 4,106.33
Sharee Harris	101151	616-SH090826	Deposit Reimbursement 09/26	$ 50.00
St Johns Utility Department	20260916-4	532445114371-081926	Water-Sewer Services 08/26	$ 2,899.07
St Johns Utility Department	20260916-3	532445124405-081926	Water-Sewer Services 08/26	$ 16.43
St Johns Utility Department	20260916-2	532445124406-081926	Water-Sewer Services 08/26	$ 40.04
St Johns Utility Department	20260916-1	532445124596-081926	Water-Sewer Services 08/26	$ 88.09
Turner Pest Control, LLC	101163	622748735	Pest Control 09/26	$ 200.51
Weather Engineers, Inc.	101167	131370359	Maintenance & Repairs 08/26	$ 199.50
Yard-Nique, Inc.	101164	TMNE 228458	Landscape Maintenance 09/26	$ 25,629.00
Yuro & Associates, LLC	101158	4186	Engineering Services 08/26	$ 825.00
Report Total				**$ 166,053.08**

Tab 18

Turnbull Creek

CommunityDevelopment District

Field Operations & Amenity Management Report



Jim Schieszer
FIELDOPERATIONSMANAGER
RIVERSIDEMANAGEMENT SERVICES, INC.

Erick Hutchison
AMENITY MANAGER
RIVERSIDEMANAGEMENT SERVICES, INC.

Turnbull Creek
Community Development District

Field Operations & AmenityManagement Report

November 10, 2026

To: Board of Supervisors

From: Jim Schieszer
Field Operations Manager

Erick Hutchison
Amenity Manager

RE: Murabella Field Operations & Amenity Management Report – November 10, 2026

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

Community Events

CommunityClubs:

- 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, Nov 16th 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 – 6 Rentals

Topics for Discussion:

- Gym - Replacement machines
  Bookmobile proposal
- Addtional lit Christmas tress propsal

True Fitness and Life Fitness Smith Machine and bench

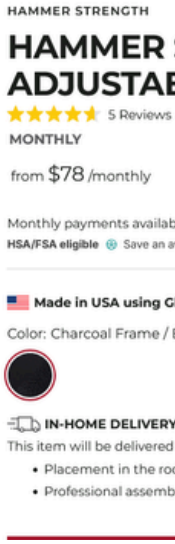












$7,224.85

True Fitness chest press and lat pull machines





True Fitness and Life Fitness Chin dip assist





HAMMER STRENGTH

HAMMER STRENGTH SELECT ASSIST DIP CHIN

MONTHLY	ONE-TIME
from $189 /monthly	from $6,781.00

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

Color: Charcoal Frame / Black Upholstery

Shroud:

SE Rear

IN-HOME DELIVERY

This item will be delivered and installed within 14-16 weeks

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

True Fitness and Life Fitness Rower





LIFE FITNESS

LIFE FITNESS HEAT ROW

4.5 ★★★★½ 5 Reviews

MONTHLY	ONE-TIME
from $107 /monthly	from $3,821.00

Monthly payments available with affirm. See if you qualify.

HSA/FSA eligible Save an average of 30% Learn more

Select a Style:

Performance | Standard

IN-HOME DELIVERY

This item will be delivered and installed within 5-7 weeks

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

Fitness Depot

proposal

REMIT TO: FITNESS DEPOT
5200 NW 43RD ST STE 102-312
GAINESVILLE FL 32606-4486
SALES REP: Nisan Cohen 352-258-8344

Date: 10/27/2026

SOLD TO:	**Murabella. Turnbull Creek CDD**
ADDRESS:	**101 W Positano Ave , St Augustine FL 32092**
PHONE:	**Erick Hutchison 650-450-2236**

QUANTITY	DESCRIPTION	UNIT COST	TOTAL
1	Fuse1000-35 Pec Fly/Rear Deltoid 170lb stack		$4,300.00
	price include $400 trade used flay	250lb stack add $250	
1	Fuse4000-35 Assist Dip Chin 210lb stack		$4,900.00
	price include $300 trade used dip pull stand	310lb stack $250	
1	FORCE SF1000-35 Flat Incline Bench		$675.00
1	FS30-35 Fitness Line Smithe Machine		$2,800.00
	include $600 trade used AB&bicep/tricep tower		
1	300lb rubber grip olympic plates		$475.00
1	FS54-R-35 Fitness Line Multi Press 170lb Stack		$3,000.00
	price include $400 trade used press	250lb stack add $250	
1	FORCE SD1002H-35 Lat/Row 255lb stack		$3,800.00
	price include $500 trade used lat/row		
1	RO-0A True VAPOR RO ROWER		$1,800.00

WARRANTY	10 years frame	Del./Install	$1,900.00
	5 years parts	Sub Total	$23,650.00
	6 months cosmetics,coatings,grips,upholstery	Tax	exmpt
	1 year labor	TOTAL $	23,650.00

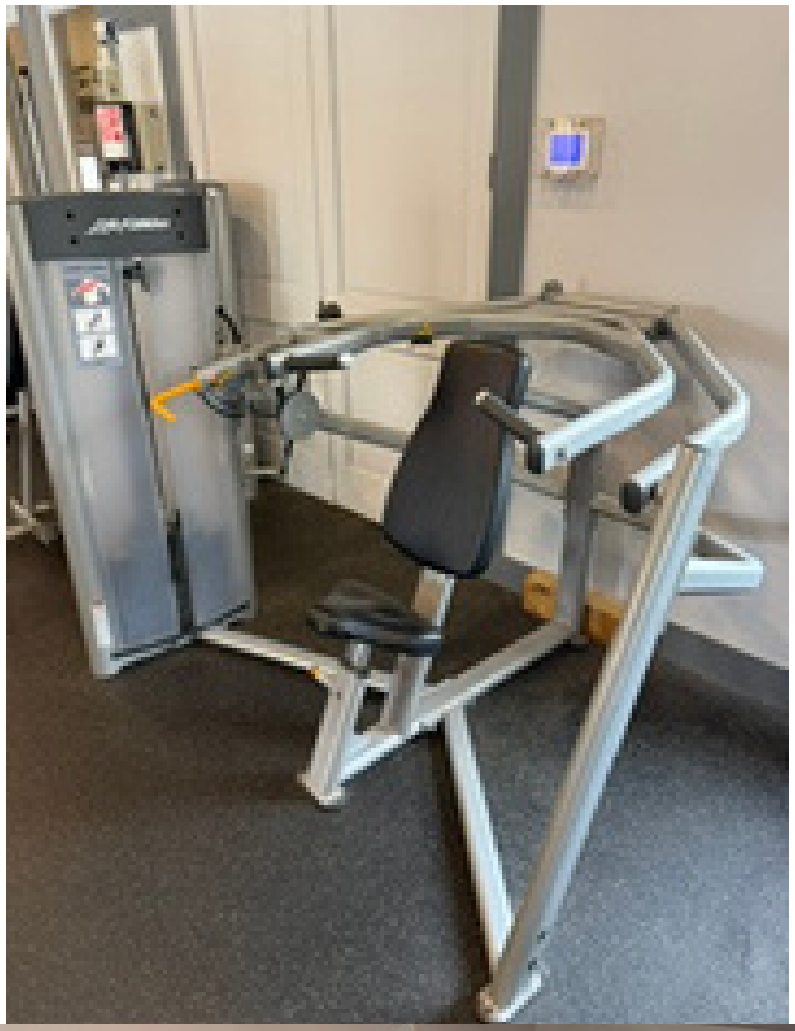
FITNESS DEPOT · SINCE 1987 ·

#	DESCRIPTION		CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Strength							
1	HMR ADJUSTABLE BENCH (PRO STYLE) FWMAB		Platinum Frame Black Upholstery	1	$1,854.00	$1,242.18 $4,986.14	$1,242.18
2	7 DEGREE SMITH MACHINE HSSM		Platinum Frame LANG.ENG	1	$7,442.00		$4,986.14

IMAGES DISPLAYED ARE STOCK IMAGES ONLY

THIS IS A DRAFT QUOTE AND NOT A CONTRACT - SUBJECT TO MANAGEMENT APPROVAL

Trade-ins





Trade-ins





St. Johns County PUBLIC LIBRARY

BOOKMOBILE SCHEDULE

FRIDAYS
12:30-2:30 PM

MURABELLA AMENITY CENTER

101W.Positano Ave.
St. Augustine, FL 32092

FREQUENTLY ASKED QUESTIONS

What is the Bookmobile?

- The Bookmobile is a mobile library that offers patrons the ability browse onboard items, pick up requested items, return items, and use free Wi-Fi!

How do I become a Bookmobile patron?

- Just stop by! You can sign up for a card at our Bookmobile, or use an already existing card.

How do I request an item from another library?

- Head to our catalog at sjcpls.org and select “Bookmobile” as your pick up location. Requested items are only brought to your specified stop.

For more information about the Bookmobile, please visit www.sjcpls.org, email libbe@sjcfl.us or call 904-827-6944.

BOOKMOBILE SCHEDULE

MON

SHEARWATER KAYAK CLUB

100 Kayak Way, St. Augustine, FL 32092

UF HEALTH AT NOCATEE

WED

351 Town Plaza Avenue, Ponte Vedra, FL 32081

9:30-11:30

FRI

12:30-2:30

TRAILMARK AMENITY CENTER

805 Trailmark Dr., St. Augustine, FL 32092

MURABELLA AMENITY CENTER

101 W. Positano Ave., St. Augustine, FL 32092

FREQUENTLY ASKED QUESTIONS

What is the Bookmobile?

- The Bookmobile is a mobile library that offers patrons the ability browse onboard items, pick up requested items, return items, and use free Wi-Fi!

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How do I request an item from another library?

- Head to our catalog at sjcpls.org and select “Bookmobile” as your pick up location. Requested items are only brought to your specified stop.

For more information about the Bookmobile, please visit www.sjcpls.org, email libbe@sjcfl.us, or call 904-827-6944.

St. Johns County PUBLIC LIBRARY

ST. JOHNS COUNTY
PUBLIC LIBRARY SYSTEM
6670 US 1 South
St. Augustine, Florida 32086

memorandum of Understanding

This Memorandum of Understanding ("MOU") is entered into, by and between St. Johns County ("County"), a political subdivision of the state of Florida, for and on behalf of its Public Library System ("SJCPLS") and Turnbull Creek CDD, with a principal address at the Murabella Amenity Center located at 101 W. Positano Ave, St. Augustine, FL 32092.

The County and Turnbull Creek CDD are collectively referred to herein as "Parties".

SJCPLS and Turnbull Creek CDD agree as follows:

1. **PURPOSE**. The purpose of this MOU is to establish an agreement for SJCPLS to use the Murabella Amenity Center parking lot at 101 W. Positano Ave, St. Augustine, FL 32092 as a regular stop for its Bookmobile vehicle during the 2027 calendar year.

1. **USE OF PREMISES**. Turnbull Creek CDD agrees to allow the SJCPLS to park its Bookmobile in a designated area of the Murabella Amenity Center parking lot during agreed upon dates/times for the purpose of operating mobile library services.

1. **STAFF ACCESS**. The Murabella Amenity Center will provide the SJCPLS staff operating the Bookmobile with access to the building in order to use restroom facilities during the scheduled times as needed.

1. **POWER ACCESS**. The Murabella Amenity Center will allow the SJCPLS to plug the Bookmobile into an outdoor outlet on the premises in order to power the vehicle during the scheduled stops.

1. **MARKETING**. The Library will create marketing materials advertising the Bookmobile stop at The Murabella Amenity Center parking lot, including the days/times and location details to ensure it is easy for patrons to find.

1. **AMENDMENT**. This MOU may be amended only by written consent of the parties.

1. **TERMINATION**. This MOU may be terminated by either party on written notice for any reason.
2. **INDEMNIFICATION**. To the extent allowed by Florida law, the owner shall indemnify and hold the county, its officials, officers, employees, agents, departments, divisions, subdivisions, and agencies, harmless from any and all claims, lawsuits, liability, injuries, death, or damages, including attorneys' fees, resulting from, arising out of, or related to this MOU. This indemnification shall survive the termination of this MOU. Nothing contained in this section is intended to nor shall be construed to operate as a waiver on the part of the county of the limitations of liability set forth in section 768.28, Florida statutes, or of the County's sovereign immunity.

1. **GOVERNING LAW AND VENUE.** This MOU is to be governed by and interpreted in accordance with the laws of the State of Florida without regard to choice of law. Venue for any action or administrative proceedings arising out of pertaining to this MOU shall be in St. Johns County, Florida.

1. **RELATIONSHIP OF THE PARTIES**. The parties agree that this MOU does not and shall not be construed as or constitute an agency, partnership, joint venture, or other fiduciary or confidential relationship between Turnbull Creek CDD and the County.

1. **ENTIRE AGREEMENT.** This MOU constitutes the entire agreement among the parties and supersedes any prior understanding or agreement among them respecting the subject matter hereof. There are no representations, arrangements, understandings or agreements, oral or written, among the parties hereto relating to the subject matter of this MOU except those fully expressed herein and each party agrees that it has not relied on and is not entitled to rely on any statements, promises or representations other than those set forth herein in entering into this agreement.

1. **AUTHORITY TO EXECUTE.** Each party to this MOU covenants to the other party that it has the lawful authority to enter into this MOU and that it has authorized the execution of this MOU by the representative noted below.

1. **EFFECTIVE DATE.** This MOU is effective as of the date it is signed by all parties.

Signature		Signature
Kris Mangus Circulation Services Coordinator		Name
St. Johns County Public Library System		Turnbull Creek CDD
Date		Date

Invoice 26-0301

Date: 26-10-28

Billing Details:

Erick Hutchison

murabellamanager@rmsnf.com

+16504502236

3434 Colwell Ave Ste 200

Tampa, FL

33614

Product	Quantity	Price
17 Green	x 2	$ 1190
33 Red/Green	x 1	$ 1295
Subtotal		**$ 2,485.00**

Sales Tax	$ 186.38
Total	**$ 2,671.38**

Proceed to Payment

For inquiries, please contact us at **(904) 567-7709**

litchristmastrees.com



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.

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

Completed Projects

- Volleyball post
  Washout on pond 11

BEFORE



AFTER





Completed projects continued



Oak tree removed near homeowners fence

Multipule pines removed around Pescara park due to Pine Beetles



Ongoing Projects



Irrigation bid included for board review

Bids for Repair





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 19

Turnbull Creek Treat Sheet

Date: 10-12-26 **Water Temp:** 80's

Weather: Sunny **Winds:** 5-10 MPH

MuraBella

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	None
2	Shoreline	Yes	Aquamaster, Garlon 3A
3	None	Yes	None
4	Shoreline	Yes	Aquamaster, Garlon 3A
5	None	Yes	None
6	None	Yes	None
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	None	Yes	None
11	Algae, Niad	Yes	Copper Sulfate, Tribune
12	None	Yes	None
13	None	Yes	None
14	None	Yes	None

San Marino

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	Aquashade
2	None	Yes	Aquashade

Pescara

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

Comments: Several lakes needed shoreline treated but winds got up to prevent this treatment.

Turnbull Creek Treat Sheet

Date: 10-1-26 **Water Temp:** 90 Degrees

Weather: Partly Cloudy **Winds:** 5-10 MPH

MuraBella

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	No	None
2	Algae	No	FL 909, Hyd 191
3	None	No	None
4	None	No	None
5	None	Yes	None
6	None	No	None
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	None	Yes	None
11	None	Yes	None
12	None	Yes	None
13	None	No	None
14	None	Yes	None

San Marino

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	Aquashade
2	None	Yes	Aquashade

Pescara

Lake	Plants Treated	Trash Pickup	Chemical Used
1	Algae, Roadgrass	Yes	Hyd 191, 2-4D
2	Algae	Yes	Copper Sulfate
3	Algase, Niad, Bladderwort	Yes	FL 909, Tribune
4	None	Yes	None
5	None	Yes	None

Comments: None

Turnbull Creek Treat Sheet

Date: 9-15-26 & 9-16-26

Water Temp: 86 Degrees

Weather: Partly Cloudy

Winds: 5-10 MPH

MuraBella

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	No	None
2	Algae	Yes	FL 909
3	None	No	None
4	None	No	None
5	None	No	None
6	Algae	Yes	FL 909
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	Shoreline	Yes	Aquamaster, Garlon 3A
11	None	No	None
12	None	No	None (Access to Soft)
13	None	No	None
14	Algae	Yes	Copper Sulfate

San Marino

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	Aquashade
2	None	Yes	Aquashade

Pescara

Lake	Plants Treated	Trash Pickup	Chemical Used
1	Algae	Yes	Copper Sulfate
2	Algae	Yes	Copper Sulfate
3	Algae	Yes	Copper Sulfate
4	Algae	Yes	Copper Sulfate
5	Algae	Yes	Copper Sulfate

Comments: None

Turnbull Creek Treat Sheet

Date: 9-3-26 **Water Temp:** 88 Degrees

Weather: Cloudy/Rain **Winds:** 5-10 MPH

MuraBella

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	None
2	Algae, Plankton	Yes	FL 909
3	None	Yes	None
4	None	Yes	None
5	None	No	None
6	None	No	None
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	None	Yes	None
11	None	No	None
12	None	Yes	None
13	None	No	None
14	None	Yes	None

San Marino

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	Aquashade
2	None	Yes	Aquashade

Pescara

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

Comments: Several areas could not be treated due to rain and wet access's.