

Sampson Creek
Community Development District

January 15, 2026

AGENDA

Sampson Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.stjohnsgcc.org

January 8, 2026

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, January 15, 2026, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment (*regarding agenda items listed below*)
- IV. Amenities Booking Requests
- V. Discussion of Amenity Policy Updates
- VI. Discussion of Request to Purchase Land from CDD
- VII. Consideration of Resident Request to Install Retaining Wall on Pond Bank
- VIII. Staff Reports
 - A. Landscape Team
 1. Report
 2. Proposal for Entrance Island Irrigation Upgrade
 3. Proposal to Extend Irrigation Zone to Parking Lot
 4. Proposal for Sampson Creek Parkway Sod Replacement

- B. Attorney
- C. Engineer
- D. District Manager
- E. General Manager
 - 1. Amenities and Operations Report
 - 2. Lake Doctors
 - 3. Soccer Field Report
 - 4. Sidewalk Repair Update
 - 5. Proposals for Resurfacing the Slide and Annual Maintenance
 - 6. Proposal for Lifeguard Services
 - 7. Proposal for Pool Pump
- IX. Discussion of Future Amenity Capital Improvements
 - A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade
 - C. Tennis and Basketball Court Replacements
- X. Contracts Review
- XI. Supervisors' Request
- XII. Public Comments
- XIII. Approval of Consent Agenda
 - A. Minutes of the November 20, 2025 Meeting
 - B. Financial Statements as of November 30, 2025
 - B. Check Register
- XIV. Proposals for Security Services*
- XV. Next Scheduled Meeting – February 19, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XVI. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *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.

FIFTH ORDER OF BUSINESS

SAMPSON CREEK AMENITY CENTER POLICIES

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

“Amenity Center” consists of the building (offices, amenities room, fitness center, pool, splash pad, playground, tennis courts, basketball courts, volleyball court, multipurpose, field, open space and other appurtenances or related improvements.

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“Amenity Center Staff” shall mean the persons responsible for daily operation of the Amenity Center, including the General Manager, Lifestyle Director, Administrative Assistant, Facility Attendant, Maintenance Technician, and any other District employee.

“Amenity Facility Gated Area” shall mean all facilities within the gated boundaries of the clubhouse area and includes, but not limited to, the community room, fitness center, tennis court, and pool area.

“Board” shall be defined as the District Board of Supervisors.

“District Property” shall mean all property owned by the District including, but not limited to, the Amenity Center, common areas, and ponds.

“Property Owner” shall mean any individual who owns real property within the Sampson Creek CDD District

“Renter” shall mean any tenant residing in a home located within the District pursuant to a valid rental or lease agreement. “Family” shall mean a group of individuals living under one roof or head of household. This may consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the house.

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“Patron” shall be defined as persons or entities who own real property, within the District, persons or entities who do not own land within the District who have paid the annual user fee, and tenants residing in a home located within the District pursuant to a valid rental or lease agreement that have been exclusively assigned the beneficial use of the amenity access privileges of the owner of the property at which they reside, as well as the members of their respective Family.

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“Guest” shall mean any person accompanied and invited by a Patron who is expressly authorized by the District to use the Amenities. The Patron must remain with their guest(s) for the duration of their visit.

“Policies” shall mean these Policies Regarding the District Amenity Center and the Procedure for Securing New Programming attached hereto as Exhibit A.

Moved up [3]: “Family” shall mean a group of individuals living under one roof or head of household. This may consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the house.¶

Moved up [4]: “Patron” shall be defined as persons or entities who own real property, within the District, persons or entities who do not own land within the District who have paid the annual user fee, and tenants residing in a home located within the District pursuant to a valid rental or lease agreement that have been exclusively assigned the beneficial use of the amenity access privileges of the owner of the property at which they reside, as well as the members of their respective Family.¶

“Pool” shall mean the swimming pool, lap lanes, splash pad, and waterslide.

“Pool Area” shall collectively mean the pool as well as any pool decks, cabanas, and other property or improvements within the fenced area surrounding the pool.

“Service Animal” shall mean animals trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disabilities.

Moved up [2]: “Renter” shall mean any tenant residing in a home located within the District pursuant to a valid rental or lease agreement.

GENERAL PROVISIONS

Only Patrons and their Guests have the right to use the Amenity Center, provided, however, that certain events may be applicable to the general public where permitted by the District and subject to payment of any applicable fees and satisfaction of any other applicable requirements.

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A Renter who is designated as the beneficial user of the Property Owner’s rights to use the Amenity Center shall be entitled to the same rights and privileges to use the Amenity Center as the Property Owner. Renters shall obtain Amenity Center Access Card(s) from the Property Owner at which the Renter resides and to whom the Amenity Center Access Card(s) were issued. During the period when a Renter is designated as the beneficial user, the Property Owner shall not be entitled to use the Amenity Center. Renters must submit paperwork and current lease to the Amenity Center Staff prior to access to the amenities. Property owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District.

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With the exception of Renters, persons or entities who do not own land within the District must pay the annual user fee applicable to non-residents in order to have the right to use the Amenity Center for one (1) full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the non-resident may use the Amenity Center.

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In order to use the Amenity Center, a Patron and each member of the Patron’s Family must be registered with the District and present their Amenity Center Access Card upon entering the Amenity Center.

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All Patrons, Patron Family members, and their Guests using the Amenity Center are expected to conduct themselves in a reasonable, responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Center. Disregard of the District’s policies and rules and misuse or destruction of facility equipment may result in expulsion from the Amenity Center and/or the suspension or termination of Amenity Center privileges. Patrons are responsible for the actions and behavior of their Guests and any harm caused by their Guests to District Property.

Except as otherwise stated herein, the following policies govern the use of the Amenity Center:

1. The annual user fee for the non-exclusive right to use the Amenity Center by a non-resident is Three Thousand Five Hundred and Nine Dollars (\$3,509.00) per household.
2. Each household will receive two (2) Amenity Center Access Cards upon initial registration with the Amenity Office. In the event a card is lost, damaged, or stolen, a replacement fee of \$25.00 will be assessed. Only two (2) Access Cards are permitted.

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- per household. ~~Any~~ lost, damaged, or stolen cards will be deactivated upon ~~issuance of,~~ a replacement.
3. ~~The District may offer mobile credentials as an alternative or supplemental to physical Access Cards. The use of mobile credentials is subject to the same terms, conditions, and restrictions as Access Cards.~~
 4. ~~Households may host no more than,~~ four (4) Guests at any time.
 5. Patrons must remain with their Guest(s) for the duration of the Guest(s) visit to the Amenity Center. All Guests must sign in or register with the Amenity Center Staff prior to use of the Amenity Center.
 6. ~~The use or sharing of Access Cards or credentials by anyone outside of the registered household is strictly prohibited. Patrons who allow non-residents or Guests to access the amenities without being accompanied for the entire visit may be subject to suspension or termination of Amenity Center privileges.~~
 7. The Amenity Center's hours of operation will be established and published by each area considering the season of the year and other circumstances.
 8. All rules, regulations, and hours of operation are subject to change at any time, at the sole discretion of management.
 9. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Center premises, or any portion of District Property with the exception of preapproved special events, subject to the Facility Rental Policies below. Glass containers and other breakable items are prohibited on the Amenity Center premises and elsewhere on District Property except as set forth herein.
 10. Dogs or other pets (with the exception of Service Animals) are not permitted on District grounds. Per St Johns County Ordinance 2001-19, dogs or cats, including Service Animals, must be leashed or harnessed at all times except as set forth herein. (See Service Animal Policy below).
 11. Vehicles must be parked in designated areas. ~~Parking~~ on grass lawns ~~or in any manner,~~ ~~that~~ blocks ~~or restricts~~ the normal flow of traffic ~~is strictly prohibited.~~
 12. Fireworks of any kind are not permitted in the Amenity Center or on any portion of District Property.
 13. No ~~Patron, Guest, or Visitor,~~ is allowed in the service areas of the Amenity Center.
 14. ~~Certain~~ areas of the Amenity Center and District Property are ~~subject to~~ twenty-four (24) hour video ~~and~~ audio surveillance.
 15. Smoking, ~~vaping, and e-cigarettes are prohibited,~~ on the Amenity Center premises or elsewhere on District Property.
 16. ~~Barbecue gas grills, charcoal grills, or any open flames are strictly prohibited on District Property.~~
 17. ~~District Property is intended to be a family-friendly environment. Patrons and Guests are asked to refrain from public displays of affection.~~
 18. Loud, profane or abusive language is prohibited.
 19. ~~Organized sporting or instructional activities on District Property (e.g., tennis lessons, fitness classes, swimming lessons, physical training) must be approved in advance by the Board of Supervisors. Any unapproved activities are prohibited.~~

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20. All Patrons must use their Amenity Access Card for entrance to the Amenity Facilities. All lost or stolen Amenity Access Cards should be reported immediately to the Amenity Center Staff.
21. These Policies may be modified from time to time when necessary by:
 - a. The Board at a publicly noticed Board meetings; or
 - b. The District Manager, General Manager, or Administrative Assistant, subject to Board ratification at the next publicly noticed Board meeting.
22. The Board of Supervisors, General Manager, Security personnel and Amenity Center staff have full authority to enforce the District's Policies and rules. Violation of these rules or conduct in a manner prejudicial to the best interest of the Amenity Center will subject one to disciplinary action by the Amenity Center in accordance with the bylaws.
23. When Amenity Center staff is not present, Patrons and their Guests are solely responsible for using the Amenities in accordance with all CDD policies and procedures.
24. Patrons and their Guests shall treat Amenity Center Staff, Security personnel, and other Patrons and Guests with courtesy and respect.
25. Disregard for any Amenity Center Policies and Procedures will result in expulsion from the facility and/or loss of Amenity Center privileges.

SERVICE ANIMAL POLICY

Dogs or other pets, with the exception of Service Animals trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls, and fitness center), pools, tennis courts, basketball courts, playgrounds, parking lots, open spaces and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it:
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

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- Each Patron and each Guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractor shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Center facilities.
- No person shall remove from the room in which it is placed or from the Amenity Center premises any property or furniture belonging to the District or its contractors without written authorization. Patrons shall be liable for any property damage and/or personal injury at Amenity Center facilities, or any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the Patron, their Guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
- Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Center premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District, the Board, District employees, District representatives, District contractors, and District consultants, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.
- Should any party bound by these Policies bring suit against the District, the Board, or District staff or consultants in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District, the Board, or District staff or consultants, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

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GENERAL SWIMMING POOL POLICIES

These rules will be enforced along with general Provision rules. The swimming pool and splash park are unattended facilities; Patrons and their Guests use these amenities at their own risk.

1. Patrons must present their access cards upon entering the Pool Area.
2. Use of the swimming pool, at any time, is at the Swimmer's Own Risk.
3. Lifeguards are on duty on a seasonal basis only. The hours during which the swimming pool is attended by a lifeguard will be posted. Lifeguards shall have full authority to enforce the District's policies and procedures.
4. An adult Patron may have up to four (4) Guests per household at the swimming pool.

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5. Children under thirteen (13) years must be accompanied and actively supervised at all times by an adult or guardian (including a supervisor or babysitter) who is at least eighteen (18) years of age while using the swimming pool.
6. Swimming is only permitted during designated hours, as posted at the pool. Any person swimming when the pool is closed may, in the sole discretion of the Board, be suspended from the facilities.
7. The Pool and Pool Area, including the Splash Park, will be closed every Monday until noon (12:00 p.m.) in order to facilitate maintenance of the facilities.
8. Children under three (3) years of age and those who are not reliably toilet trained must wear rubber swim diapers, as well as swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
10. The changing of diapers or clothes is not allowed on the pool deck. Restrooms are available for this purpose.
11. Showers are required before entering the pool.
12. The Pool Area is considered a family friendly environment. Proper swim attire must be worn at all times in the Pool Area. Swimwear such as thongs, low-cut bikinis, and overly revealing clothing is prohibited. Patrons and/or Guests may be asked to leave the Pool Area in the event Amenity Center Staff determine their attire is in violation of this section.
13. Play equipment, such as floats, rafts, snorkels, dive sticks, and floatation devices must meet with the Amenity Center Staff's approval prior to use. The Amenity Center Staff and lifeguards reserve the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
14. Radio controlled watercraft are not allowed in the Pool Area.
15. Glass containers and other sharp or potentially hazardous objects are not permitted in the Pool Area.
16. Personal electronic music devices, such as radios, tablets, and speakers are permitted with the use of headphones.
17. Pets (with the exception of Service Animals), bicycles, e-bikes, scooters, motorcycles, skateboards, rollerblades, scooters and golf carts are not permitted inside the pool gated area at any time.
18. Hanging or sitting on lane lines, interfering with the lap swimming lane, and unauthorized diving/jumping/flipping, running, pushing, wrestling, spitting water, sitting or standing on shoulders, horseplay, or lewd acts are prohibited in the Pool Area.
19. The use of starting blocks without permission from the General Manager is prohibited.
20. No chewing gum is permitted in the Pool Area.
21. Smoking, electronic cigarettes, and any vaping devices are not permitted on Amenity Center premises.
22. Loud, profane, or abusive language is prohibited.
23. No swinging on ladders, fences, or railings is allowed.
24. Pool entrances must be kept clear at all times.

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25. The ADA chair lifts are provided solely to facilitate pool access for individuals with disabilities. Any use of the chair lift for purposes other than its intended use is strictly prohibited. The safe operation of the chair lift while entering and exiting the pool is the sole responsibility of the user. Amenity Center Staff and Lifeguards are not permitted to provide assistance during this process.
26. Pool furniture is not to be removed from the Pool Area, placed/thrown into the Pool or otherwise disturbed.
27. Alcoholic beverages are prohibited in the Pool Area.
28. Food and beverages (non-alcohol) and their containers must be at least four (4) feet from the pool's wet deck.
29. The Amenity Center Staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.

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SLIDE POLICIES

1. Individuals using the waterslide do so at their own risk.
2. Patrons and their Guests may only use the waterslide during pool hours when the slide is attended by lifeguards. Use of the waterslide without lifeguards on duty is strictly prohibited.
3. Climbing on the waterslide and its supporting structures is strictly prohibited.
4. Children less than forty (40) inches tall are not permitted to ride the slide, except with a responsible adult.
5. Only one (1) person may ride the slide at any time, except with a responsible adult.
6. The landing area of the waterslide must be kept clear at all times to ensure safety.
7. No shorts with snaps or rivets will be allowed on the slide.
8. Keep arms and hands inside flumes at all times.
9. Riders must slide feet first only.
10. No floatation devices are allowed on the waterslide.
11. For safety reasons, pregnant women and persons with health condition or back problems should not ride the waterslide.

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SPLASH PARK POLICIES

1. The Splash Water Park and Pool will be open at noon (12:00 p.m.) on Mondays to facilitate maintenance.
2. Hours of operations are to be the same as pool hours.
3. There will be no pool attendants or lifeguard dedicated only to the Splash Park on duty. Individuals using this amenity do so at their own risk. Children twelve (12) years and younger must be accompanied and actively supervised at all times by an individual who is at least sixteen (16) years of age.

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4. Amenity Center Staff may monitor usage levels at the Splash Park and adjust the hours of operation or number of pool attractions available in order to ensure the facilities serve the community in the most efficient and effective manner.
5. No aggressive behavior, ball playing, pushing, running or other horseplay is allowed in the Splash Park or on the Pool Deck Area.
6. ~~Patrons and their Guests are not permitted~~ in the Splash Park when ~~it is~~ closed.

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SWIMMING POOL THUNDERSTORM POLICY

The Amenity Center Staff is in control of the ~~Pool Area~~ during thunderstorms, heavy rain, and other inclement weather. The Amenity Center Staff will determine whether swimming is permitted during the times the swimming pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. When lightning is in the area, the Pool Area will be cleared and closed at any visual sighting of lightning or audible sound of thunder and shall not reopen until thirty (30) minutes have elapsed from the last ~~sight~~ of lightning or sound of thunder. ~~At such times staff is not present, Patrons and their Guests shall by solely responsible to utilize the Pool Area in compliance with the guidelines above.~~

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All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before ~~half~~ the time frame for the rental has lapsed, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered.

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SWIMMING POOL FECES POLICY

Any person who is incontinent or not fully toilet trained must wear a swim-diaper and appropriate waterproof clothing over the swim-diaper when entering or being carried into the Pool. ~~In the event of contamination, the pool will be temporarily closed and treated ("shocked") with chlorine to eliminate bacteria. The pool will reopen only once water conditions are deemed safe and the water chemistry is within acceptable operational ranges.~~

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PLAYGROUND POLICIES

These rules will be enforced along with the general Provision rules. ~~The playground is an unattended facility; Patrons and their Guests use this amenity at their own risk.~~

1. Hours of operation: 8:00 a.m. until ~~sunset~~.
2. Children under the age of eight (8) must be accompanied ~~and actively supervised~~ by an adult eighteen (18) years of age or older.
3. ~~An adult Patron may have up to four (4) Guests per household at the playground.~~

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4. Climbing is only permitted on areas meant for play, like ladders and climbing walls. Climbing is prohibited on roofs, perimeter walls, and other surfaces not designed for play.~~The use of profanity or disruptive behavior, including roughhousing, is prohibited.~~

5. Alcoholic beverages, glass containers and other breakable items are prohibited.

6. Smoking, vaping, and e-cigarettes are prohibited on District Property.

7. E-bikes, bicycles, scooters, motorcycles, golf carts, rollerblades, skateboards, etc. are not permitted on the playground.

8. Patrons and their Guests must clean up all food, beverages, and miscellaneous trash brought to the playground.

9. Usage of the playground may be limited from time to time due to District-sponsored events.

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FITNESS CENTER POLICIES

These rules will be enforced along with the general Provision rules. The Fitness Center is unattended. Patrons and their Guests exercise at their own risk. Patrons and their Guests are responsible for their own safety.

1. Patrons must present their access cards upon entering the Fitness Center.

2. Hours of operation: 4:00 a.m. until 11:00 p.m.

3. Children twelve (12) years of age and younger are not permitted in the Fitness Center. Individuals thirteen (13) to fifteen (15) years of age may use the Fitness Center only when accompanied and actively supervised by an adult who is at least eighteen (18) years of age. Patrons sixteen (16) years of age and older may use the Fitness Center unaccompanied. Proof of age may be requested by the Amenity Center Staff or Security personnel.

4. Children who are thirteen (13) to fifteen (15) years of age are not permitted to bring any Guests to the Fitness Center.

5. Patrons may have up to two (2) Guests per household at one (1) time at the Fitness Center.

6. All Patrons and their Guests are expected to conduct themselves in a responsible, courteous and safe manner in compliance with Fitness Center rules and regulations.

7. Appropriate clothing and footwear (covering the entire foot, no Crocs) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweat suits (no swimsuits). Patrons and/or their Guests may be asked to leave the Fitness Center in the event Amenity Center Staff determine their attire is in violation of this section.

8. Food (including chewing gum), alcoholic beverages, glass containers and other breakable items are prohibited in the Fitness Center. Non-alcoholic beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.

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9. Personal electronic music devices such as radios, cell phones, iPods, tablets, and speakers are permitted with use of headphones.
10. All emergencies or injuries must be reported to the General Manager.
11. Disorderly conduct and horseplay will not be tolerated.
12. All broken equipment should be reported to the General Manager.
13. Weights may not be removed from the Fitness Center for any reason. All weights should be returned to their original location.
14. Patrons and their Guests are, responsible for wiping off the equipment after use.
15. As a courtesy to other participants, Fitness Center users, should limit cardiovascular equipment usage to thirty (30) minutes if others are waiting for the equipment, step aside between multiple sets on the weight equipment, and restack weights after usage.
16. The Amenity Center Staff reserves the right to discontinue any such programs and activities due to concerns with their safety and other conflicts with the operation of the facility.
17. Fitness Center users are, responsible for removing the weight plates that they have, used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
18. Hand chalk is not permitted.
19. Weight plates are not to be attached to weight stacks on the machine.
20. Weights, dumbbells, and bars are not to be dropped. Everything should be placed down gently.
21. Power cleans are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
22. Clean-and-jerks are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
23. Weight plates are not to be placed under flat benches in an attempt to make the benches decline benches. Alternatively, bench dips can be done on the lower chest or triceps machine while leaning forward.
24. Benches and machines are not to be stepped on. Additional height can be gained by stepping on aerobic step platforms.
25. Dumbbells, weight plates, and barbells should be kept on the floor, not on the benches, as to not ruin the upholstery and padding on the benches.
26. Disregard for any Fitness Center rule will result in expulsion from the facility and/or loss of Fitness Center privileges.

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TENNIS COURT POLICIES

These rules will be enforced along with the general Provision rules. The tennis courts are unattended facilities; Patrons and their Guests use these amenities at their own risk.

1. Hours of operation: 6:00 a.m. until 10:00 p.m.
2. Patrons must present their Access Cards when entering the tennis courts.
3. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.

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4. Tennis courts are available on a first come, first served basis, unless reserved through Board reservations.
5. Play time is limited to one (1) hour if others are waiting.
6. Patrons may have up to three (3) Guests per household, on the tennis courts at one (1) time.
7. Tennis courts may not be used when wet.
8. The tennis courts gates may not be propped open.
9. E-bikes, bicycles, scooters, motorcycles, golf carts, rollerblades, skateboards, etc. are not permitted on the tennis courts.
10. The tennis courts are for tennis use only.
11. Tennis court usage may be temporarily restricted for sponsored events or lessons, which must be approved by the General Manager.
12. Proper tennis attire is required while on the tennis courts. Black soled shoes are not permitted.
13. Profanity, disruptive behavior, or unsportsmanlike conduct is prohibited,
14. All tennis teams participating in Sampson Creek team sports leagues must submit a request for Board approval prior to the start of the season, ensure the team is comprised of at least seventy-five percent (75%) residents, and submit a roster with participants' names and addresses to the General Manager prior to the start date.

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BASKETBALL COURT POLICIES

These rules will be enforced along with the general Provision rules. The basketball courts are unattended facilities; Patrons and their Guests use these amenities at their own risk.

1. Hours of operation: 8:00 a.m. until sunset.
2. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
3. Basketball courts are available on a first come, first served basis.
4. Patrons may have up to four (4) Guests per household, on the basketball courts at one (1) time.
5. Profanity, unsportsmanlike conduct, and/or other disruptive behavior, including roughhousing are not permitted.
6. Hanging on the basketball nets is strictly prohibited.
7. E-bikes, bicycles, scooters, motorcycles, golf carts, rollerblades, skateboards, etc. are not permitted on the basketball courts.
8. Patrons and their Guests must clean up all food, beverages, and miscellaneous trash brought to the grounds.
9. Usage of the basketball court may be limited from time to time due to a sponsored event, which must be approved by the General Manager.

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VOLLEYBALL COURT POLICIES

These rules will be enforced along with the general Provision rules. The volleyball court is an unattended facility; Patrons and their Guests use this amenity at their own risk.

1. Hours of operation: 8:00 a.m. until sunset.
2. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
3. The volleyball court is available on a first-come, first- served basis.
4. Patrons may have up to four (4) Guests per household on the volleyball court at one (1) time.
5. Profanity, unsportsmanlike conduct, and/or disruptive behavior are not permitted.
6. Proper volleyball attire is required while using the volleyball court.
7. Patrons and their Guests must clean up all food, beverages, and miscellaneous trash brought to the grounds.
8. The usage of the volleyball court may be limited from time to time due to a sponsored event which must be approved by the General Manager.
9. The sand is for the volleyball court. Removing the sand from the premises is prohibited.

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MULTI-PURPOSE FIELD POLICIES

These rules will be enforced along with the general Provision rules. The multi-purpose field is an unattended facility: Patrons and their Guests use this amenity at their own risk.

To reserve the field for use at least one (1) person from the group using the field must be a Patron of St. Johns Golf and Country Club. The adult Patron must sign a user permit and they must be present each time the field is used under their name. Field requests for large team practices (more than 15 participants) or organized team practices, league games, tournaments, special events, parties, etc., are to be pre-approved by the Board, prior to the issuance of user permit.

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Field Regulations:

- Hours of operation: sunrise until sunset. There are no lights on the field.
- Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
- Patrons may have up to four (4) Guests per household on the multi-purpose field at one (1) time.
- The field will be temporarily closed when there is inclement weather or if the field is wet.
- Golf carts are not permitted on the athletic field or grass perimeter. Golf carts may only be used on the designated cart paths.
- Vehicles, e-bikes, bicycles, motorcycles, rollerblades, skateboards, etc. are not permitted on the athletic field or grass perimeter, except for those vehicles operated by the District's approved athletic field maintenance provider and emergency vehicles.
- Inflatables (ex. Bounce houses, water slides, etc.) are not permitted on the field.
- All individuals are expected to maintain a family-friendly environment. Offensive, threatening, or disruptive language or behavior that interferes with the enjoyment of the amenities by others, particularly children, is not permitted.

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- Cleats are not permitted on the multi-purpose field.
- Hanging on or moving the goal posts is strictly prohibited.
- Patrons and their Guests must pick up and remove any trash generated by their activity.
- Patrons and their Guests will use the field at their own risk and will comply with all rules and regulations.

Field Reservation Policies

Unless otherwise approved by District staff or the Board, the field may only be reserved Monday, Tuesday, and Thursday. Reservations are required for large team practices (more than 15 participants) or organized team practice, league games, tournaments, special events, parties, and other organized activities. Each team may reserve up to half of the field for up to two (2) hours once a week. The field is not available for organized/large team practices or games on the weekends. The Patron submitting the reservation must be present for the entire duration of the reserved time.

All field reservations must comply with the field use policy during inclement weather and/or water-saturated conditions. Teams causing damage to the field may be held responsible for the costs of repairs. Patrons must inform all participants that the other Sampson Creek amenities, including the swimming pool, fitness center, and tennis courts, are not included with the reservation.

During reserved periods, the unreserved half of the field remains open for walk-up, non-organized play. Reservations are not assignable or transferable, and Patrons must notify the General Manager if the field will not be used during the scheduled time.

All team or event reservations must consist of at least 60% residents. A roster with participant names and addresses must be submitted to the General Manager prior to the scheduled event. Failure to comply with any of these policies may result in loss of field privileges.

Restrooms and Drinking Fountain: The restrooms and a drinking fountain are located inside the security gate at the swimming pool. There is also a vending machine that sells water. Non-residents need to be escorted by a resident to enter the security.

Field Maintenance Schedule: The field and surrounding area will be closed once a year in early November for ten (10) days for overseeding. The field cannot be reserved during this time period.

Reservations: Reservations for the soccer field are made for each season.

Season	Earliest Reservation Date	Season Dates
Spring Season	December 1	January 1 thru May 31
Summer Season	April 3	June 1 thru August 4

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Each team may schedule the use of half of the soccer field (midfield) one time a week for 2 hours.
The resident that reserves the field must be present during the reserved hours.

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Deleted: <#>The resident will make sure the team does not use the field when it is wet.
If after using the field the team caused extensive damage to the field they understand they may be held responsible for repairs.
The resident agrees to inform all guests that other amenities within Sampson Creek are not included in this permit, i.e. swimming pool, fitness center, tennis courts.

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Reservations are not assignable or transferable. The resident agrees to notify the General Manager in the event the field will not be used during the scheduled hours.
Resident requests for team use/special events of field will require at least 60% of team/event attendees be comprised of residents.
Failure to comply with these policies may result in loss of field use

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Fall Season	June 1	August 7 thru December 31
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AMENITY CENTER RENTAL POLICIES

These rules will be enforced along with the general Provision rules.

Patrons may reserve for rental certain portions of the Amenity Facilities for private events. The maximum guest limits referenced above shall not apply to guests attending a Patron-sponsored function at the Amenity Facilities. All rental reservations may not be made more than ~~four (4)~~ months prior to the event. Only one ~~(1) Meeting Room and one (1) Pool Cabana rental can occur at the same time for two (2) different households and different rental events.~~ Patrons interested in renting should contact the Amenity Center Staff regarding the anticipated date and time of the event to determine availability. Any event established and run by the District may have priority over other users. Please note that the Amenity Facilities are unavailable for private events on the following holidays:

New Years Day	Easter	Memorial Day
4 th of July	Labor Day	Thanksgiving
Christmas Eve	Christmas Day	New Year's Eve

Available Facilities: the following areas of the Amenity Facilities are available for private rental.

- Meeting Room: Fifty Dollars (\$50.00)**
[Capacity: 49 person, including Patrons, their Guest(s) and children over three (3) years old.]
- Splash Pad **Cabana: Fifty Dollars (\$50.00)**
[Capacity: 25 persons including Patrons, their Guest(s) and children over three (3) years old.]
- Upper Pool Deck Cabana: Fifty Dollars (\$50.00)**
[Capacity: 25 persons including Patrons, their Guest(s) and children over three (3) years old.]
- Lap Cabana: **Fifty Dollars (\$50.00)**
[Capacity: 25 persons including Patrons, their Guest(s) and children over three (3) years old.]

The fifty dollar (\$50) rental fee covers a three (3) hour rental time, including event set up and break down. Fifteen dollar (\$15) per hour is applied for any additional hours over the three (3)-hour time block. A maximum of six hours (6) is allowed per rental.

A deposit in the amount of **One Hundred Dollars (\$100.00)** is required at the time the reservation is approved for rentals without alcohol. If a Patron is renting the Meeting Room and would like to have alcohol at their event, the deposit will be **Two Hundred Dollars (\$200.00)** required at the time the reservation is approved. To receive a full refund of the deposit or a release of held funds, the renter must comply with all Policies and the terms of Facility Use Application as well as ensure the following:

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- Remove all garbage and place in the dumpster.
- Remove all food, drinks, etc. from property (i.e. refrigerator).
- Wipe off all areas and tables and straighten chairs.
- Restore the furniture and other items to their original position.
- Remove any decorations (no tapes or thumbtacks).
- Vacuum floor in Meeting Room.

The last event of the day must be finished, including post-event cleanup, by 10:00 p.m. Any event that exceeds the rental time frame, fails to conduct post-event cleanup, or violates the Policies will forfeit all or a part of their deposit. The General Manager shall determine amount of deposit to return, if any.

Reservations: Patrons interested in reserving a portion of the Amenity Facilities must submit to the Amenity Center Staff a completed Facility Use Application. At the time of submission, the Patron shall provide the rental fee and deposit amount referenced above, Rental and deposit fees may be paid in cash or check (made payable to Sampson Creek CDD). Please note that the rental fee and deposit fee must be on two (2) separate checks. No potential rental date can be secured until the completed form and payments have been submitted to the Amenity Center staff. The Amenity Center Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Any rental requests for reoccurring usage and/or exemption from rental fees must receive Board approval. Patrons will receive an email confirmation once the rental request has been approved. Any denial of a request may be appealed to the Board.

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Alcoholic Beverages Policies: Any consumption or service of alcoholic beverages at any of the District's Amenity Center Facilities shall be in accordance with Florida law and the policy. Alcoholic beverages are permitted in the District's Amenity Center Facilities only in the following circumstances:

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- Alcoholic beverages are permitted only in the Meeting Room.
- Liability insurance and certified bartender requirement – Wes question. Does the Board want staff or security here during those rentals?
- The Meeting Room must be reserved in advance and approval to serve or consume alcoholic beverages must be obtained in writing by the General Manager. Any Patron who does not indicate the service or consumption of alcohol at the time of reservation request, shall not be permitted to serve or consume alcohol.
- Anyone that receives permission to serve or consume alcohol under these policies shall be required to sign a waiver.
- Glass containers are prohibited.
- Patrons serving or consuming alcohol on District property agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants, and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the service or consumption of alcohol. Patrons agree that such

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indemnifications shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to section 768.28, Fla. Stat.

- The District reserves the right to ask intoxicated persons to leave District Property.

General Policies:

- Pool Areas of the Amenity Facilities are not available for private rental and shall remain open to other Patrons and their Guests during normal operating hours.
- A household may only reserve one (1) rental space per day.
- The Patron renting the area must be present for the entire duration of their rental time block.
- The Patron renting any portion of the Amenity Facilities shall be responsible for any and all damage and expenses arising from their event.
- Alcoholic beverages are prohibited unless approved prior to the event.
- Glass containers and other breakable items are prohibited within the gated area.
- Pets (with the exception of Service Animals) are prohibited from any and all rented facilities.
- The security gate may not be left open during rentals.
- The volume of live or recorded music must not violate applicable St. Johns County noise ordinance.
- Rentals of the Amenity Facilities does not include any party supplies such as paper plates, coffee cups, silverware, aluminum foil, storage bags, etc.
- The Meeting Room rentals are for indoor space use only. Patrons and their Guests attending a Meeting Room rental are not permitted to use the pool, splash pad, or pool deck area.
- The Pool Cabana rentals are for pool deck use only. Patrons and their Guests attending a Pool Cabana rental are not permitted to use the Meeting Room.
- Patrons renting out a Pool Cabana are not guaranteed lifeguards or the water slide. Please check with the Amenity Center staff on operating hours of the water slide/lifeguard hours.
- All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before ~~half the time frame for the rental has lapsed~~, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered.

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GOLF CART POLICIES

1. The use of golf carts is permitted on roads within Sampson Creek property.
2. Golf carts driven on District property must be registered with the CDD in accordance with the District's golf cart registration policy. The numbered registration sticker must be adhered to the sides of the golf cart and must be visible.
3. Golf carts must stay on designated golf cart paths; they are not permitted on sidewalks, grassy areas, the multi-purpose field, basketball courts, playground, etc.

4. Golf carts are not permitted on the pool deck area inside the pool gates at any time.
5. Golf carts must be parked in designated areas. Golf carts should not be parked in any way which blocks or restricts the normal flow of traffic.
6. Per Florida law, golf carts can only be operated by individuals who are fifteen (15) years of age with a valid learner's permit or individuals sixteen (16) years of age or older with a valid driver's license. At no point should an individual fourteen (14) years of age or younger operate a golf cart. Juveniles fifteen (15) and sixteen (16) years of age may not operate a golf cart from 11:00 p.m. – 6:00 a.m.
7. Juveniles seventeen (17) years of age, may not operate a golf cart from 1:00 a.m. – 5:00 a.m.
8. Golf carts must be equipped with efficient brakes, reliable steering, safe tires, a rearview mirror and red reflectorized warning devices in both the front and rear.
9. Golf carts driven at night must also be equipped with headlights, brake lights, and a windshield.
10. Golf carts cannot go faster than 20 miles per hour within Sampson Creek property.

Deleted: Golf carts can only be operated by persons 14 years of age or older, but do not require a driver to be licensed for them to be driven. However, they do require the driver to have a photographic identification.

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Electric & Motorized Bike & Scooter Policies

1. Designated Path Use
 - Electric & motorized bikes and scooters are permitted only on multi-use paths within the amenity area.
 - Use of these devices is prohibited on playgrounds, sports courts, green spaces, and any non-designated walking paths
 - Devices must follow local and State laws regarding usage on paths.
2. Safe Operation
 - Devices must be operated at a safe and controlled speed, with due regard to pedestrians.
 - Reckless, aggressive, or disruptive operations is strictly prohibited.
 - Devices must follow local and State laws regarding the operations of device.

ALCOHOLIC BEVERAGES POLICIES

Any consumption or service of alcoholic beverages at any of the District's Recreational Facilities shall be in accordance with Florida law and this policy. Alcoholic beverages are permitted in the District's Recreational Facilities only in the following circumstances:

1. Alcoholic beverages are permitted only at District-owned facilities.
2. The facility must be reserved in advance and approval to serve or consume alcoholic beverages must be obtained in writing by the facility manager. Any patron who does not so indicate at the time of request to reserve a recreation facility is submitted shall not be permitted to serve or consume alcohol.

3. Anyone that receives permission to serve or consume alcohol under these policies shall be required to sign a waiver in the form attached hereto.
4. Glass containers are prohibited.
5. Patrons serving or consuming alcohol at any of the District's Recreational Facilities agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the service or consumption of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to section 768.28, Fla. Stat.

POLICIES FOR USE OF LAKES AND OTHER STORMWATER MANAGEMENT FACILITIES

1. Wading and swimming in District lakes and other District stormwater management facilities are prohibited.
2. Watercraft of any kind in District lakes or other District stormwater management facilities is prohibited. Provided, however, that this policy shall not apply to any District contractor using watercraft for the purpose of maintenance, repairs, or taking any other District-approved action within the lakes or other stormwater management facilities.
3. The District lakes and other District stormwater management facilities primarily function as detention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. Fishing in the District lakes and other District stormwater management facilities is prohibited.
4. No person or entity shall engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District lakes and other District stormwater management facilities.
5. Pets are not allowed in the District lakes and other District stormwater management facilities. Wildlife (including but not limited to fish, birds, and reptiles) may neither be removed from nor released into the District lakes or other District stormwater management facilities. Only District-approved Lake Management representatives may release fish into District lakes. At no point should Patrons and their Guests feed the wildlife.
6. No docks or other structures, whether permanent or temporary, shall be constructed or placed in any District-owned property or any drainage, maintenance, or access easement in the District's favor, unless properly permitted and approved by the District and other applicable governmental agencies.
7. No foreign materials may be disposed of in the District lakes or other District stormwater management facilities, including but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.

Moved up [1]: LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY¶

Each resident and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractor shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Center facilities.¶

is placed or from the Amenity Center premises any property or furniture belonging to the District or its contractors without written authorization. Patrons shall be liable for any property damage and/or personal injury at Amenity Center facilities, or any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the Patron, their Guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.¶

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Center premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District, the Board, District employees, District representatives, District contractors, and District consultants, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.¶

bound by these Policies bring suit against the District, the Board, or District staff or consultants in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District, the Board, or District staff or consultants, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).¶

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8. Any hazardous condition concerning the District lakes or other District stormwater management facilities must immediately be reported to the District Manager and the proper authorities.
9. Property owners and residents are responsible for their tenants', guests', and invitees' adherence to these policies.

The Sampson Creek Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District lakes and/or other District stormwater management facilities.

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SUSPENSION AND TERMINATION OF USE PRIVILEGES

1. This rule addresses the suspension and termination of privileges to use the Sampson Creek Community Development District ("District") Amenity Center facilities ("Amenities").
2. The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Amenities;
 - b. Permits the unauthorized use of any amenity pass;
 - c. Exhibits unsatisfactory behavior, or deportment or appearance;
 - d. Fails to pay fees owed to the District in a proper and timely manner;
 - e. Fails to abide by any policies or rules established for the use of the Amenities;
 - f. Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable manner;
 - g. Damages or destroys District property; or
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
3. For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or facility manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or facility manager, as the case may be.
4. The District Manager, or the District's General Manager may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum of 30 consecutive days. In determining the length of any suspension, the District Manager, or amenities manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under the Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request

shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. The District Manager, or the District's General Manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall send written notice of the meeting by the United States mail to the Patron's last known address. Upon prior written notice request submitted by the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
6. If a Patron subject to a suspension or termination is found on the Amenity Center premises, such Patron will be subject to arrest for trespassing.

The above Policies were amended and adopted by the Sampson Creek Community Development District Board of Supervisors this 19th day of September, 2024.

**Sampson Creek CDD
Amenity Center/Field Request Form
For Board Review**

All Amenity Center/Field Request Forms must be submitted at least ten (10) days prior to the CDD meeting for Board review. Any request made within ten (10) days of the CDD meeting will be tabled until the next monthly meeting.

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1. Requestor Information

- Name(s): _____
- Address: _____
- Legal Association Name (if applicable): _____

2. Relationship to the Community

- What is your relationship to the Sampson Creek Community?
(e.g., Resident, Organization, etc.) _____

3. Policy Compliance: *Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.*

Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N): _____

If **Yes**, please proceed with the request.

If **No**, please provide details here:

4. Request Details

- Please provide specific details about the request:

- Why is this request being made?

5. Request Timeline

- Start Date: _____
- End Date: _____
- Times Requested: _____
- Any other additional information:

6. Participation Details

- Total number of participants: _____
- Number of participants who are residents with current access to Sampson Creek CDD amenities: _____

7. Other Communities

- Has this request been made to other communities? (Y/N): _____

o If yes, please specify the communities and the status of those requests:

Submitter's Signature: _____

Date: _____

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FOR OF WAIVER AND RELEASE FOR USE OF ALCOHOLIC BEVERAGES

WAIVER AND RELEASE LIABILITY

The Sampson Creek Community Development District (the "District"), pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in St. Johns County (the "Recreational Facilities"). The District's recreation policies require reservation and approval in order to serve or consume alcoholic beverages at the Recreational Facilities (the "Activities"). In consideration for the District agreeing to allow the Activities, the undersigned hereby agrees to the terms and conditions set forth below:

I, hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former and future Supervisors, agents, officers, employees and staff, (collectively, the "Indemnitees"), of and from any and all claims, demands, expenses, debts, contracts, causes of action, lawsuits, damages, and liabilities, of every kind and nature, whether known or unknown, in law or equity, that I ever had or may have, arising from or in any way related to the Activities. I further agree to pay all expenses, including court costs, attorney fees, paralegal fees, and expert witness fees, incurred by the Indemnitees in investigating and/or defending a claim or lawsuit related to the Activities. I agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other law,

and nothing herein shall allow any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

This General Release and Waiver of Liability is binding upon me, my spouse, heirs, executors, administrators, legal representatives, successors, and assigns. This General Release and Waiver of Liability supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

The provisions of this General Release and Waiver of Liability may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party who signature appears below. Nothing herein shall alter my rights or obligations under the District's Recreational Center Policies and/or related documents. I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida.

I am of legal drinking age (21 years or older) and am freely signing this document. I have read this document and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Print Name

Mailing Address

Signature

Telephone Number

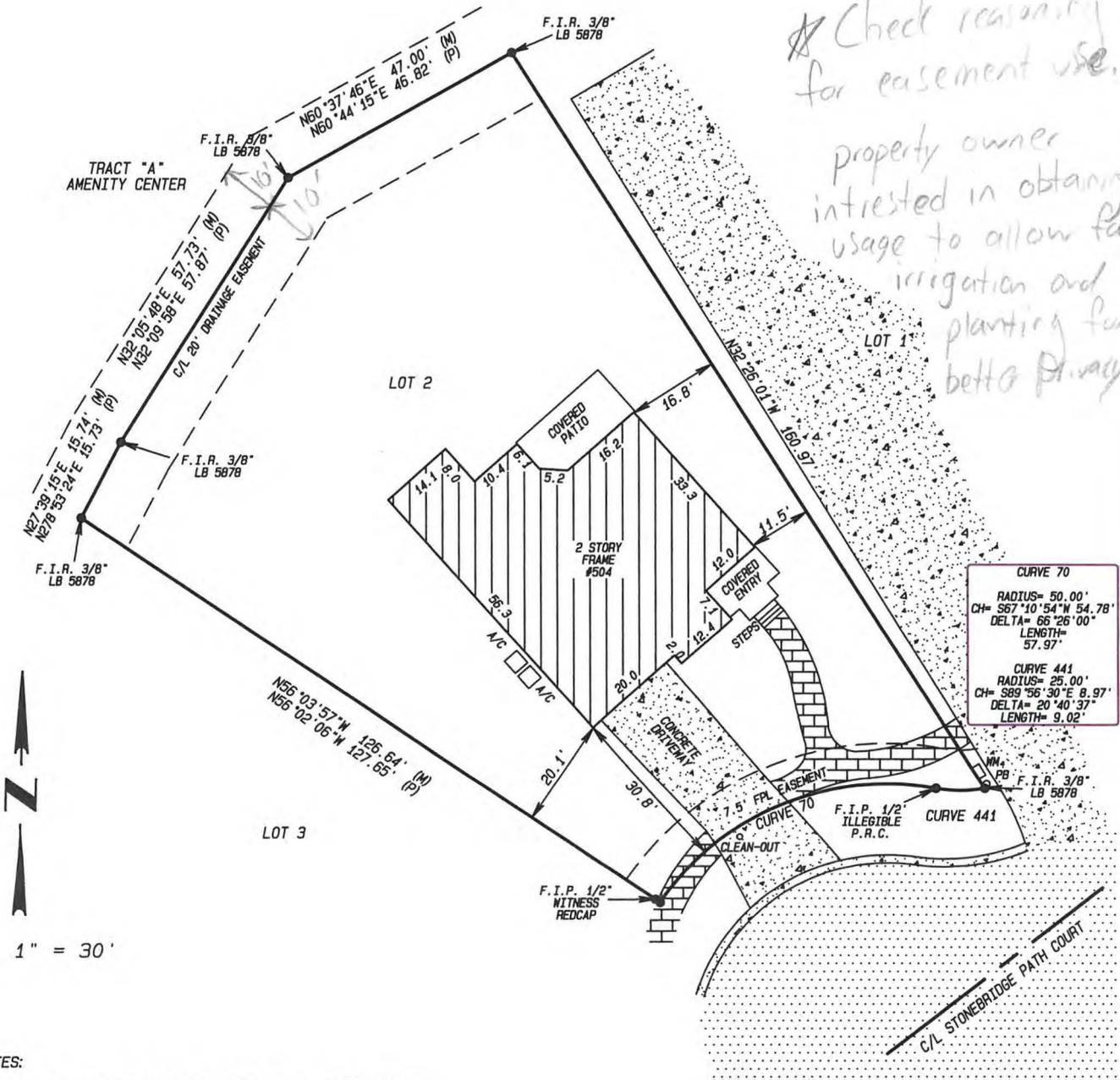
Date

SIXTH ORDER OF BUSINESS

MAP OF BOUNDARY SURVEY

DESCRIPTION:

LOT 2, ST JOHNS GOLF AND COUNTRY CLUB UNIT ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 40, PAGES 39-71, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.



** Check reasoning for easement use.
property owner interested in obtaining usage to allow for irrigation and planting for better privacy*

CURVE 70
RADIUS= 50.00'
CH= S67°10'54\"N 54.78'
DELTA= 66°26'00"
LENGTH= 57.97'
CURVE 441
RADIUS= 25.00'
CH= S89°56'30\"E 8.97'
DELTA= 20°40'37"
LENGTH= 9.02'



SCALE: 1" = 30'

SURVEY NOTES:

- #1 BEARINGS ARE BASED ON PLAT WITH THE NORTHEAST LINE OF LOT 1 BEING N32°26'01\"W.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12109C 0170 H, EFFECTIVE 09/02/2004, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING; BUILDING MATERIAL, STORAGE PODS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

KURT E RADECKI AND ERIN RADECKI
PREMIUM TITLE SERVICES, INC
WESTCOR LAND TITLE INSURANCE COMPANY
HOME BRIDGE FINANCIAL SERVICES

STREET ADDRESS:
504 STONEBRIDGE PATH COURT
ST AUGUSTINE, FLORIDA 32092

CLYDE O. VAN KLEECK
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.C.M. - FOUND CONCRETE MONUMENT	C.M. - CONCRETE MONUMENT	SEC - SECTION	F/H - FIRE HYDRANT	OHE - OVERHEAD ELECTRIC
F.I.R.C. - FOUND IRON ROD AND CAP	P.T. - POINT OF TANGENCY	TWP - TOWNSHIP	C - CURVE	C.L.F. - CHAIN LINK FENCE
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	RGE - RANGE	FND - FOUND	M.F. - WOOD FENCE
F.I.P. - FOUND IRON PIPE	U.E. - UTILITY EASEMENT	P.I. - POINT OF INTERSECTION	(P) - PLAT	C.B. - CHORD BEARING
S.I.R.C. - SET IRON ROD AND CAP	D.E. - DRAINAGE EASEMENT	A/C - AIR CONDITION UNIT	EB - ELECTRIC BOX	WM - WATER METER
F.NSD - FOUND NAIL AND DISK	C & G - CURB & GUTTER	NTS - NOT TO SCALE	CONC. - CONCRETE	WP - WOOD POLE
(M) - FIELD MEASUREMENT	R/W - RIGHT OF WAY	4' C.L.F. - /-/-/	CB - CABLE BOX	LP - LIGHT POLE
(C) - CALCULATED MEASUREMENT	C/L - CENTERLINE	6' W.F. - /-/-/	PB - PHONE BOX	M/H - MANHOLE

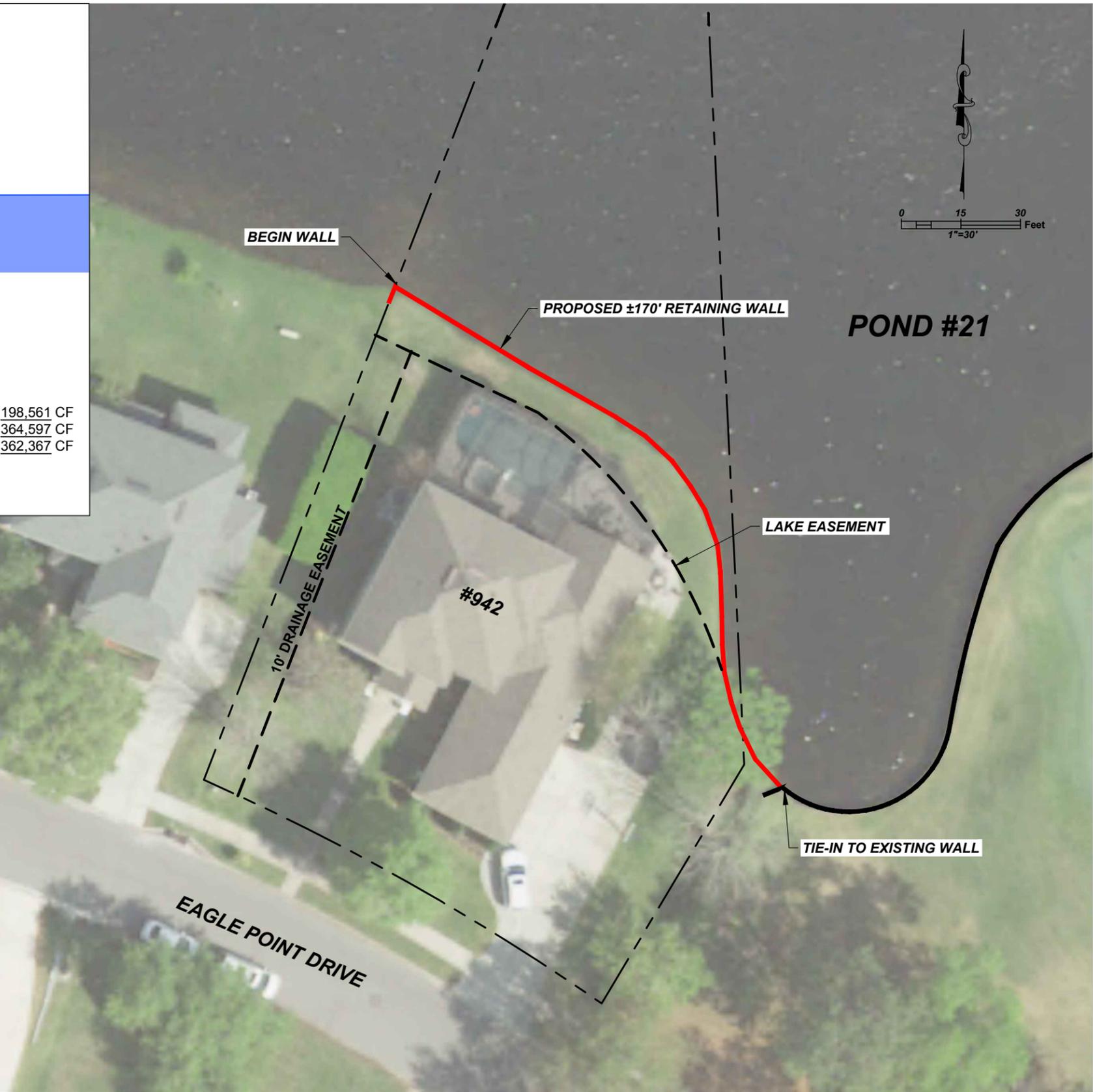
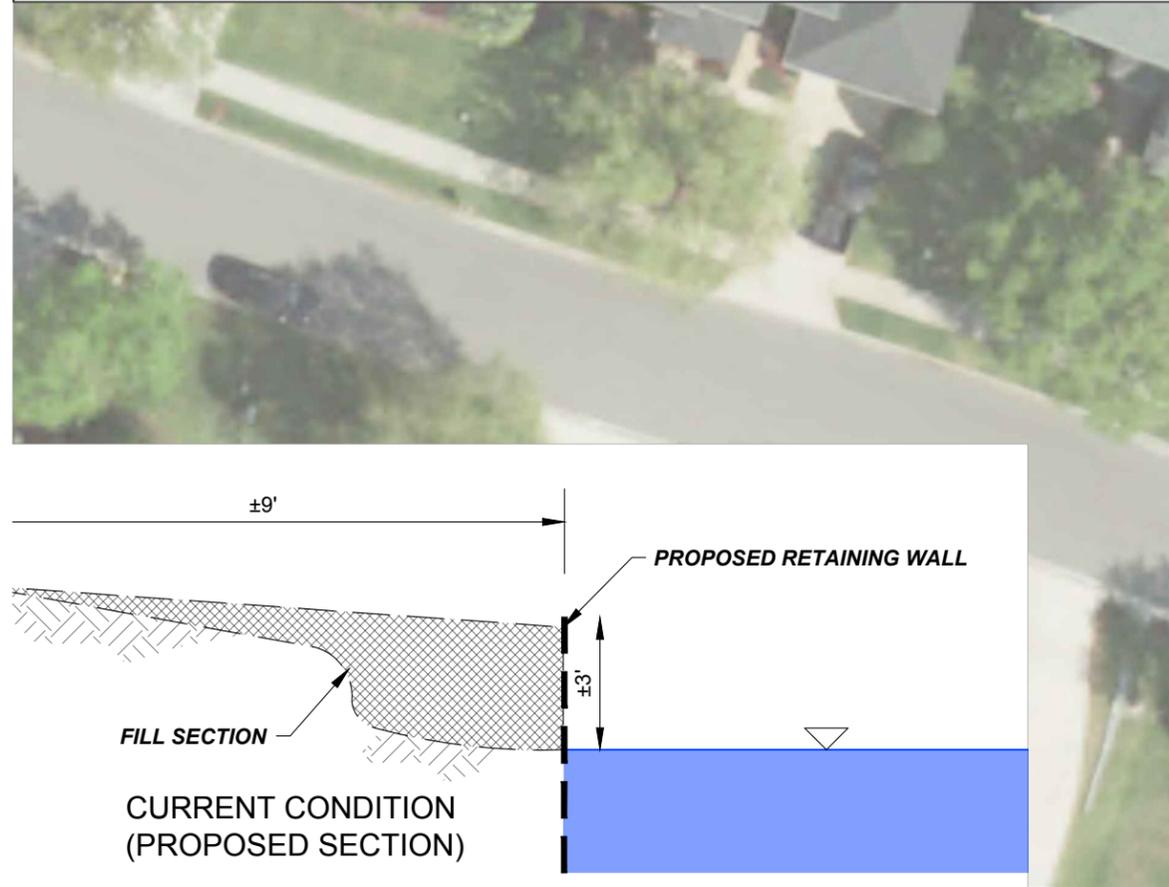
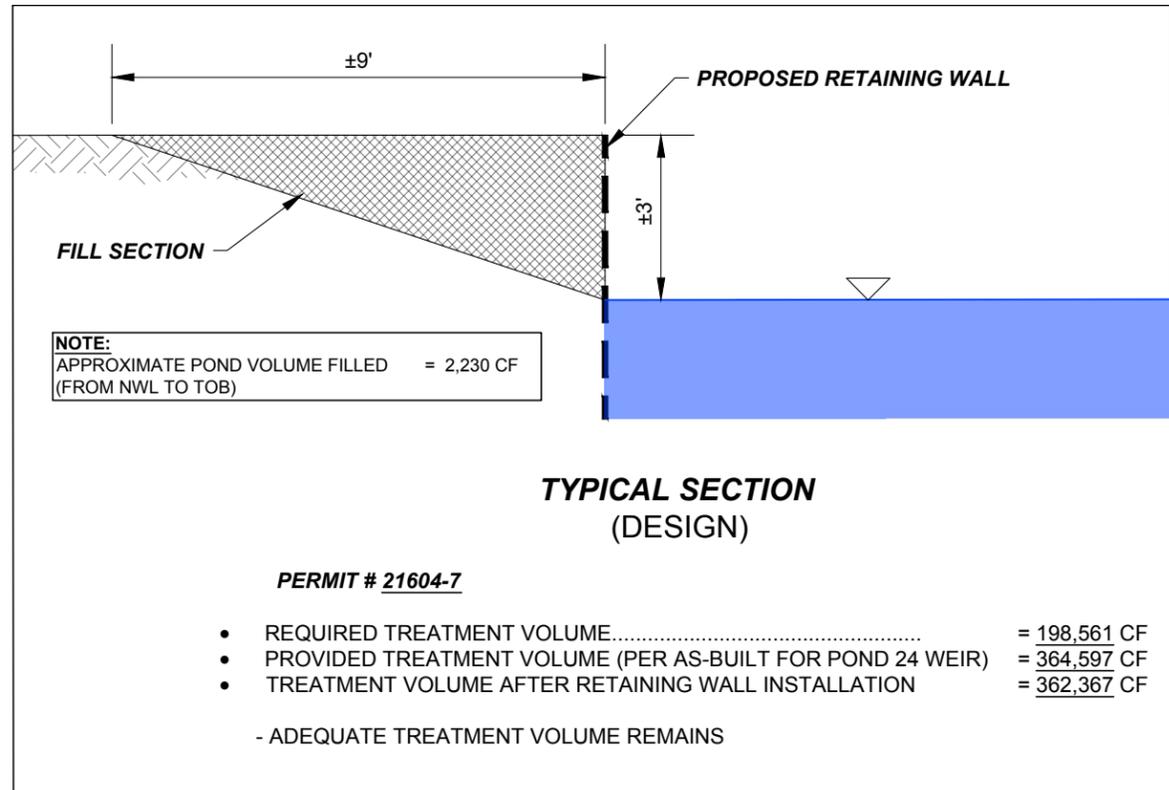
FIELD SURVEY DATE
PLOT PLAN
BOUNDARY 02/21/2014
FORMBOARD
FOUNDATION
FINAL

FIRST COAST LAND SURVEYING, INC.
340-222 EDGEWOOD AVE SOUTH, JACKSONVILLE, FL 32205
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 7261
DADSURVEYOR@AOL.COM

PROJECT INFORMATION
ORDER NO: 24569
DRAWN BY: TNP
REVIEWED BY: TNP
CHECKED BY: VAN



SEVENTH ORDER OF BUSINESS



MATCH LINE SEE SHEET PD-6 (21 OF 63)

AS-BUILT

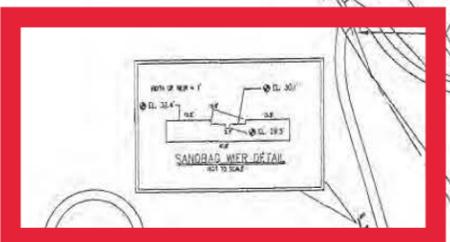
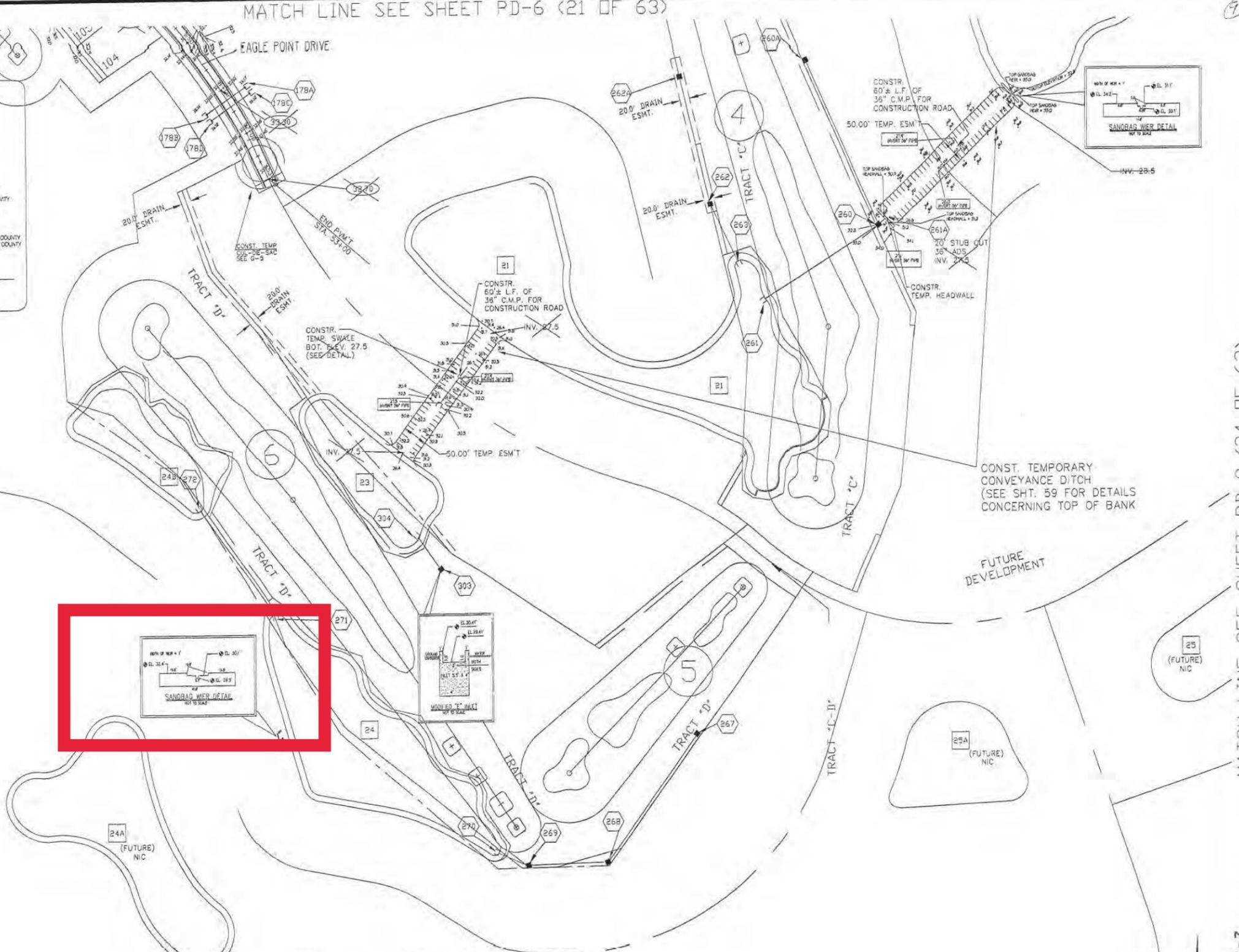
INFORMATION PROVIDED BY:
 DATE: 5-17-01
 COMPANY: BARCO - CIVIL ENGINEERING, INC.
 ADDRESS: 7587 WILSON BOULEVARD
 JACKSONVILLE, FL 32210
 TEL. NO. (904) 772-1512

I HEREBY CERTIFY THAT THE MATERIALS USED IN THE CONSTRUCTION OF:

- PAVEMENT
- CURB & GUTTER
- STORM & DRAINAGE SYSTEM
- WETLANDS
- WATER MAIN
- SANITARY GRAVITY SYSTEM
- FIRE MAIN
- ELECTRICAL

ARE IN ACCORDANCE WITH THE APPROVED PLANS AND COUNTY SPECIFICATIONS, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.

AUTHORIZED SIGNATURE: *[Signature]*
 BARCO - CIVIL ENGINEERING, INC.
 CONTRACTORS STATE LICENSE NO. 1000000000

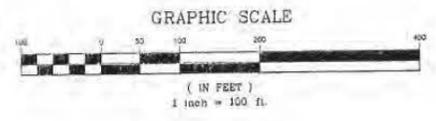


MATCH LINE SEE SHEET PD-9 (24 OF 63)

AS - BUILT

UNIT 1 PAVING AND DRAINAGE

SHEET 8 OF 10



I HEREBY CERTIFY THAT THE AS-BUILT ELEVATIONS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY MAP MEETS THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G11 FLORIDA ADMINISTRATIVE CODE.

TERRY M. DURDEN, P.S.M.
 P.S.M. #5261

NO.	DATE	DESCRIPTION	BY

DESIGNED BY: J.D.J. PLB
 DRAWN BY: P.N. EA
 CHECKED BY: JWS
 SCALE:
 DATE: JULY 1998
 PROJ. NO.: 9701-815

Hill, Boring, Dunn & Associates, Inc.
 CIVIL ENGINEERS / LAND PLANNERS
 7950 BELFORT PARKWAY, SUITE 1800
 JACKSONVILLE, FLORIDA 32256
 904-281-1121

ST. JOHNS GOLF & COUNTRY CLUB UNIT I AND UNIT II

DEVELOPED BY:
 ARVIDA / ST. JOE
 PAVING AND DRAINAGE PLAN

PD-8
 INDEX SHT.
 SHEET 23 OF 2

NOT RELEASED FOR CONSTRUCTION

St. Johns Golf and Country Club
Master Drainage Analysis
8/24/98

Treatment Volume Requirements

St. Johns River Water Management District regulations require the treatment of the greater volume of either of the following requirements.

- 1) 1" of precipitation over the entire project site.
- 2) 2 1/2" of precipitation over the impervious area

Treatment Volume for Lakes 21 through 24

$$\begin{aligned} \text{TV (1)} &= 198561 \text{ cf} \\ &4.558 \text{ ac-ft} \end{aligned}$$

$$\begin{aligned} \text{TV (2)} &= 92077 \text{ cf} \\ &2.114 \text{ ac-ft} \end{aligned}$$

TV (1) is the more stringent requirement. Therefore, the required treatment volume 198561 cf
4.558 ac-ft

Permanent Pool Volume Requirements

$$\text{Permanent Pool Volume (PPV)} = \frac{\text{DA} \times \text{C} \times \text{R} \times \text{RT}}{\text{WS} \times \text{CF}}$$

DA = Drainage Area	54.700	ac
C = Runoff Coefficient	0.40	
R = Wet Season Rainfall Depth	32	in
RT = Residence Time	21	days
WS = Length of Wet Season	153	days
CF = Conversion Factor	12	in/ft

$$\text{PPV} = 8.008 \text{ ac-ft}$$

Pond 24 weir Elev. = 29.5 (Per As-built)
Pond 21-24 NWL = 28.5

Pond 21 Treatment Volume = 61,202 CF
Pond 22 Treatment Volume = 88,209 CF
Pond 23 Treatment Volume = 34,630 CF
Pond 24 Treatment Volume = 180,556 CF

= 364,597 CF

St. Johns Golf and Country Club
Master Drainage Analysis
8/24/98

Lake 21

Storage Volume

	Stage ft	Area ac	Inc. Volume ac-ft	Stor. Volume ac-ft	Stor. Volume cf
	31.5	1.62	1.58	4.48	195149
	30.5	1.54	1.50	2.90	126324
	29.5	1.45	1.41	1.41	61202
NWL	28.5	1.36	0.00	0.00	0.000

Pool Volume

	Stage ft	Area ac	Inc. Volume ac-ft	Stor. Volume ac-ft	Stor. Volume cf
NWL	28.5	1.36	1.31	11.63	506385
	27.5	1.26	1.21	10.32	449321
	26.5	1.16	1.14	9.11	396614
	25.5	1.11	1.09	7.97	347173
	24.5	1.06	1.04	6.89	299911
	23.5	1.01	0.99	5.85	254826
	22.5	0.96	0.94	4.87	211919
	21.5	0.91	0.89	3.93	171191
	20.5	0.86	0.84	3.05	132640
	19.5	0.81	0.79	2.21	96268
	18.5	0.76	0.74	1.43	62073
	17.5	0.71	0.69	0.69	30056
	16.5	0.67	0.00	0.00	0.0

Mean Depth of Pond = 8.55 ft

St. Johns Golf and Country Club
 Master Drainage Analysis
 8/24/98

Lake 22

Storage Volume

	Stage ft	Area ac	Inc. Volume ac-ft	Stor. Volume ac-ft	Stor. Volume cf
	31.5	2.31	2.25	6.41	279220
	30.5	2.19	2.14	4.16	181210
	29.5	2.08	2.03	2.03	88209
NWL	28.5	1.97	0.00	0.00	0.000

Pool Volume

	Stage ft	Area ac	Inc. Volume ac-ft	Stor. Volume ac-ft	Stor. Volume cf
NWL	28.5	1.97	1.92	18.89	822631
	27.5	1.87	1.82	16.97	738995
	26.5	1.76	1.74	15.15	659934
	25.5	1.71	1.69	13.42	584357
	24.5	1.66	1.64	11.73	510959
	23.5	1.61	1.59	10.10	439738
	22.5	1.56	1.54	8.51	370696
	21.5	1.51	1.49	6.98	303831
	20.5	1.47	1.45	5.49	238927
	19.5	1.42	1.40	4.04	175982
	18.5	1.37	1.35	2.65	115216
	17.5	1.32	1.30	1.30	56628
	16.5	1.28	0.00	0.00	0.0

Mean Depth of Pond = 9.59 ft

St. Johns Golf and Country Club
Master Drainage Analysis
8/24/98

Lake 23

Storage Volume

	Stage ft	Area ac	Inc. Volume ac-ft	Stor. Volume ac-ft	Stor. Volume cf
	31.5	0.99	0.95	2.62	113909
	30.5	0.91	0.87	1.67	72527
	29.5	0.83	0.80	0.80	34630
NWL	28.5	0.76	0.00	0.00	0.000

Pool Volume

	Stage ft	Area ac	Inc. Volume ac-ft	Stor. Volume ac-ft	Stor. Volume cf
NWL	28.5	0.76	0.73	5.99	260707
	27.5	0.69	0.68	5.26	229126
	26.5	0.67	0.63	4.58	199505
	25.5	0.58	0.57	3.96	172280
	24.5	0.55	0.54	3.39	147668
	23.5	0.52	0.50	2.86	124364
	22.5	0.48	0.47	2.36	102584
	21.5	0.45	0.44	1.89	82328
	20.5	0.42	0.41	1.46	63380
	19.5	0.39	0.38	1.05	45738
	18.5	0.36	0.35	0.68	29403
	17.5	0.34	0.33	0.33	14157
	16.5	0.31	0.00	0.00	0.0

Mean Depth of Pond = 7.88 ft

St. Johns Golf and Country Club
 Master Drainage Analysis
 8/24/98

Lake 24

Storage Volume

	Stage ft	Area ac	Inc. Volume ac-ft	Stor. Volume ac-ft	Stor. Volume cf
	31.5	4.79	4.66	13.21	575210
	30.5	4.53	4.40	8.55	372220
	29.5	4.27	4.15	4.15	180556
NWL	28.5	4.02	0.00	0.00	0.000

Pool Volume

	Stage ft	Area ac	Inc. Volume ac-ft	Stor. Volume ac-ft	Stor. Volume cf
NWL	28.5	4.02	3.90	36.66	1596692
	27.5	3.77	3.65	32.76	1427026
	26.5	3.52	3.46	29.12	1268249
	25.5	3.40	3.34	25.66	1117532
	24.5	3.27	3.21	22.32	972259
	23.5	3.15	3.09	19.11	832432
	22.5	3.03	2.97	16.02	697831
	21.5	2.91	2.85	13.05	568458
	20.5	2.79	2.73	10.20	444312
	19.5	2.67	2.61	7.47	325393
	18.5	2.55	2.49	4.86	211702
	17.5	2.43	2.37	2.37	103237
	16.5	2.31	0.00	0.00	0.0

Mean Depth of Pond = 9.12 ft

St. Johns Golf and Country Club
Master Drainage Analysis

Outfall Control Structure Elevation

The SJRWMD required TV = 198561 cf
4.558 ac-ft

Interpolation of Control Structure Elevation = 29.04 ft
from designed pond storage volumes
to meet SJRWMD requirements

Set Weir at Elevation 29.04 ft

Comparison of Required / Designed Permanent Pool Volumes

SJRWMD required PPV = 348844 cf
8.008 ac-ft

Designed PPV = 3186414 cf
73.150 ac-ft

Design of Draw-Down Orifice

Average flow rate (Q avg.) to draw-down 1/2 the treatment volume in 48 hours

Q avg. = 0.575 cfs

TV Depth (h1) = 0.54 ft

1/2 TV Stage = 28.77 ft

1/2 TV Depth (h2) = 0.27 ft

$Q = C \times A \times (2 \times g \times h)^{(1/2)}$ Orifice Equation

C = Orifice Coefficient = 0.6

A = Area (sf)

g = Gravity = 32.2 ft/s²

h = Depth of water = 0.40 ft
above flow line

A = 0.187 sf
27.00 in²

diameter = 5.86 in

EIGHTH ORDER OF BUSINESS

A.

1.



RUPPERT
LANDSCAPE

Monthly Landscape Report

January 2026

Sampson Creek CDD

Maintenance

Grasses cutbacks and palmettos around the amenity and park area are completed. Crew will be moving into the common areas to continue grasses and leaf removal.

Last week of December we have completed up to 25% of the woodline cutback.

Mulch schedule is not finalized, will notify once an expected date is set.

Irrigation

January inspection has not been performed yet.

Stuck valve in the main entrance by 210 and Leo Maguire, it has been replaced.

Leak continued and was due to a lateral line connection cracked, causing a slow leak. This has been remedied.

Turf Program

- **Pest/Disease Monitoring:** Seeing a lot of ant mounds popping up, we will treat as we come across them during service
- **Turf Weeds:** Winter weeds are beginning to pop out, round of herbicide is scheduled to be performed. Pre emergent was applied last week of December to all turf areas to suppress the early stages of warm weeds.
- **Fertilization or Treatment:** None applied

Annuals

- Crew is continually dead heading and cleaning out annual beds, a catalogue was provided and ready to order for spring selection.

Enhancements

- **Proposed:**
 - Entrance Islands Irrigation Upgrade
 - Extend Zone (St John's Golf)
 - Sampson Creek Sod Replacement
- **Approved/Completed:**
 - N/A

2.



January 05, 2026

475 West Town Place
 St. Augustine , FL 32092

Attn: Stephanie Taylor

Re: entrance islands irrigation upgrade

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Irrigation Service at **Sampson Creek CDD**. Specifically, the scope of work shall be as described herein.

Scope of Work

Currently, 12" spray heads are installed along the outside of the entry islands at the main entrance at the light, St. Johns Gulf Dr., Eagle Point Dr., and Stone Hedge Tr. The existing design causes irrigation water to strike the podocarpus hedge and run off into the roadway, resulting in insufficient coverage for the plant material located in the interior of the islands.

We propose relocating and replacing the existing heads with 6" spray heads equipped with center strip nozzles, installed on the inside of the podocarpus. This configuration will provide adequate coverage for both the podocarpus hedge and the interior plant material. Additionally, this adjustment will significantly reduce runoff into the street and improve overall water efficiency by minimizing waste.

Work items:

Controller #	Zone #	Description	Qty
1	1	6" sprays with center strip nozzles	65
1	3	Relocate head for proper coverage 3 feet or less.	15

Controller #	Zone #	Description	Qty
1	11	Relocate head for proper coverage 3 feet or less. entry islands eagle point dr	20
1	13	Relocate head for proper coverage 3 feet or less. entry island stone hedge trail	10
1	20	Relocate head for proper coverage 3 feet or less. entry islands st. johns gulf dr	20

Total price* : **\$3,783** _____ **Initial**

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal may be withdrawn if not accepted within 30 days.
- Any damages done to private utilities not marked by miss utility will be the sole responsibility of the owner to repair.
- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

My contact information is shown below. If you have any questions please contact me.

Ruppert Landscape, Inc.
 2105 Harbor Lake Drive ■ Fleming Island, FL 32003
 Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

Thank you.

Acceptance of Proposal:

Stephanie Taylor

**Ruppert Landscape LLC
Oscar Miranda Jr.
904-312-0382 cell
OMirandaJr@ruppertcompanies.com**

Date: _____

3.



January 05, 2026

475 West Town Place
 St. Augustine , FL 32092

Attn: Stephanie Taylor

Re: extend zone

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Irrigation Service at **Sampson Creek CDD**. Specifically, the scope of work shall be as described herein.

Scope of Work

There is an area located on the left side of the entrance to the Gulf parking lot along St.

Johns Gulf Drive that is currently not receiving irrigation coverage. We propose to extend Irrigation Zone 24 by trenching approximately 150 linear feet and installing four (4) additional rotor heads. This improvement will provide proper irrigation coverage for the existing plant material and turf in this area.

Work items:

Controller #	Zone #	Description	Qty
1	24	Broken 6" rotor head, standard.	4

Total price* : \$1,906 _____ Initial

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.

Ruppert Landscape, Inc.
 2105 Harbor Lake Drive ■ Fleming Island, FL 32003
 Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal may be withdrawn if not accepted within 30 days.
- Any damages done to private utilities not marked by miss utility will be the sole responsibility of the owner to repair.
- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

My contact information is shown below. If you have any questions please contact me.

Thank you.

Acceptance of Proposal:

Stephanie Taylor

Ruppert Landscape LLC

Oscar Miranda Jr.

904-312-0382 cell

OMirandaJr@ruppertcompanies.com

Date: _____

4.



January 07, 2026

475 West Town Place
 St. Augustine , FL 32092

Attn: Stephanie Taylor

Re: Sampson Creek Parkway Sod Replacement

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Sampson Creek CDD**. Specifically, the scope of work shall be as described here in.

Scope of Work

Turf areas that are in need of sod replacement down Leo Maguire Parkway. These areas are mapped out for demo and regrade. Dumpsters for the debris will be put onsite and all debris will be hauled offsite. All irrigation rotors and spray heads will be flagged prior to work to begin. After install, irrigation will be ran and adjusted for new sod.

Materials:

Description	Quantity	UM/Size
St Augustine Floratam	84	Pallet

Miscellaneous:

Description
Heavy Equipment
Demo/Regrade
Debris Dumpster

Total price* : \$54,600 _____ Initial

Ruppert Landscape, Inc.
 2105 Harbor Lake Drive ■ Fleming Island, FL 32003
 Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
 - Initial watering will be provided upon installation;
 - Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
 - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
 - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
 - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

Additional watering: YES _____ NO _____

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me.
Thank you.

Acceptance of Proposal:

Stephanie Taylor

Ruppert Landscape LLC
Oscar Miranda Jr.
904-312-0382 cell
OMirandaJr@ruppertcompanies.com

Date: _____

E.

1.

Monthly General Manager's Report

Meeting Report: 01-15-2026

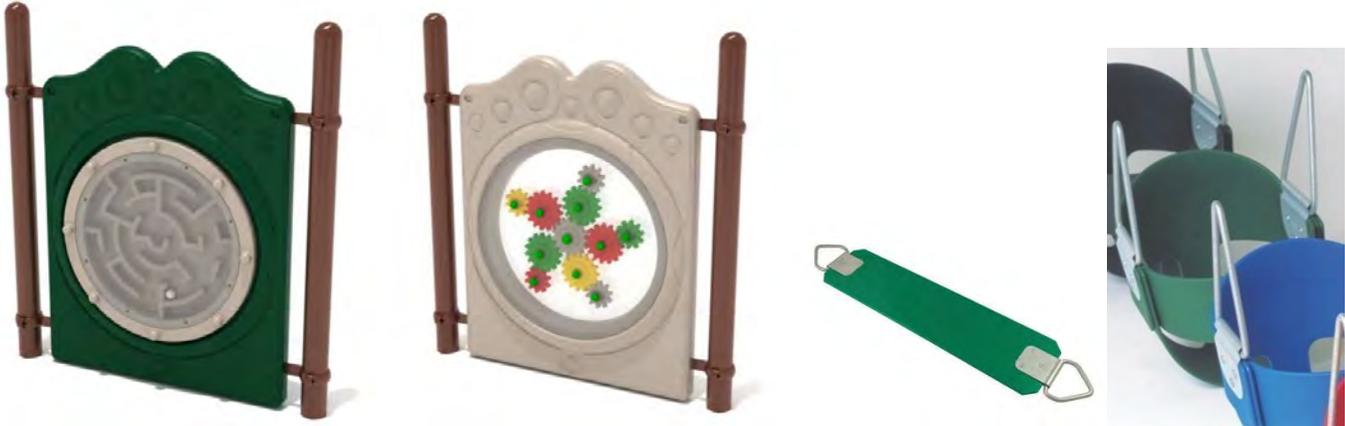
*Submitted by: **Stephanie Taylor & Jason Davidson***

POLICIES AND PROCEDURES/Board Action Required:

The redline version of the CDD policies and procedures is attached to this email. Please let me know if you have any questions about this version! Please note that in the pond and amenity request form section (sections that were not in the current CDD policies and procedure packet), I did highlight the changes in yellow as the whole section was in red. Once the content is approved by the Board, I will complete one final review for any grammatical errors before it is posted.

PLAYGROUND RENOVATIONS AND ENHANCEMENTS/Board Action Required:

The playground enhancements continue! We have bought some materials to help add some shine to the plastic components of both playgrounds. Robert will be working on this task in the upcoming weeks. With the kids being out for the holidays, it was hard to complete these tasks without interfering with their play. We also bought some supplies to try and clean out the window of the smaller playground. If this does not work, I will add a replacement window dome to the list of playground equipment. I have found a few interactive boards that I think will be a nice addition to the playground. Unfortunately, most companies do not sell replacement interactive panels, and if they do, they are rather expensive, so it is more cost effective to buy a new set with posts for panel replacement. I also added new swing seats with chains to the list as the swing seat sets are not in prime condition. The total for two new swing seat seats, two new bucket swing seat sets, one gear interactive panel, and one maze interactive panel with shipping is \$3,033.83.



I am still waiting on the invoice for the wooden slats. I will continue to coordinate with Southern Recreation for this project (NTE \$4,000). I appreciate your patience with this matter. We do have 5 benches throughout our community, all of which need at least one wooden slat replaced. I will keep the Board informed on the overall invoice price and delivery/installation date.

TENNIS/BASKETBALL COURTS:

Below is a table of the three proposals for the demolition and rebuilding of the tennis and basketball courts. I also submitted all three proposals. I do want to note that the tennis courts vendors are a little hesitant to divide the project between two vendors as they cannot guarantee the work of the other vendor. I have not received all replies on whether the demolition is completed in-house or not.

Name of Company:	Total Amount for Tennis Court Demo	Total Amount for Basketball Court Demo	Removal of Tennis Fencing Included:	Base Slope Parameters:	Asphalt Paving Installation:	Root Removal, Regrade Base Included:	Installation of 4 New Tennis Court Net Posts
NIDY	\$284,585.00	\$99,230.00	YES	1" in 10' slope	1.5 inches	YES, up to an inch	YES
Court Surfaces	\$347,700.00	\$99,750.00	YES	1" in 10' slope	1.5 inches	YES, but does NOT include additional fill for the base if needed	YES
Fast Dry Courts	\$299,995.00	\$101,000.00	YES		1.5 inches	YES	YES

Name of Company CNTD:	Number of Layers for Resurfacer Material	Fiberglass Membrane Installation Included:	Number of Layers for Court Paint:	Re-Installation of Current Fencing* Included:	Cost Savings of Completing Both Courts Together:
NIDY	2 layers	NO- not a full membrane installed, but will patch any area that holds water	2 layers	NO- will install NEW fencing	Not included on invoice
Court Surfaces	2 layers	NO- not a full membrane installed, but will patch any area that holds water	2 layers	NO- installation is NOT included	Not included on invoice
Fast Dry Courts	3 layers (1 before the fiberglass membrane and 2 after the membrane installation)	YES	2 layers	YES	\$12,000

*An installation of new fencing may want to be considered due to the current state of the fencing.

Please note that all vendors who have completed the onsite visit (3 tennis court vendors and 1 asphalt vendor) agree that the tennis courts and basketball courts do need to be completely rebuilt. If approached in phases, it would be beneficial to start with the tennis courts as they are showing more signs of wear and tear compared to the basketball courts.

SLIDE INSPECTION/Board Action Required:

I have reached out to Safe Slide, and the earliest onsite visit I could schedule is on January 20th. I have tentatively scheduled this visit if the Board is still interested in another estimate for the slide resurfacing. Please note that if we would like to opt into the preventative maintenance plan, the slide resurfacing would need to be completed by Slide Renu.

A representative from Slide Renu completed an onsite visit to inspect the interior path of the slide. It is important to have the slide inspected on a regular basis to ensure the riding path is safe for use. They concluded that the wear and tear of the interior path of the water slide warrants resurfacing. The resurfacing would include sanding down the old surface, performing fiberglass and gel coat repairs, resealing all the joints, and then applying the wax. The total amount is \$25,050 for the resurfacing and repairs. In the reserve study, the slide resurfacing was scheduled for the 27-28 fiscal year at just shy of \$23,000. This resurfacing comes with a 1-year warranty. In addition to the resurfacing, Slide Renu offers a preventative maintenance plan for the water slide. Attached is a maintenance plan for an annual onsite visit to inspect the water slide. This would include yearly wax application and resealing of the seams at a price of \$5,470 per year. The preventative maintenance plan would help increase the longevity of the resurfacing.

POOL PIT EQUIPMENT/Board Action Required:

The grid replacement estimate has been approved so we are currently waiting for the supplies to be purchased and arrive to complete the installation. I will keep the Board updated on this project!

The more pressing matter that I would like to make the Board aware of is the state of the pool pumps. I have found no evidence that these (2) pool pumps have been replaced so I believe these are the original pumps installed during the construction of the pool. Cast iron pumps, the ones we have installed currently, are not used as often anymore as the rust from iron filters into the pool, causing discoloration. My concern is that if these pumps go out during our summer season, one of our biggest amenities will be out of order for an extended period of time while we wait for parts to come and the repairs to be completed. Most pools have moved to a type of plastic pool pump. Attached to this email is the pool pump estimate. The total is \$51,296.65; this is for both pool pumps that need to be replaced. The funds would be coming from the capital reserves. While the reserve study does not have a specific budget line that is for the pool pump replacement, there are unused funds in other budget lines that can be used for this project. Clayton has offered to attend this month's meeting to answer any questions you may have about the pool pumps and the conversion to a plastic model.



Front of the pool pump



Back of the pool pump



A new plastic pool pump

American Leak Detectors was out for an onsite visit and reviewed the pool's surface. They did detect five minor leaks throughout the pool's surface (three by the drainage grates, one by one of the lights, and one by the slide

seam), but luckily all five were able to be fixed with an epoxy solution without needing any water drainage or major repairs! I have asked Clayton with C-Buss to have his team be on the lookout for any variance in the water dissipation rates. I will also review the monthly water billing to confirm that they are more consistent, starting with January's billing.

ANNUALS/Board Action Required:

Oscar provided us with the catalog for annuals for the annual's rotations. With the next rotation being in March, it would be ideal to have the annuals picked out so that the nursery can start growing the flowers that we would like for this community. I think the two-tiered look for annuals is more appealing compared to just one type of annual in the flower beds so I will be suggesting a taller flower in the back rows with smaller more rotund flowers in the front rows should the Board be interested. I would like Board directive on how the annuals should be chosen, whether the Board designates a Board member to approve the annuals picked for the rotations or if the Board would like it to be presented to the Board as a whole for approval.

ACCESS CONTROL SYSTEM UPDATE/No Board Action Required:

Once the agreement is created and signed and all supplies arrive, David with IAS will be onsite to complete the project. Staff's goal is to ensure that there is very little inconvenience with this transition as possible. I will then train all front office staff on PDK procedures while we transfer the household information to the new system. My hope is to start advertising mobile credentials through our February newsletter!

FIELD BULLETIN BOARD/No Board Action Required:

The outdoor field message board was ordered with a total of \$1,159.18. The bulletin board has arrived so Robert will be installing it this week!



SIDEWALK REPAIRS/No Board Action Required:

Sidewalk repairs project will be presented to the Board at the February meeting for the next project. Precision Sidewalk is currently working on the next survey so pricing will be available for this next sidewalk repair project for the February CDD meeting.

STREET POSTS/POLES ASSESSMENT/No Board Action Required:

I will be scheduling a community ride through to review the street posts/poles throughout the neighborhood to see if they need any repairs/touch ups this month. This information and pricing, depending on the repairs needed, will be presented to the Board at our February CDD meeting.

CANOPIES/No Board Action Required:

I have reached out to a few tree service companies to schedule a visit for a proposal for the lifting of the canopies for both the sidewalks and the roadways. I have an onsite visit scheduled with one tree service vendor this Thursday for a walkthrough and estimate. I will continue to reach out to tree service vendors this month to obtain estimates for our February CDD meeting.

There are some low hanging tree canopies throughout the neighborhood on both the roadways and the sidewalks that will need to be addressed soon. The last time the tree canopies were serviced was 2023 (approximately \$38,000 for the majority of the neighborhood) and prior to that it was 2020. It is best to cut them in their dormant

season so we would want to complete this project sometime in the months of November-February (ideally closer to January/February). With the size of the community and the price point, it might be best to complete in a phased approach.

AMENITY CENTER SIGN/No Board Action Required:

We have recently added some solar lights that we currently have in our inventory to see if they provide illumination at night. Unfortunately, the lights we have are not very strong, so they do not provide the best illumination for this sign. New solar lights will be added to the list of potential purchases that will be presented at our February meeting. I also spoke with Oscar about adding plant material there. He felt that we could find a plant that would best fit that area and would survive being between oak trees.

Based on the current state of the amenity center sign, there are a few options to improve the signage. With one of the posts broken, it would be best to replace both as replacing one would make it look a little mismatched. The sign itself is in decent condition. We could opt for a larger more noticeable sign if the Board is interested; however, if we are to make significant changes, we would want to look at changing the sign by the marquee board as well. Lastly, solar lights would be a great addition for this area to illuminate the sign at night. I would like to speak to Ruppert about adding some plant material there, but with it being between oak trees, I want to make sure that it would have a high likelihood of surviving in that area.



AWNING POLES ON POOL DECK/No Board Action Required:

The metal framing of the awning by the lap lanes is losing its paint on the entire structure. I am reaching out to Mark with Tropical Pressure and Painting for a proposal for this project as well as completing the pressure washing for the entrance monuments. This estimate will be submitted for the February CDD meeting



ENTRANCE MONUMENTS/No Board Action Required:

We are currently in the midst of our holiday decorations being taken down. Once all the decorations are taken down, I will reach out to Mark, a pressure washing vendor, for an estimate of a cleaning of the entrance monuments on St. Johns Golf Drive, Eagle Point Drive, and Stonehedge Trail Lane to spruce up the entrances. I will continue to add to this pressure washing list as we review the community!

HOUSEHOLD AUDIT/No Board Action Required:

We are approximately halfway through our household audit. This is a yearly audit to confirm that all proper documentation and access card rights are in place for the residents of Sampson Creek. We do cancel access card rights to any household that has documentation that they have moved out to ensure that the residents are utilizing the amenities. This also helps with the access card system transition so that we are not transferring over information we do not need.

TRASH DETAIL BY CEMETERY/No Board Action Required:

Robert has started the trash detail near the cemetery. He was able to pick up quite a bit of trash throughout this area during his review. We will add it onto a more routine schedule to keep the area looking more appealing to the residents.

STREETLIGHT POLE/No Board Action Required:

Beacon Electric is working on creating the estimate for the streetlight pole repair. Once we have an estimate, it will be sent to both insurance companies, and we will schedule the work to be completed. I will keep the Board posted on this process.

ROADWAYS/No Board Action Required:

Attached is the map of roadway impactions! Red icons are for the most impacted sections of the roadways/curbing. These areas would be the first to look at when pursuing remediations. The orange icons are the areas that are least impacted. Please note that all determinations are based on visible lifting of the roadways/curbing.

[Roadway Review Map](#)

I attempted a ride through after the rainfall, but with the amount of plant debris in the curbing of the roadways, it was not an accurate depiction of the water pooling. Once there is less debris falling from the trees, I will work on that ride through! This will coincide with the roadways review map.

SUMMER SEASON PREP/No Board Action Required:

We are continuing with our summer season prep. Interviews are being scheduled for both the lifeguard positions and summer camp positions. Summer camp registration has also opened, and residents have started to secure their spot for summer camp. We are truly looking forward to an epic summer this year!

Summer Camp Page: <https://sampsoncreekamenities.com/summercamp/>

Now Hiring Page: <https://sampsoncreekamenities.com/nowhiring/>

Should you have any comments or questions feel free to contact us directly.



2.



SAMPSON CREEK CDD SJGCC

01/06/2026

Happy New Year! Overall, lakes look good. December has continued with the dry spell we have been experiencing. Please see the summary of treatments completed and photos from December.

We are looking forward to providing Sampson Creek with the very best service in 2026, let us know at any time if there are questions or concerns and we'll make sure to promptly respond.

Zone	Technician	Date	Pond #	Service Provided
1	Marc Thigpen	Dec 4th	9,12,12A,13,14A, 15,16	Select Weeds and Algae
2	Luis Gallant	Dec 10th	4,8,10 7 2,3,5,6,19	Shoreline Vegetation Algae Treatment Inspected
3	Marc Thigpen	Dec 5th	21,24,25 20,24A,24B,25A,26	Shoreline Vegetation and Algae Algae Treatment
	Second Visit			
4	Marc Thigpen	Dec 22nd	20,21,24,24A, 24B,25,25A,26	Select Weeds and Algae
5	Luis Gallant	Dec 26th	2,3,5,10 4,19 7,8	Shoreline Vegetation Algae Treatment Inspected
6	Garrett Potter	Dec 17th	1,12,12a,13,14,14A 15,17	Algae Treatments
	Notes			

*Beneficial bacteria/probiotic applied



Pond 1



Pond 4



Pond 6



Pond 9



Pond 10

Dec 26, 2025 at 9:17:09 AM
1578 Drury Ct
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club



Pond 12

Dec 17, 2025 at 9:29:46 AM
1865 Cross Pointe Way
Saint Augustine FL 32092
United States



Pond 12a



Pond 15



Pond 19

Dec 26, 2025 at 8:51:39 AM
853 Eagle Point Dr
Saint Augustine FL 32092
United States



Hi Stephanie,

I like to give a random sample of ponds from each technician. I don't have any pics from Marc (ponds in the 20's); he took off the rest of the week and apparently forgot to get them to me. We'll get him in the next report.

Also, you'll notice that Marc is listed twice at the beginning of the month, he was covering for Garrett while on leave.

Thank you,
Mike

Mike Clark
Branch Manager
The Lake Doctors, Inc.
Jacksonville, FL
(904) 262-5500 Office
(904) 814-6300 Cell
mike.clark@lakedoctors.com
www.lakedoctors.com

3.

Soccer Field Report

The field's winter ryegrass has matured nicely over the last month with warmer than normal temperatures. Although we have not received much rainfall, we did get a nice 0.75 in of rain this past Saturday evening. The field is being mowed two times a week with our Toro Reel master fwy unit set at 0.525 inches. We are on a normal fertilizer regiment now of every two weeks using fast and slow-release Nitrogen fertilizers. This will allow the winter ryegrass to thicken up and continue its maturing process.

The rough around the field received its 2nd winter pre-emerge application to control winter weeds with the product Tower at 32oz/Acre. The field itself got a different pre-emerge called Barricade also at 32oz/Acre to control winter weeds but did not interfere with the growth of the ryegrass. Both products were watered in with overhead irrigation to activate its chemistry. A follow up post emerge herbicide was sprayed this week to suppress the winter weeds that have emerged over the last few weeks. And finally, our first summer pre-emerge weed application will be made soon in mid-February.



5.



Inspection Report Summary

SAMPSON CREEK – VESTA PROPERTY SERVICES

SlideRenu Service

INSPECTION DATE:

OCTOBER 23, 2025

INSPECTION #:

1161

INSPECTOR:

SlideRenu Service, LLC
12703 Spectrum Dr.
San Antonio, TX 78249
(210) 779-1260

<https://sliderenuservice.com/>
• 12703 Spectrum Dr., San Antonio, TX - 78249 •
• Office: 210.779.1260 • Service General Manager: 210.993.7799 •
PROPOSAL #1161P.10.25.SAMPSON.CREEK.0

SlideRenu Service

Stephanie Taylor

General Manager

Sampson Creek - Vesta Property Services

219 Saint Johns Golf Drive

Saint Augustine, Florida 32092

staylor@vestapropertyservices.com

An inspection of the water park located at the facility, Sampson Creek, 219 St. Johns Golf Dr., St. Augustine, FL 32092, was performed on the 23rd day of October 2025 by SlideRenu Service LLC.

The enclosed report reflects our professional opinion based on a visual inspection of the accessible components of the water slides, structures, and aquatic features. This is not a technical or engineering evaluation.

As part of our review, we performed the following visual checks:

- Inspect slide for damage such as blistering, deflection, oxidation, or exposed fiberglass.
- Check for fiberglass or gel coat wear and exterior hardware rust, corrosion, or looseness.
- Inspect Towers and Staircase Metal Deficiencies
- Inspect Aquatic Splashpad

Please be aware that there are limitations to any visual inspection. Many structural elements of waterslides are not visible without disassembly or specialized testing. No destructive testing was performed to evaluate the thickness or structural integrity of the fiberglass. Most OEM manufacturers recommend a full structural inspection by a licensed engineer every five years.

Our team is not composed of licensed structural engineers, and this report is based solely on what could be visually observed during the inspection. As such, we cannot provide assessments on the integrity of stairways, slide supports, or other load-bearing structures.

This report is intended solely for your internal use. While we cannot eliminate all risks, our goal is to assist in identifying visible concerns and maintenance priorities based on our 18 years of experience in waterslide resurfacing and repair.

Regards,

Robert Olivarez

Owner/Operator

SlideRenu Service, LLC

Office: (210) 779-1260

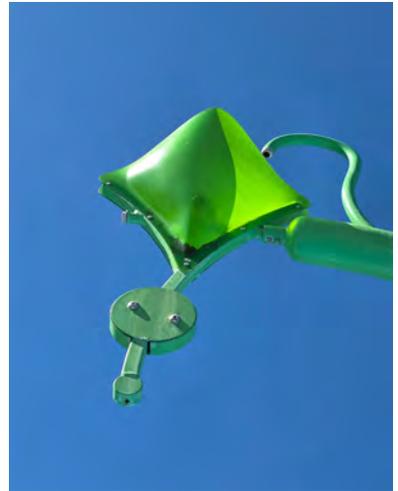
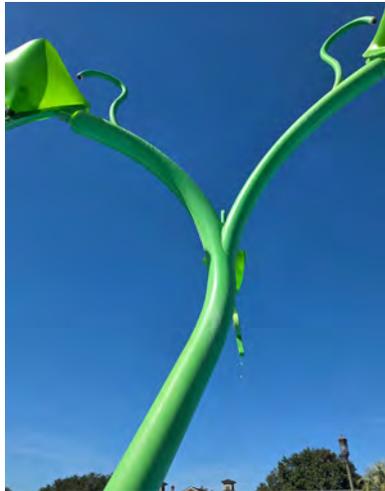
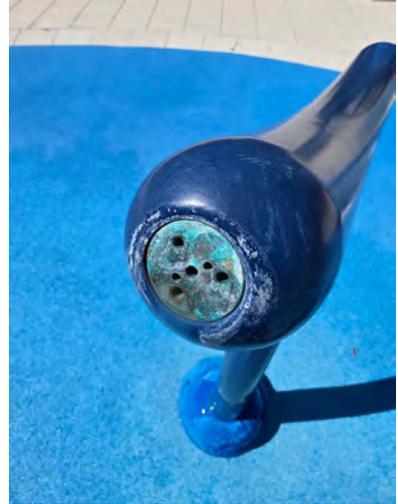
Robert@slidrenuservice.com / <http://www.slidrenuservice.com>

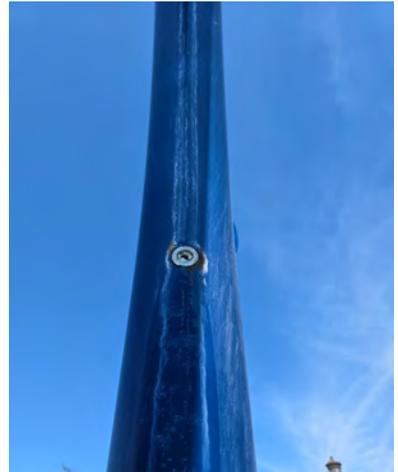
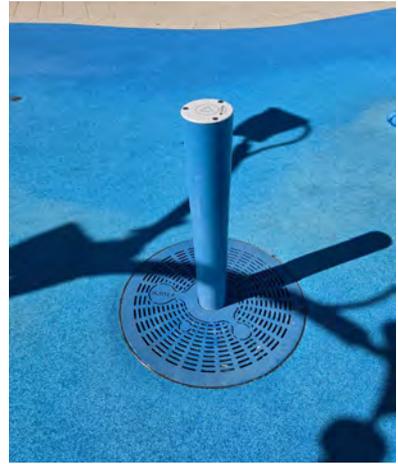
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• 12703 Spectrum Dr., San Antonio, TX - 78249 •
• Office: 210.779.1260 • Service General Manager: 210.993.7799 •
PROPOSAL #1161P.10.25.SAMPSON.CREEK.0

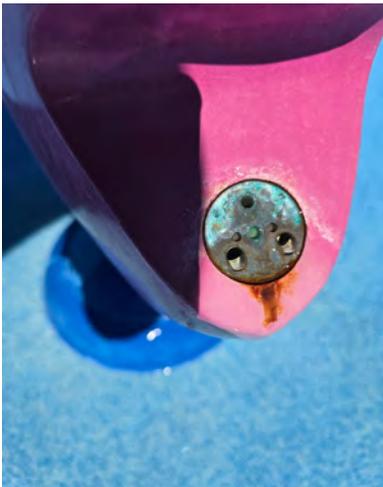
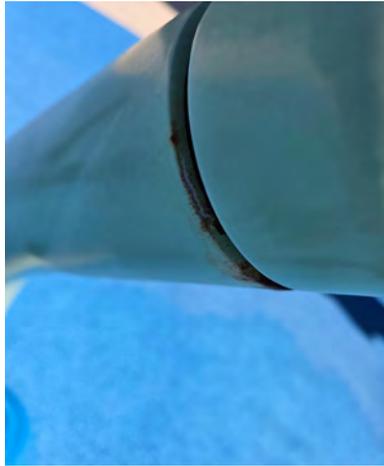
Aquatic SplashPad

Aquatic SplashPad Summary: Splash pad is in generally well conditioned, it needs to be deep, clean, remove calcium and apply wax at least once a year. Light rusting found on some of the pieces may need to be recoated.





<https://sliderenuservice.com/>
● 12703 Spectrum Dr., San Antonio, TX - 78249 ●
● Office: 210.779.1260 ● Service General Manager: 210.993.7799 ●
PROPOSAL #1161P.10.25.SAMPSON.CREEK.0



Open Body Water Slide

Waterslide Summary: Throughout the entire water slide, all seals need to be resealed with new sealant. Many repairs need to be performed as numerous scratch hazard defects were found throughout the ride. There are a few fiberglass repairs that should be performed. Given the condition of the water slide and the amount of repairs that were found throughout the ride path, I recommend for the water slide to be resurfaced.

In addition, there was paint failure/peeling on the black grasp bar above the start tub, which may lead to riders getting paint chipping underneath their finger nails. Recommend to be sanded down and repainted.

Flume 1- Positive profiles found could cause very light scratching to riders. Chips on seam was found should be repaired.



Flume 2 - Chipping on seams found should be repaired. Safety hazards



Flume 3 - Chipping on seam found safety hazard

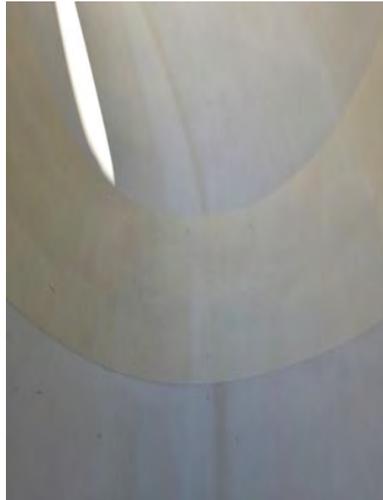


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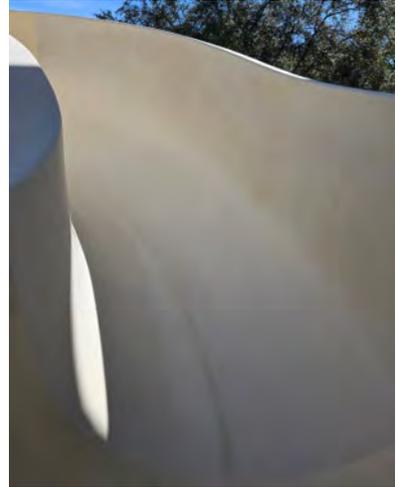
Flume 4 – fiberglass spider crack, needs fiberglass repair. Safety hazard



Flume 5 – High profiles on the ride path specifically on previous repairs that could cause scratching – safety hazard



Flume 6 – Deep gouges and paint drops on the surface. Deep gouge is a safety hazard.



Flume 7 – Pitting and profiles on the previous repair – safety hazard.



Flume 8 – The present seam repair has a high profile on which could cause scratches to the rider – Safety hazard



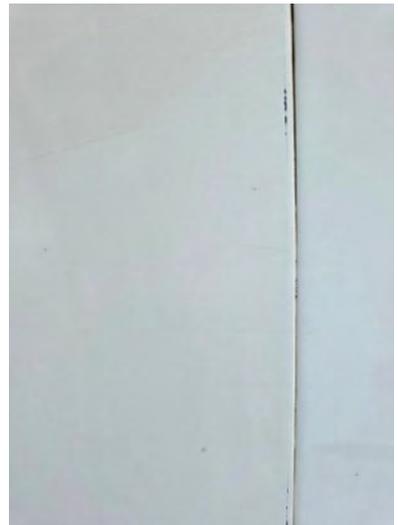
Flume 11 – Chipping and positive profiles on a previous repair – safety hazard



Flume 12 – High profile on a previous repair. This could cause scratching to the rider – safety hazard.



Flume 13 – High profile on previous repair that could cause scratching to a rider – safety hazard. Resin chipping on the exterior of the should which will cause water intrusion, causing the fiberglass to weaken.





Flume 14 – Chipping seam



Flume 15 – Spider cracking and a stress crack in the fiberglass – cracking causes water intrusion which causes the fiberglass to weaken – safety hazard.



Flume 16 – Present spider crack and should be repaired. Gel coat burn spot was found and crack should be repaired – Safety hazard.





Flume 18 – High profiles on previous repair could cause scratching on riders – safety hazard.



Flume 19 - High profiles on previous repair could cause scratching on riders. There are also drops of resin that should be removed – safety hazard.



Flume 20 – High profiles on previous repair could cause scratching on riders – safety hazard.



Flume 21 – High profiles on previous repair could cause scratching on riders – safety hazard.



Flume 23 – Missing gel coat. Worn at the joint and the fiberglass is beginning to wick and moisture and weakening will progress.



Flume 24 Start tub - Fiberglass crack on the start tub. If left unrepaired, condition will worsen.





Sliderenu Service LLC
 12703 Spectrum Dr.
 San Antonio, TX 78249 US
 2102844550
 admin@sliderenuservice.com
 https://sliderenuservice.com/

Estimate

ADDRESS

Vesta Property Services -
 Sampson Creek
 245 Riverside Ave, Suite 300
 Jacksonville, FL 32202
 United States

ESTIMATE # 1252

DATE 11/10/2025

EXPIRATION DATE 01/01/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Preventative Maintenance Services	[OPEN BODY WATER SLIDE] ANNUAL MAINTENANCE SERVICE *Services will be scheduled depending on the current condition of the slide after any restoration has been performed* - Inspection: Inspect interior ride path, exterior surface and water slide tower, stairs, platforms, etc. - Interior: Polish and wax interior ride path using industrial products and methods. - Interior: Re-caulk leaking seams and seams missing caulk with industry standard caulk. *This price is only valid with restoration service*	5,470.00

PLEASE NOTE:

A. STANDARD PRODUCT TERMS OF SALE: Net 30 days upon project completion, unless otherwise specified by customer's terms.

B. STANDARD SERVICE TERMS OF SALE: 50% Deposit, balance due upon completion of the work.

C. Credit card payments are subject to a convenience fee up to 3%.

D. CHECK PAYMENTS: Please remit payment to SlideRenu Service, LLC, 12703 Spectrum Dr., San Antonio, TX 78249

SUBTOTAL	5,470.00
TAX	0.00
TOTAL	\$5,470.00

Please Contact Us at (210) 779-1260 or

SlideRenu Service, LLC provides a 1-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.

Admin@sliderenuserVICES.com if you have any questions or would like to move forward in placing your order.

Ivy - Customer Service
Robert - Service General Manager

Estimates and invoices are based on the information provided at the time of issuance. Prices may change onsite if unforeseen issues arise. No changes will be made without client approval.

Accepted By

Accepted Date

SlideRenu Service, LLC provides a 1-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.



Sliderenu Service LLC
12703 Spectrum Dr.
San Antonio, TX 78249 US
2102844550
admin@sliderenuservice.com
<https://sliderenuservice.com/>

Estimate

ADDRESS

Vesta Property Services -
Sampson Creek
245 Riverside Ave, Suite 300
Jacksonville, FL 32202
United States

ESTIMATE # 1251

DATE 11/10/2025

EXPIRATION DATE 01/01/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Resurface Interior Ride Path of Waterslide	SAMPSON CREEK OPEN BODY WATER SLIDE <ul style="list-style-type: none">• Preparation with heavy sanding, degreasing, and power washing• Perform numerous fiberglass and gel coat repairs• Gel Coat Application• Remove all sealant on joints and flanges• Install industry sealant on all Joints• Wax• Perform final safety check for defects, debris, etc.• Materials and Labor Included	24,000.00
	Fiberglass Repairs	[START TUB] Fiberglass Reinforcement <ul style="list-style-type: none">• Apply Fiberglass and resin-Included in price for resurfacing interior of water slide	0.00
	Services	Pressure wash exterior	800.00
	Services	Paint horizontal black metal grasp bar above the start tub <ul style="list-style-type: none">- Prep and sand down area- Top coat application	250.00

PLEASE NOTE:

A. STANDARD PRODUCT TERMS OF SALE: Net 30 days upon project completion, unless otherwise specified by customer's terms.

B. STANDARD SERVICE TERMS OF SALE: 50% Deposit, balance due upon completion of the work.

SUBTOTAL 25,050.00
TAX 0.00
TOTAL **\$25,050.00**

SlideRenu Service, LLC provides a 1-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.

C. Credit card payments are subject to a convenience fee up to 3%.

D. CHECK PAYMENTS: Please remit payment to SlideRenu Service, LLC, 12703 Spectrum Dr., San Antonio, TX 78249

Please Contact Us at (210) 779-1260 or Admin@sliderenuservices.com if you have any questions or would like to move forward in placing your order.

Ivy - Customer Service
Robert - Service General Manager

Estimates and invoices are based on the information provided at the time of issuance. Prices may change onsite if unforeseen issues arise. No changes will be made without client approval.

Accepted By

Accepted Date

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6.



Vesta™

Vested in your community.

LIFEGUARD SERVICES

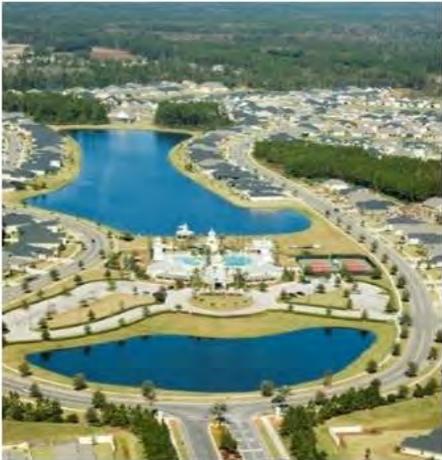
Sampson Creek CDD FY'26



Provided by
Jason Davidson
Regional General Manager
January 15th, 2026

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INTRODUCTION

*Since its founding by Roy Deary in 1994, Jacksonville-based **Amenity Companies** has been the trailblazer and leader in providing contracted amenity and recreation facility operations for planned-communities in Florida, touching the lives of hundreds of thousands of people for more than 20 years.*

We have continuously and successfully handled large, amenity facility-management/staffing contracts throughout the state. Communities have also contracted with us to benefit from our consulting expertise on behalf of new facility construction and extensive renovation projects.

In 2011, Amenity Companies joined **Vesta Property Services, Inc.** – Florida’s pioneer in combining amenity financing and management, lifestyle programming, and community association management services under one corporate umbrella.

Headquartered in Jacksonville, Vesta has offices throughout the state, employing more than 1,200 professionals, strategically positioned in all our communities, providing a wide spectrum of services to more than 200,000 residents and unit owners.

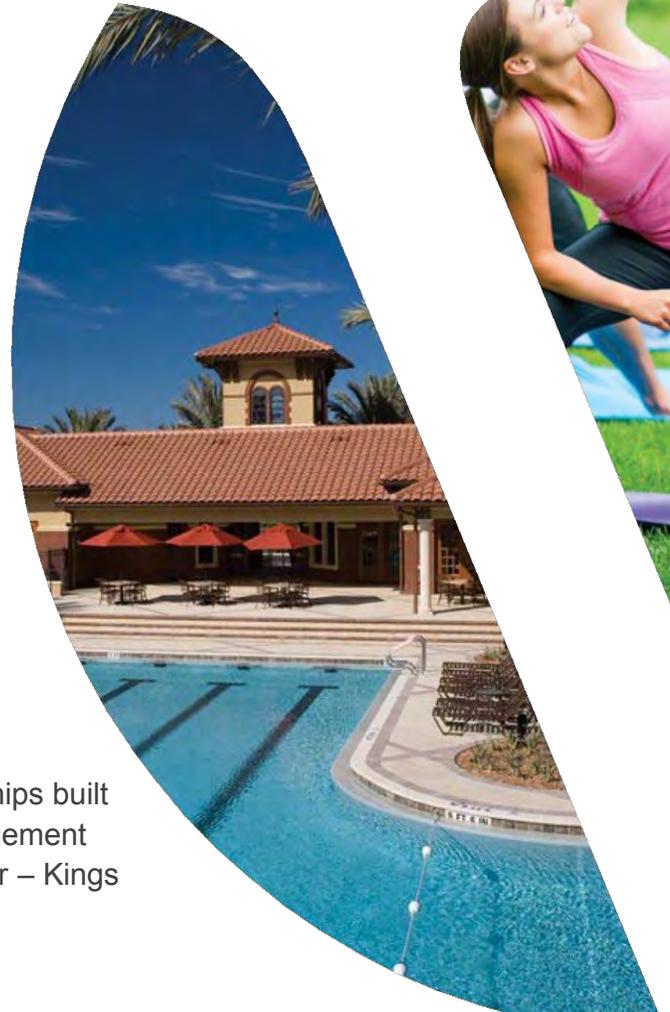
What Distinguishes Vesta from our competition?

Comprehensive Expertise & Engagement:

We provide a wide breadth of services (recreation facility management, maintenance, and lifestyle programming) at CDDs and HOAs throughout Florida, engaging tens of thousands of families every day with friendly, reliable, and passionate service professionals.

Exceptional, Long-Term Relationships:

Our Amenities Division is marked by long-term relationships built upon close personal ties between our customers, management team, and vendors. (We still serve our very first customer – Kings Point Delray – after 24 years!) This length and depth of



our relationships correspond with our high customer retention-rate, all of which reflects the loyalty and satisfaction that we've sustained with our customers and associates every day for the past two decades.

What are the advantages of combining maintenance services through Vesta?

Vesta has a lengthy history of providing excellent facility maintenance services on behalf of dozens of communities throughout Florida (see list of references). We do so with our own tight-knit team of quality employees, not independent sub-contractors. By combining services Vesta is able to gain efficiency that results in an improved level of service and typically at a lesser rate than our competitors. Due to our two decades of experience operating in this manner, our communities consistently enjoy:

- Cleaner, better maintained amenity buildings, clubhouses, and related facilities.
- Improved response times via a team of maintenance technicians. Less “down-time,” waiting for other contractors to show up.
- No “finger-pointing” between management and outside vendors.
- Greater control of maintenance personnel’s schedules, work-habits, appearance, and results.
- Greater efficiency and flexibility in the deployment of personnel, due to being able to more nimbly respond to the most pressing needs and opportunities that arise each day.
- Staff “owns” the operation acting as the eyes and ears of the board and association management.

Communications Management

Vesta understands the crucial importance of effective communication on behalf of the community’s residents in order to deliver a vibrant and engaging lifestyle experience. To achieve this, our strong preference is to utilize Vesta Vantage - our proprietary, multi-channel, digital communications platform that integrates almost everything that is communications-related involving the residents, community leadership, and management.



SERVICES

Whether your community has 200 or 20,000 residents, we build dynamic lifestyle and amenity programs that range from pool services to theatrical productions and on-site restaurant management. Our holistic approach ensures every element of lifestyle creation is provided with no burden or stress to the community. We work directly with HOAs and CDDs to become their one point of contact, providing seamless and exceptional services. Our teams work on-site at our client-communities and are overseen and supported by our regional operations managers. Regardless of the size of your community, we are available to keep your operations running smoothly.

Clubhouse Maintenance

Experience the peace of mind that comes from knowing your facility is being truly cared for by Vesta. Our daily dedication to maintaining and enhancing the look, feel, and value of your amenities is unsurpassed.



Spa

Helping our residents feel good and looking good with comprehensive spa and wellness services is one of our specialties. We offer spa services ranging from therapeutic massage to manicures, pedicures, rejuvenating facials, and skin treatments. Our expertise in retail and operations management of on-site spa facilities can help increase revenue within your community.



Fitness

We are proud to offer a wide variety of health, fitness, and wellness services to our members and guests, including state-of-the-art fitness equipment, personal training, dozens of group fitness classes, and consulting services. Additionally, our wellness team coordinates with certified trainers and instructors, ensuring all classes and programs offered through your gym or community center are safe and effective.



Food and Beverage

From coffee bars to full-service restaurants, our industry-trained professionals ensure dining operations in your community run smoothly. Creating places where residents can gather to meet friends and build lasting memories is a highlight of our job.



Special Events and Theater Operations

Celebrations, competitions, games, and parties enhance residents' lives and make fond memories. Whether presenting theater shows, community plays, musical acts or movies, or hosting luxurious weddings or even swim meets, every community benefits from our events management experience.



Aquatics

Vesta has been Florida's leading aquatics specialist for planned communities and clubs since 1995. Our turnkey water park operations provide a variety of swimming programs, staffing, and maintenance services that keep the pool buzzing with activity. By providing quality maintenance and staffing for community pools, we handle the daily details, so residents can swim, relax, and enjoy the water. Prices are kept low through our vendor relationships, and we work with the American Red Cross and Starfish Aquatics to meet your seasonal or year-round aquatic needs.



Support Services

Recruiting, testing, and training are all a part of the hiring life cycle of employment. Finding, acquiring, and retaining talented employees is a complex process. Vesta makes the process easy. Using our in-depth knowledge of state policy and employment law, combined with our professional Human Resources department, we ensure all requirements are met while we seek the right person for each job.



Technology

Vesta integrates the latest technology into our management and residents' services to provide unparalleled access and 24-hour support for our communities. All accounts are managed by skilled local staff, using the latest management software to create custom reports to sort, summarize, arrange, and produce a variety of property data.



Access Control

Improve your residents' safety with a gated access system. We offer a wide variety of access system services including installing custom security gates, setting up a keypad, keyless entry, or video surveillance system, assisting your community in monitoring their building access, and repairing and maintaining your security access system.



“Vesta takes great pride in their work and their expertise in the amenity management space is top-notch. I would recommend their services to anyone seeking an all-inclusive solution for their amenity needs.”

DURBIN CROSSING



- Peter Pollicino

- Board Chairman, Durbin Crossing CDD

Proposal

LIFEGUARD SCOPE OF SERVICE

Qualifications

All staff are American Red Cross certified in lifeguarding, water park lifeguarding, CPR, first aid, and AED for adults, infants, and children. The certification includes Water Safety, First Aid, and CPR training. All lifeguards will be a minimum of sixteen years old. Vesta Property Services has a dedicated team of Lifeguard instructors who hold an American Red Cross Lifeguarding *Instructor* certification allowing Vesta to directly train, certify and vet potential employees rather than subcontracting to a third party.

Vesta follows a blended-learning approach, which combines online and in-person training. The online material covers a variety of topics, including Lifeguard best practices, First Aid and Emergency Response, and CPR training. After the successful completion of the online portion, students attend a 2-day on-site training. Water skills and CPR/First Aid training are the majority of the physical skills practiced, with additional discussion of Lifeguard Best Practices, Facility Safety, Teamwork and Employee Expectations. All potential lifeguards must demonstrate a thorough understanding of the material and satisfactorily demonstrate all skills in addition to passing two final written tests.

In addition to providing American Red Cross certifications, Vesta has a *continued education program* that is executed throughout the season. In-service training is typically performed once or twice monthly and are mandatory for all Lifeguards to continue their employment. In addition to practicing rescue skills and first aid response, the Aquatics Training Team also simulates real life scenarios emphasizing the proper response to emergency situations. Continued education is vital to the success of our Lifeguard program. Further explanation and sample checklist immediately follow this proposal.

All students that earn their Lifesaving Certification are NOT hired by Vesta. Through the class and testing process, Instructor Trainers have the opportunity to study the participants. Students that excel are offered a position with Vesta.

Lifeguard Responsibilities

The primary duty of each lifeguard is water safety surveillance (and rescue when needed). Other duties include responding to emergency situations and the enforcement of relevant policies and procedures.

- Lifeguards and supervisors must be “Rescue Ready” at all times while on duty for the purpose of preventing drowning and other injuries from occurring through continuous surveillance, eliminating hazardous behaviors, enforcing facility rules and regulations, recognizing and responding quickly to emergencies, and working as a team with facility staff and management.
- Lifeguards and supervisors shall report unsafe conditions to onsite management.
- Lifeguards shall complete daily pool logs, equipment checklists, and necessary forms that correspond with daily activities and incidents.
- Lifeguard secondary responsibilities shall include straightening pool deck furniture, wiping tables, removing debris from pool deck area and walkways, replacing

trashcan liners and maintain restroom cleanliness and supplies, testing pH and chlorine levels to maintain Health Department requirements.

- Lifeguards and supervisors must be appropriately dressed for their duties.
- Lifeguards and supervisors shall treat all pool patrons in a professional and friendly manner.
- Enforce all relevant district policies.

Staffing

Three lifeguards shall be on duty at all times. On duty lifeguards will rotate to fill the gate monitor position (2 guards on pool, 1 guard at the pool gate). The position at the gate may become vacant during staff breaks mandated by the Dept of Labor. All attempts will be made to schedule breaks during non-prime times. One guard will arrive 15 minutes prior to each shift to prepare for the day and one guard will remain 15 minutes after closing to clean up.

Schedule

Season	Dates	Days of Week	Time
Spring Break	3/13-3/22	Monday-Sunday	Sun-Sat 12:00pm-6:00pm
Pre-Summer Break	3/23-5/29	Saturday-Sunday <i>Holidays Included</i>	Sat-Sun 12:00pm-6:00pm
Summer Break	5/30-8/9	Saturday-Sunday <i>Holidays Included</i>	Sun-Sat 12:00 am-7:00pm
Post-Summer Break	8/10-9/07	Saturday-Sunday <i>Holidays included</i>	Sat-Sun 12:00 pm-6:00pm

Fees

Lifeguard Services:

\$50,359.29

Additional lifeguard hours for resident parties and events requested: \$25.00 per hour.

7.

ESTIMATE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Sampson Creek CDD
St. Johns Golf and Country Club
219 St Johns Golf Dr.
Saint Augustine, FL 32092

Estimate details

PO: POOL

Estimate no.: 1543
Estimate date: 12/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.	MAIN POOL RECIRC PUMP	Jandy JCP Pump with Strainer TEFC 7.5HP 208/230/460V 3 Phase *1-Year Manufacturer Warranty	2	\$12,467.62	\$24,935.24
2.	POOL PARTS	Aquatics Control Panel 7.5HP Accupump 3 Phase 230 Vac w/ Branch circuit protection, NEMA 4x rating cooling measures, interlocking/time clocks/switching/controls as needed	2	\$9,773.63	\$19,547.26
3.	POOL PARTS	6" Flange Kit with Gasket and Stainless Steel Hardware, Butterfly Valve & Hardware	2	\$854.75	\$1,709.50
4.	POOL PARTS	4" Flange Kit with Gasket and Stainless Steel Hardware	2	\$214.49	\$428.98
5.	POOL PARTS	Miscellaneous 4" & 6" Fittings, Pipe, Glue/Cleaner, Pad for Pump (this pump may not fit directly into the Equipment Cabinet)	1	\$1,525.67	\$1,525.67
6.	LABOR	INSTALLATION/REPAIR LABOR	2	\$1,575.00	\$3,150.00

Total

\$51,296.65

Note to customer

4-6 WEEK LEAD TIME
Limited Warranty Coverage: The pool motors/lights installed by C
Buss Enterprises is warranted to be free from defects in material
and workmanship for a period of 2-year from the date of installation.

Exclusions: This warranty does not cover:

-Damage due to improper use or abuse, including but not limited to failure to follow operating instructions, improper voltage, or exposure to extreme conditions.

-Normal wear and tear from regular use, including but not limited to noise, vibration, or minor cosmetic damages.

-Electrical or water damage caused by power surges, natural disasters, lightning strikes, or improper electrical installation or maintenance.

-Damage resulting from improper installation by parties other than C Buss Enterprises or authorized personnel.

-Modifications made to the pool motor or equipment that were not authorized by C Buss Enterprises.

These pumps are a modification and will require a modification approval by the Health Department.

Accepted date

Accepted by

NINTH ORDER OF BUSINESS

Potential Future Capital Improvements

Sampson Creek CDD

The prospective project list below is the core of an effort to consider possible future development to the amenities offered to residents of Sampson Creek CDD.

All projects have been suggested by residents, board members, or CDD staff. Residents are welcome to contribute new projects for consideration, or to share their thoughts on any listed project, by contacting CDD staff or board members, or by participating in the public comment periods of board meetings.

From time to time the board may choose to move any of these projects forward for general discussion, to assess interest, to add scope, to develop design documents, to acquire engineering plans, to determine funding options, or to advance from planning to execution.

The presence of a project on this list does not commit the board to any specific actions for any project.

Decisions to develop a project would occur in public meetings and would be part of the public record.

Sampson Creek CDD Potential Future Capital Improvements			
Item	Description	Estimated Cost	Status
Amenity Meeting Room Renovation	Remodel Amenity Center meeting room to be more versatile and aesthetically pleasing.	\$225,600	Final architecture plans are being submitted. Once complete District will solicit proposals to complete the work
Pool Area Enhancement	Remodel pool area deck to utilize more space that is currently not being used	\$165,000 - \$200,000	District has solicited for proposals to complete the work
Tennis Court Enhancement	Add pass through between courts as well as shaded sitting areas	To be Determined	To be Determined
Pickleball Courts	Construct pickleball courts within the community	\$259,699 - \$293,940	Location that met key criteria was selected and scoped for 2-3 courts at the end of Brookhaven Dr. The project was put on hold due to resident concerns over traffic as well as Districts ability to monitor/enforce the area.

Amenity Meeting Room Enhancement:

Potential Future Capital Improvements

Sampson Creek CDD

The current amenity meeting room was last upgraded years ago when the extension to the amenities building was constructed, which includes the current fitness spaces and equipment. What is now the amenity meeting room was upgraded somewhat from its previous role as the fitness center to its current state.

The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs as inspiration for this project. One of those photos is below, and several more are available in the agenda packet for the regular CDD meeting held on May 16th, 2024.

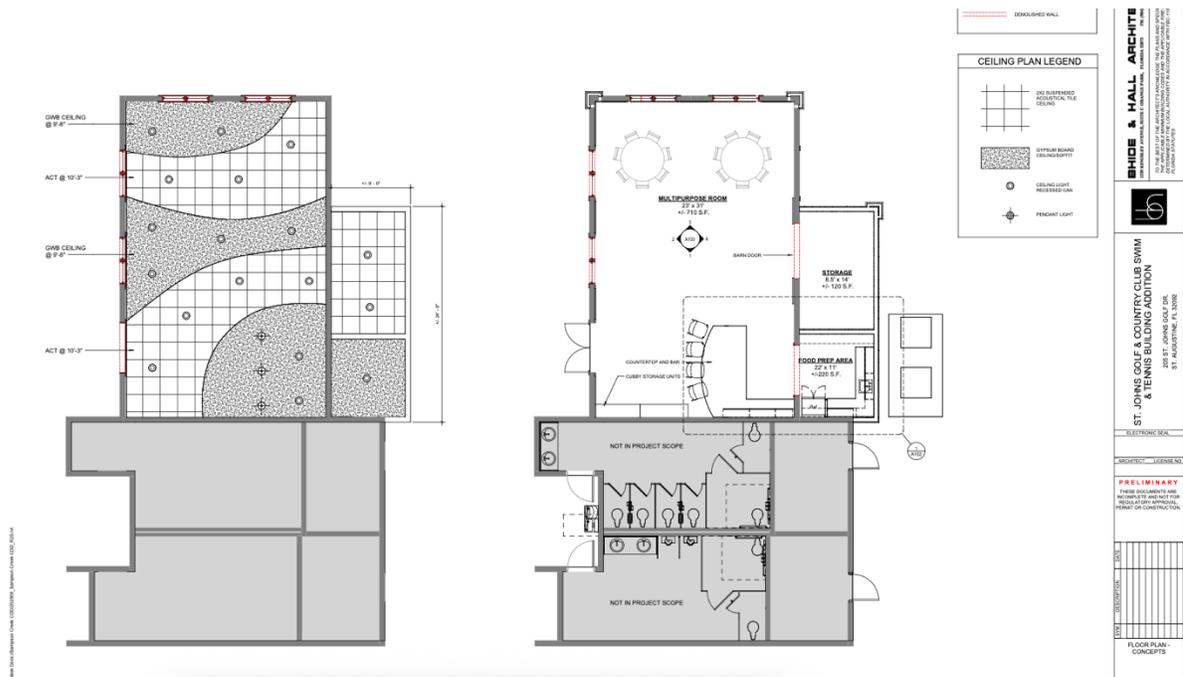


Potential Future Capital Improvements

Sampson Creek CDD

Amenity Meeting Room Enhancement:

The District contracted with Bhide & Hall Architects for plans to enhance the amenity meeting room. The enhancement will add storage space as well as a larger kitchen area. Aesthetics will also be enhanced with upgrades such as a sectional floating ceiling and additional windows into the west facing wall affording meeting participants a beautiful view out to the main pool.



Pool Deck Enhancement:

Around 2017 the neighborhood undertook a multi-phased project to enhance the pool area, which included closing-up the baby pool in the upper patio, installing the splashpad and surrounding spaces, and upgrading the upper pool patio to make it more usable for our residents. The first two projects completed, but the third was left incomplete.

This project proposes to complete that original effort by reconfiguring the upper pool deck, opening a staircase between the lower and upper decks that faces the pool, and increasing the available usable space for parents, families, and guests when they enjoy the pool.

Additional design specs are included in the agenda packet for the June 20th, 2024, meeting.

Potential Future Capital Improvements Sampson Creek CDD



ST. JOHNS GOLF & COUNTRY CLUB
HARDSCAPE/ LANDSCAPE PATIO RENOVATIONS

205 St. Johns Golf Drive
St. Augustine, FL 32092



Potential Future Capital Improvements

Sampson Creek CDD

Installation of Pickle Ball Courts:

The CDD board considered a project to expand our neighborhood’s amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

Below is a summary of several key points about the project, for your consideration:

Site Selection:

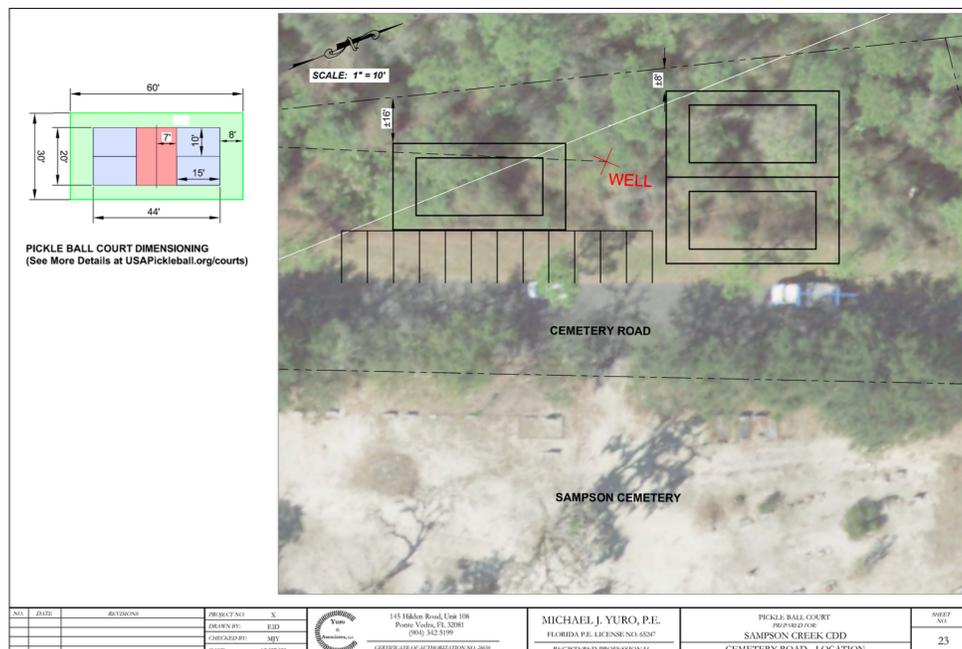
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along cemetery road, which would be accessible via Brookhaven Drive. Please see the attached file with the likely placement of the courts.

Sound Study:

A sound study was commissioned to assess the potential impact around the proposed site. This study has been posted to the CDD website at the following link for your review: <https://www.stjohnsgcc.org/documents-2/>

Project Cost Estimates:

The CDD’s engineering firm has provided an initial project cost estimate of \$294K (for three courts) or \$260k (for two courts). Funds from the 2020 bond series would be utilized to cover these costs.



Potential Future Capital Improvements

Sampson Creek CDD

Tennis Court Area Enhancements:

During a recent walk-around of the tennis courts, district staff noted the two oak trees planted between the two fenced-in court areas. One of those trees may not be thriving and that either tree may push roots up under the tennis courts, disrupting the playing surface.

This project is the result of the ensuing, “What else might we do with the space?” conversation started that day. This resulted in three different suggestions should we find ourselves needing to repurpose that space:

Options:

1. Re-landscape the area between the fenced in courts
2. Open the fences between the two court areas, allowing transit between courts 2 and three without having to leave the fenced in area. Add a covered seating area, similar to those already present on the courts.
3. Open the fences as noted above and install a counter area that would allow residents to host small gatherings in the area between the tennis courts, including a permanent roofed shelter area. Add additional cart parking at the sidewalk, and include a 3rd gate to provide carded access to this central area.

This project is in the ideation stage, only, no development work has occurred to-date.

A.

Pool Deck Renovation

Contractor	Phone	Demolition	Hardscape	Landscape	Drainage	Fencing	Irrigation	Electrician	Concrete Ramp	Total Estimate Including Taxes	Notes
UrbanEdge	9045158265	\$10,250.00	\$64,147.50	\$63,543.75	\$1,885.00	\$6,250.00	\$6,500.00	\$2,850.00	\$3,850.00	\$164,417.80	No handrail (At least 2- 3k material)
Live Aloha Landscapes	9046149053	\$14,426.54	\$76,006.79	\$45,906.79	\$4,666.67	\$9,333.33	\$8,666.67	\$6,666.67	\$13,333.33	\$179,706.79	Does not include sod
T.N. Lee Services	8507281934	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$289,400.00	No breakdown of price
River Stonework	9047337077	\$10,000.00	\$69,405.00	N/A	N/A	N/A	N/A	N/A	N/A	\$79,405.00	Just demo, pavers and walls
Bent Construction	9043238928										
Smart Pavers	9048853818										
Coastal Luxury Outdoors	9044568344										
Hydra Pools and Pavers	9048443933										
Paverscape Pros	9048306548										
iTopPavers Quality Remodelings	9045259191										
Matanza Pavers	9044662521										
Coastal Paverscape & Pools	9042263237										
Kerry Martin Pool and Spa Builders Inc.	9042622384										
Rubricx Pavers Installers	9044683311										
R Souza Pavers	9045677454										
Solstice Landscaping	9049947457										
Coastal Oak Landscape	9048064500										
Yosemite Irrigation and Landscaping	9043476483										
Scapes	3523279395										
Down to Earth	3212632700										
Tree Amigos	9047781030										

Provided quote
Spoken to but no proposal
Not interested or no response

T.N. Lee Services LLC

PROPOSAL

1/21/25

RE: Sampson Creek CDD - Aquatics PH2
Proposal 2024-07

Mr. Westcott:

I am pleased to offer my proposal to perform the scope of work provided in the construction documents dated 3/20/24 provided by Matthews in the amount of **\$289,400.00 (Two hundred eighty-nine thousand four hundred dollars and zero cents).**

The scope of work shall include all items shown per plans, including...

- Demo and removal of the existing pavers, retaining walls, concrete steps, and concrete ramp.
- Construction of new retaining walls, stairs, and ramp walls to match existing.
- Prep and placement of new concrete deck pavers, stair treads and wall caps as show to match existing.
- Form, place, and finish new concrete ramp.
- Provide and install new metal handrails per plans.
- Provide new sod, landscaping, trees, plants, and shrubbery as noted per plans.
- Repair, replacement and/or capping of irrigation is included as needed to provide an operational system. This proposal includes an allowance of \$2,500 for irrigation work due to the unknown status of the existing system.
- Provide drainage behind retaining wall and under pool deck as shown per construction documents.
- All silt fencing, tree protection and inlet protection is included.
- Removal and disposal of all debris and unused material is included.

-
- All repairs to damaged areas as a direct result of construction activities is included in this proposal. Replacement of sod, fencing, shrubbery, etc. not shown on plans but required to perform the work is included.
 - Any required special engineering for retaining walls and handrails is included.
 - Any surveying, testing or permitting is included.

Please feel free to contact me if you have any questions.

Sincerely,

Nick Lee

Owner/Project Manager



**ST JOHNS GOLF AND COUNTRY CLUB
ST AUGUSTINE, FLORIDA 32092**

Sales: James Merritt
| St Johns Golf and Country Club | Design-Build
 St Augustine, Florida 32092

Est ID: EST5092169
Date: Jan-05-2025

Tear Out and Prep \$14,426.54

	1	Hardscape Crew	
		Crew Truck (+ Install Trailer)	
		* Dingo	
		* Cat Skid Steer	
	2	Concrete Roll Off	Concrete Roll Off - Rental and Pull
	3	dump truck waste	

Hardscape \$76,006.79

	1	Hardscape Crew	
		Crew Truck (+ Install Trailer)	
		* Dingo	
	3 each	Weed Fabric 4' x 250'	
	120 Bags	Concrete - Bagged	
	2	Diamond Blade	
		* Cat Skid Steer	
	1	Pavers|Block|Polysand|Caps|Delivery	
	48 tube	PL Landscape Adhesive - 28oz	

3 triaxle	18 ton 57 recycled - 3/4
1 triaxle	18 ton paver base - 3/8 minus

Landscape **\$45,906.79**

	Landscape Crew	
	Crew Truck (+ Install Trailer)	
	* Cat Skid Steer	
74 ton	Potting Soil.....	
170 each	Juniper Blue Pacific 1g	
29 each	Liriope Big Blue 1g	
214 1GAL	AGAPANTHUS LILY OF THE NILE BLUE	
344 each	Annuals 1g	
20 each	Annuals 4" 18 per tray PLEASE PUT ANNUAL TYPE - TBD	
65	Duranta Gold Mound - 3 Gal	Duranta Gold Mound - 3 Gal
18 each	Fakahatchee Grass Dwf 3g	
43 7GAL	PODOCARPUS PRINGLES	
22 each	Plumbago 7g	
3	Sylvester Palm 14' C.T. - 14' C.T.	Sylvester Palm - 14' C.T.
9	Japanese Blueberry -45 Gal - 25 Gal	Japanese Blueberry - Pyramidal - 45 Gal
201 each	Bagged Pinebark 3cuft Small MINIS (50/pallet)	
2 Flat Price	Delivery Charge	

Drainage **\$4,666.67**

Fencing **\$9,333.33**

Irrigation **\$8,666.67**

Electrician **\$6,666.67**

Concrete - Ramp	\$13,333.33
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SOD REPLACEMENT IS NOT IN THIS PROPOSAL	\$0.00
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Subtotal	\$179,006.79
Taxes	\$700.00
Estimate Total	\$179,706.79

TERMS

- 1) Signing of contract.
- 2) Signing of supplemental conditions/warranty of contract.
- 3) Deposit Payment of 40% - Upon Signing (see line 12)
- 4) Startup payment of 40% due after completion of the first day of project (see line 12)
- 5) Balance due upon completion (20%) (see line 12)
- 6) This quote is valid for 14 days.
- 7) A 3.5% Terminal Fee will be added for credit card payments.
- 8) Please sign & return this proposal along with a deposit to the address below or send pdf copy via email & deposit can be made with a credit card* through our office @ 904 614 9053
- 9) Quote /proposal does not include sod repair or replacement for unforeseen damage caused to existing sod throughout the duration of the project. All reasonable care will be taken to maintain the integrity of existing sod and approximated sod replacement cost can be quoted upon request. Plywood can be used upon request with a charge of \$500.
- 10) Personal items such as Patio Furniture, Hoses, Flowerpots, and BBQs need to be cleared from the project area prior to the project start. Live Aloha LLC is not responsible for damage to personal items during the duration of the project.
- 11) Due to the economic and Supply Chain crisis, freight and material price increases, and surcharges billed by our suppliers after contract execution will be added to the project balance and paid by the client.
- 12) Live Aloha Reserves the right to modify payment terms as necessary to cover material costs. Projects under \$5,000 require a 50% Deposit and 50% upon completion.

Landscape Renovation

SPECIAL CONDITIONS

- 1. Citrus trees are not covered under warranty. It is the homeowner's responsibility to monitor the tree for signs of pests or diseases that are common to the species.
- 2. Although every effort will be made & correct horticultural procedures followed, Live Aloha Landscape and Design cannot be held responsible for the failure of transplant material. Replacements will be done on a Time and Material basis.

- 3. Paving projects where Polymeric sand is specified will be due and payable upon completion of paver installation. When conditions (rain or damp pavers) require delayed Polysand installation, client may withhold 150.00 from final payment and hold until conditions allow completion of the Poly sanding.

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

- 1) Scope: Live Aloha LLC - dba: Live Aloha Landscape and Design. shall furnish all materials, tools, equipment, and labor necessary to execute the attached proposal in a substantial and workmanlike manner.
- 2) Owner's Responsibility: Unless otherwise stated in writing, it is the owner's responsibility to ensure adequate water supply for plant materials, lawns, etc. It is also the owner's responsibility to provide reasonable access to areas where construction/planting is to occur. All construction debris not as a direct result of proposed work, will be left on site for the owner to dispose of, to include rock, concrete, masonry, wood, etc. (Unless specifically included in the proposal or change order)
- 3) Unavoidable Interruptions: Live Aloha LLC - dba: Live Aloha Landscape and Design. shall not be held responsible or liable for any loss, damage, or delay caused by weather, strikes, accidents, or any other delays beyond our control. (such as other contractors)
- 4) Locating Underground Utilities and Property Boundaries: A property may or may not have underground wiring and pipes that are privately owned and underground wiring and pipes that are utility owned. Prior to the start of the project, Live Aloha Landscape and Design will have all utility owned wiring and pipe located by Sunshine 811 as required by State Law. Sunshine 811 does not locate privately owned underground wiring and pipes. The owner(s) are responsible for marking the location of all private utilities including, but not limited to septic, irrigation components, private electric, gas lines, underground pet fences, etc. Live Aloha LLC - dba: Live Aloha Landscape and Design. cannot be responsible for any damage caused by improperly marked private utilities. The owner(s) shall be responsible to provide Live Aloha Landscape and Design with an up-to-date plat of survey of the subject property or clearly mark the location of property lines and corners. Live Aloha LLC will not be held responsible for damage to utility lines above building code depth of 6" or untraceable lines. We will do our best to prevent damage to communication lines (WiFi) but due to the poor installation practices of local communication providers (wifi) Live Aloha LLC will not be liable for any damaged communication lines in any construction area proposed in the project.
- 5) Insurance: Owner will carry necessary fire and casualty insurance. Live Aloha LLC - dba: Live Aloha Landscape and Design. has in force a comprehensive general liability insurance policy and its employees are fully covered by Workers Compensation Insurance.
- 6) Settling/Erosion: Live Aloha LLC - dba: Live Aloha Landscape and Design. will not be responsible for settling of areas where utility lines or un-compacted fill dirt has been installed. Erosion: Live Aloha LLC - dba: Live Aloha Landscape and Design. cannot be held responsible or held liable for natural erosion that may occur after the completion of construction.
- 7) Payment-Initial Disclosure: Payments for services are due and payable within the TERMS of the contract. Upon signing the contract and submitting the deposit, your start date will be scheduled. The final balance, including any change orders and applicable taxes, will be due upon project completion. No finance charges will be imposed if the total of such invoice is paid in full within the stated terms. A finance charge will be imposed from the invoice date on the overdue balance at a periodic rate of 1.5% per month (18% annual percentage rate) until paid. Payments will be applied first to previously billed finance charges and thereafter, in order, to the previous invoices, and finally to new invoices.
- 8) In the event of Termination of Contract, Live Aloha LLC - dba: Live Aloha Landscape and Design. shall be compensated for services performed to termination date, together with reimbursable expenses then due. Said termination expenses shall include a reasonable amount for overhead and profit. This compensation shall be based upon 10% of the initial contract amount.
- 9) Change Orders will be charged on a Time and Material basis at a labor rate up to \$80/hr. If the requested change order halts the progress of the project or involves deconstructing the agreed upon plan, the client will be responsible for the downtime and changes. Reasonable changes can be made before execution of the work area that do not involve redesigning the project.
- 10) Unforeseen soil conditions such as large rocks, stumps, and/or other hidden objects may result in additional charges. The installation of necessary drain tile may be done at the judgment of Live Aloha LLC - dba: Live Aloha Landscape and Design. and shall result in additional charges upon notification and approval of owner.

- 11) Unforeseen Materials Changes/ Pricing/ Availability: Due to the high demand of both landscape and hardscape materials, the availability, variety of materials, and materials pricing provided for the project is subject to change. Live Aloha LLC – dba: Live Aloha Landscape and Design cannot be held responsible for sudden availability changes, varietal differences or price point changes in plant materials and hardscape materials listed within the contract. Live Aloha Landscape and Design shall work diligently to provide the homeowner with the best possible substitutes for landscape and hardscape materials within a timely fashion upon notification of lack of availability, size, color or varietal differences, or pricing changes. Homeowners will be notified and can approve or deny price increases and decreases per contractor's recommendations. Possible materials variations include but are not limited to sizes and heights of materials, gallon size, color varietals, prices, etc. Inbound freight surcharges billed for hardscape deliveries will be added to the project balance and are payable by the client.
- 12) Access: It is the responsibility of the customer to provide adequate access to the job site. If the work of others is to be performed in conjunction with our work, that same work must be performed in such a way as not to interfere with the progress of our work.
- 13) Live Aloha LLC is not responsible for any spikes in water consumption before, during or after an installation
- 14) Live Aloha LLC (registration # 48032642) follows and reports to the State of Florida Dept. of Agriculture and Consumer Services for plant inspections. We keep record of all citrus sold to customers and if necessary will inform the Dept Of Agriculture of where and when citrus was sold and installed in the case of any outbreak.
- 15) Base material in proposals are estimated by industry standards. Due to site conditions that may require additional base material we will provide the material and charge the client at the end of the project for the necessary material to prevent downtime in the installation. This cost will not exceed \$200 without approval. You may reserve the right to refuse this option with the condition of client approval beforehand but must be available to approve the change order in a timely manner.

WARRANTY OF CONTRACT

- 1) Warranty and Plant Replacements: Live Aloha LLC - dba: Live Aloha Landscape and Design agrees to use correct American Nursery Association horticultural standards in workmanship and materials. We will warranty plants that were not designed/installed properly or were installed with a disease or pest issue from the nursery if the plant fails within 30 days of installation. There must be adequate care from the owner, and they have not died because of mechanical, accidental damage, over or underwatering, freezing, or an act of God. Any replacements that require a machine for planting will be charged a service call fee of \$150.
- Special Note: At the time of installation, accessibility is at its most favorable—oftentimes allowing the contractor greater opportunity to install larger plant material. As the project advances toward completion, accessibility becomes substantially decreased or possibly inaccessible. Therefore, warranted and unwarranted plant replacements may be restricted to size limitations based on existing site conditions and accessibility.
 - 2) This warranty is null and void if:
 - a) The account is not paid in full, or the plants have not received adequate care after installation
 - b) The plants have been physically damaged by accident, vermin (insect, deer, rabbit, etc.), or vandalism
 - c) The plants have been planted in above-ground containers or under overhangs, or
 - d) The plants die or yellow due to overwatering or dry-out, or
 - e) Plants die due to leaf scorch, or the plants have died because of unusually severe weather which has affected other similar plants in the area.
 - 3) Seed and Sod: Live Aloha LLC - dba: Live Aloha Landscape and Design. shall use high quality seed and sod that can produce a successful lawn, but cannot control subsequent weather, insect control or care needed by the owner which determines the success or failure after the lawn is planted. Live Aloha LLC - dba: Live Aloha Landscapes is not responsible for turf failure after the installation of turf on site. The subsequent viability of seed/sod is the sole responsibility of the purchaser.

All new sod should be treated for sod web worms which may come from the sod farm. Your turf/pest company can take care of this.

Construction Warranty:

Live Aloha LLC - dba: Live Aloha Landscape and Design Dense grade Paver Installations come with a 5 year warranty on craftsmanship. Open grade paver installations come with a lifetime warranty on craftsmanship. This warranty only applies to

projects we install from the subbase up. Any installations over existing base materials are not covered under warranty, such as concrete overlays. If using Belgard products, please see their website for their material warranty. Warranty shall cover materials to the extent they are warranted by the manufacturer and workmanship by Live Aloha, but shall not cover natural properties and reactions of materials such as fine cracks or efflorescence in concrete products, chipping and warping of wood products, and staining of paving materials. All proposals are accepted on the above conditions, and no other warranty or guarantee of any kind, expressed or implied, is assumed. A service call fee of 150.00 will be charged for all warranty calls, unless waived by upper management.

The attached Proposal, Supplemental Conditions, Warranty of Contract, and Contract Specifics (where applicable) are satisfactory and are hereby accepted. Live Aloha LLC - dba: Live Aloha Landscape and Design. is authorized to do the work as specified. Payment will be made as specified in the attached proposal.

After Care Tips

Congratulations on your new landscape! Here are a few tips to keeping up with your landscape!

Softscape:

Most new plantings need to be watered daily for the next two weeks. You should keep the soil around root balls moist and adjust watering as needed. If you should have any concerns or questions contact your designer for guidance. Watering and care after installation is the responsibility of the homeowner/property manager.

To reduce a spike in your water bill you should choose to keep your irrigation settings to local regulations and hand water new plantings.

If you see any signs of stress in your plants, please take a picture and email it to your designer for advice on care.

Please note that some plants may require a little extra water when establishing than others.

Live Aloha reserves the right to not warranty plants for improper care by the homeowner/property manager. We will warranty plants that were installed improperly, diseased from nursery, or handled poorly. Special order plants cannot be warrantied.

It is the homeowner's responsibility to monitor their irrigation system's performance. We will not change preset settings unless an irrigation tune up is charged. Watering in between schedules is the responsibility of the homeowner. We will only set irrigation controllers to local regulations.

Sod and seed:

All new sod and seed installations need to be watered daily for two weeks for 30-45 minutes on rotor zones and 15-25 minutes on pop up zones. Once the sod roots into the subbase you can reduce watering. It is normal to see a little browning and yellowing during this process but if you see signs that are concerning, please send a picture to your designer.

All new sod should be treated for sod web worms which may come from the sod farm. Your turf/pest company can take care of this, or you can contact us to have our sister company Turf Organics treat.

There is no warranty for sod. Please address any concerns with new sod at the time of installation.

Hardscape:

All our hardscape installations come with a 5 year warranty unless otherwise specified. This warranty does not apply to any installation where we do not install the base material, such as repairs to existing areas and concrete overlays. Please allow 30 days for any sanding or settling claims. Warranty covers first visit at no charge, any visit after that will come with a \$150 service call charge unless waived by management during review of claim. If you are looking to seal your hardscape, please wait 60 days before doing so.

Items covered under warranty are low settling, sanding, loose pavers, and concrete border issues. Wear and tear is not covered under the warranty.

Belgard manufacturer warranty on material applies to all of our installations using their product.

Lighting:

All our lighting installs come with a 1-year warranty on fixtures, transformers, and wires cut due to not being buried properly. Warranty does not cover bulbs. Any service needed outside of the previously mentioned covered issues will have a \$150 service call fee associated with a tech coming out.

Mulching:

Re-mulch to a depth of 2-3" annually to maintain root and soil health, insulate roots from heat and cold, and keep weeds down.

Fertilization:

Fertilize around the base of all plantings with a general, granulated, slow-release fertilizer twice a year, in fall and spring. Palms will need specialized palm fertilizer applied as per the product guidelines. Although all plantings are installed with a two-year slow-release fertilizer, additional fertilization is recommended starting at the 6 month-1 year mark to ensure best

growth and plant health.

Pruning:

Plants (like people) need haircuts and maintenance. Regular and appropriate pruning depending on plant variety helps keep plants in their best shape. Ask your designer about appropriate pruning methods for any of your installed plants.

Irrigation:

All irrigation work has a 30-day warranty that only involves improper installation, such as heads not set to correct height, pressure issues, or coverage. Any pipe breaks or damaged heads due to third parties will not be covered under the warranty. We will only set irrigation controllers when local regulations.

Contractor: _____
James Merritt

Client: _____

Signature Date: _____
02/12/2025

Signature Date: _____

Email: james@livealohanow.com

ESTIMATE

River Stonework
8570 Philips Hwy suite #101
Jacksonville, FL 32209

phill@riverstonework.com
(904) 7337077
www.riverstonework.com



Bill to
John Westcott
st johns golf and country club
219 st johns golf dr
st augustine, fl 32092

Ship to
John Westcott
st johns golf and country club
219 st johns golf dr
st augustine, fl 32092

Estimate details

Estimate no.: 14025
Estimate date: 12/12/2024
Expiration date: 01/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.		DEMO			
2.	Demolition	DEMO FOLLOWING: *OLD PAVERS *OLD WALLS *OLD STAIRS	1	\$10,000.00	\$10,000.00
3.		NEW **MEASUREMENTS PROVIDED BY CLIENT**			
4.	Job Preparation	Includes grass and soil removal, grading and alignment. SQFT PROVIDED PLUS 10% FOR CUTS AND WASTE	1	\$1,980.00	\$1,980.00
5.	Paver 2-3/8	Paver 12x12x2-3/8	2280	\$12.00	\$27,360.00
6.	Retaining Wall	NEW RETAINING WALL WITH CAPS 6 ROWS TOTAL WITH REGULAR STONEGATE BLOCKS	1	\$20,000.00	\$20,000.00
7.	Step Up Or Down With Stonegate Wall Block	(5) 4' length x 12" wide x 6" high (5) 24' length x 12" wide x 6" high WITH COPING ON EDGE	1	\$17,000.00	\$17,000.00

8.		FEES			
9.	Job Site Cleaning	Debris and pallets removal and disposal. Overall cleaning.	1	\$165.00	\$165.00
10.	Delivery		4	\$350.00	\$1,400.00
11.	Sales	DUMPSTERS	1	\$1,500.00	\$1,500.00
12.		COMMENTS			
13.		NOT INCLUDED: *RAMPS *FENCE (REMOVE OR INSTALL) *PLANTERS *IRRIGATION. *GAS/ELECTRICITY/PLUMBING.			
14.		**ALL MEASUREMENTS PROVIDED BY CLIENT**			

Total **\$79,405.00**

Note to customer

-Pool renovations, will require professional cleaning.
 -RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.
 -Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.
 -If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.
 A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc.

Expiry date 01/12/2025

Accepted date

Accepted by

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 (904) 515-8265
 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

St Johns Golf & Country Club
 205 St Johns Golf Drive
 St. Augustine, FL 32092

SHIP TO

St Johns Golf & Country Club
 205 St Johns Golf Drive
 St. Augustine, FL 32092

ESTIMATE # 2821

DATE 02/14/2025

EXPIRATION DATE 03/14/2025

ACTIVITY	QTY	RATE	AMOUNT
Landscape Design/ Installation: New Plant Installations			
Product Sales:Plant Material:Plant Material Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T
Product Sales:Plant Material:Plant Material Sylvester Palm (14ft. Clear trunk)	3	4,955.00	14,865.00T
Product Sales:Plant Material:Plant Material Plumbago (18" Height min.)	22	13.50	297.00T
Product Sales:Plant Material:Plant Material Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T
Product Sales:Plant Material:Plant Material Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T
Product Sales:Plant Material:Plant Material Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T
Product Sales:Plant Material:Plant Material Blue African Lily, 1 gal.	214	7.70	1,647.80T
Product Sales:Plant Material:Plant Material Juniper 'Blue Pacific', 1 gal.	170	6.75	1,147.50T
Product Sales:Plant Material:Plant Material Liriope, 1 gal.	29	6.50	188.50T
Product Sales:Plant Material:Plant Material Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T
Product Sales:Mulch:Mulch Mulch, per cu yd	15	72.50	1,087.50T
Product Sales:Sod Sod, St. Augustine 'Floritam', per sq ft	3,600	0.65	2,340.00T
Product Sales:Sod Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	6,850.00	6,850.00
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T
Installation:Landscape Installation:Landscape Installation Landscape Installation- To Include: Installation of new soils for all planting and sod areas. Import fresh composted nutrient rich soil for all new plant areas. Install new plantings and trees per design specifications and locations. Install mulch to a depth of 3" thick in all plant bed areas.	1	16,800.00	16,800.00
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00
Irrigation Installation to Include: -Install 3 new zones for landscape design.			

Estimated cost based on location of existing components and the contents of the pre-existing system. Final cost is based on labor and materials to provide uniform water coverage for all landscaping on the property.

ACTIVITY	QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp Product Sales:Hardscape Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, sealer & portland cement)	2,300	8.50	19,550.00T
Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area.	2,300	6.00	13,800.00
Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps)	486	27.50	13,365.00T
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	285	6.50	1,852.50T
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining walls and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	15,580.00	15,580.00
Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System	1	685.00	685.00T
Installation:Install Drainage Installation of drainage system	1	1,200.00	1,200.00
Installation:Hardscape Installation Hardscape Installation - To Include: Install removed pavers for lower pool deck patio area to match the existing deck pavers. Estimated square footage to match for removal of existing pavers.	600	4.00	2,400.00
Additional materials can be ordered if needed for an additional cost.			
Construction Items: Performed by our Licensed Tradesman			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance. 120 linear feet 1 gate New stainless fasteners Concrete set posts	1	6,250.00	6,250.00T
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans. Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.	1	2,850.00	2,850.00
Landscape Construction Concrete Ramp Installation: Per specifications of the plan. Estimated 350 sq ft 4" thick.	1	3,850.00	3,850.00
Notes Installations of specified handrails for ramp and stairs are not included in pricing.	1	0.00	0.00
Work is to be performed by others.			
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$82,208.90		0.00	
There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice.			

We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

SUBTOTAL	159,276.25
TAX	5,141.55
TOTAL	\$164,417.80

Accepted By

Accepted Date



Chad Bishop

Landscape- Hardscape Designs & Proposals, St. Johns Golf Sampson Creek CDD

To: Daniel Laughlin, Cc: Chad Bishop

November 15, 2025 at 12:23 AM

[Details](#)

Hey Daniel!

I apologize for the delays but I have attached the two proposals and the designs for your review. I have included my design and the updated pricing and also the plans and pricing for Matthews plans that I received from their Landscape Architect. Please let me know if you have any questions. The reason for the difference in pricing is my design does include a larger lower pool deck patio area below the newly rebuilt upper deck terrace. This area would be widened to create enough deck space for larger lounging chairs and additional seating areas. There is also a design video attached for the new hardscape and landscape design.

Thanks!



UrbanEdge

Professional Landscaping



walk thru design video.wmv

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 +19045158265
 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

St Johns Golf & Country Club
 205 St Johns Golf Drive
 St. Augustine, FL 32092

SHIP TO

St Johns Golf & Country Club
 205 St Johns Golf Drive
 St. Augustine, FL 32092

ESTIMATE # 3006

DATE 11/14/2025

EXPIRATION DATE 12/14/2025

ACTIVITY	QTY	RATE	AMOUNT
Landscape Design/ Installation: New Plant Installations (Matthews Design Plans)			
Product Sales:Plant Material:Plant Material Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T
Product Sales:Plant Material:Plant Material Sylvester Palm (14ft. Clear trunk)	3	5,350.00	16,050.00T
Product Sales:Plant Material:Plant Material Plumbago (18" Height min.)	22	13.50	297.00T
Product Sales:Plant Material:Plant Material Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T
Product Sales:Plant Material:Plant Material Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T
Product Sales:Plant Material:Plant Material Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T
Product Sales:Plant Material:Plant Material Blue African Lily, 1 gal.	214	8.50	1,819.00T
Product Sales:Plant Material:Plant Material Juniper 'Blue Pacific', 1 gal.	170	7.75	1,317.50T
Product Sales:Plant Material:Plant Material Liriope, 1 gal.	29	6.75	195.75T
Product Sales:Plant Material:Plant Material Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T
Product Sales:Mulch:Mulch Mulch, per cu yd	15	72.50	1,087.50T
Product Sales:Sod Sod, St. Augustine 'Floritam', per sq ft	3,600	0.65	2,340.00T
Product Sales:Sod Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	6,850.00	6,850.00
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T
Installation:Landscape Installation:Landscape Installation Landscape Installation- To Include: Installation of new soils for all planting and sod areas. Import fresh composted nutrient rich soil for all new plant areas. Install new plantings and trees per design specifications and locations. Install mulch to a depth of 3" thick in all plant bed areas.	1	17,800.00	17,800.00
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00

Irrigation Installation to Include:
 -Install 3 new zones for landscape design.

Estimated cost based on location of existing components and the contents of the pre-existing system. Final cost is based on labor and materials to provide uniform water coverage for all landscaping on the property.

ACTIVITY	QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp Product Sales:Hardscape Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, sealer & portland cement)	2,300	9.50	21,850.00T
Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area.	2,300	6.00	13,800.00
Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps)	486	27.50	13,365.00T
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	285	8.50	2,422.50T
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining walls and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	15,580.00	15,580.00
Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System	1	685.00	685.00T
Installation:Install Drainage Installation of drainage system	1	1,200.00	1,200.00
Installation:Hardscape Installation Hardscape Installation - To Include: Install removed pavers for lower pool deck patio area to match the existing deck pavers. Estimated square footage to match for removal of existing pavers.	600	4.00	2,400.00
Additional materials can be ordered if needed for an additional cost.			
Construction Items: Performed by our Licensed Tradesman			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance. 120 linear feet 1 gate New stainless fasteners Concrete set posts	1	6,250.00	6,250.00
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans. Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.	1	2,850.00	2,850.00
Landscape Construction Concrete Ramp Installation: Per specifications of the plan. Estimated 350 sq ft 4" thick.	1	3,850.00	3,850.00
Notes Installations of specified handrails for ramp and stairs are not included in pricing.	1	0.00	0.00
Work is to be performed by others.			
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$84,851.11		0.00	0.00
There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice.			

We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

SUBTOTAL	164,679.70
TAX	5,022.53
TOTAL	\$169,702.23

Accepted By

Accepted Date

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 +19045158265
 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

St Johns Golf & Country Club
 205 St Johns Golf Drive
 St. Augustine, FL 32092

SHIP TO

St Johns Golf & Country Club
 205 St Johns Golf Drive
 St. Augustine, FL 32092

ESTIMATE # 3007

DATE 11/14/2025

EXPIRATION DATE 12/14/2025

ACTIVITY	QTY	RATE	AMOUNT
Hardscape Design/ Installation: Urban Edge Designed Pool Deck Renovations- New Paver Patio Terrace, Retaining Walls, Steps & Columns			
Product Sales:Hardscape Tremron Park Plaza Pavers- Sierra/ Sandstone, per sq ft materials (includes aggregate paver base, sand & portland cement)	4,066	9.50	38,627.00T
Product Sales:Hardscape Tremron Park Plaza Pavers- Sierra/ Sandstone , per sq ft installation	4,066	6.00	24,396.00
Product Sales:Hardscape Tremron Stonegate Block 'Sierra', per sq ft materials (retaining walls and columns)	690	27.50	18,975.00T
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	515	8.50	4,377.50T
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining walls, columns and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	22,880.00	22,880.00
Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System	1	685.00	685.00T
Installation:Install Drainage Installation of drainage system	1	1,200.00	1,200.00
Landscape Design/ Installation: New Patio Terrace Plantings			
Product Sales:Plant Material:Plant Material Specimen Queen Palms (20 ft. Overall)	3	985.00	2,955.00T
Product Sales:Plant Material:Plant Material Triple Pygmy Date Palms (6'-8ft. Overall)	2	750.00	1,500.00T
Product Sales:Plant Material:Plant Material European Fan Palms 30 gal.	14	350.00	4,900.00T
Product Sales:Plant Material:Plant Material Croton 'Petra', 7 gal.	11	60.00	660.00T
Product Sales:Plant Material:Plant Material Cordylone 'Red sister', 3 gal.	8	18.50	148.00T
Product Sales:Plant Material:Plant Material Drift rose 'Icy', 3 gal.	75	32.00	2,400.00T
Product Sales:Plant Material:Plant Material Apostle Iris, 3 gal.	27	22.50	607.50T
Product Sales:Plant Material:Plant Material Drift rose 'Coral', 3 gal.	55	29.50	1,622.50T
Product Sales:Plant Material:Plant Material Flax lily, 3 gal.	35	14.50	507.50T
Product Sales:Plant Material:Plant Material Carex 'Everillo', 1 gal.	60	12.50	750.00T
Product Sales:Plant Material:Plant Material Blue daze, 1 gal.	125	7.75	968.75T
Product Sales:Sod Sod- St Augustine, per sq ft.	1,500	0.65	975.00T
Product Sales:Sod	5,000	0.85	4,250.00T

ACTIVITY	QTY	RATE	AMOUNT
Sod, Bermuda Tifway 419, per sq ft			
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	5,850.00	5,850.00
Product Sales:Mulch:Mulch Mulch, per cu yd	8	72.50	580.00T
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	25	85.00	2,125.00T
Installation:Landscape Installation:Landscape Installation Landscape Installation- To Include: Install new plant designs for all patio terrace bed areas based on design plans. Install new sod on top terrace levels to repair from construction. Install fresh mulch in all bed areas. Final clean up and debris removal.	1	14,850.00	14,850.00
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00
Irrigation Installation to Include: -Install 3 new zones for landscape design.			
Estimated cost based on location of existing components and the contents of the pre-existing system. Final cost is based on labor and materials to provide uniform water coverage for all landscaping on the property.			
Construction Items: Performed by our Licensed Tradesman			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance.	1	6,250.00	6,250.00
120 linear feet 1 gate New stainless fasteners Concrete set posts			
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans.	1	2,850.00	2,850.00
Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.			
Notes Installations of specified handrails for ramp and stairs are not included in pricing.	1	0.00	0.00
Work is to be performed by others.			
Site Work/ Demolition: Erosion Control & Debris Removal			
Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$94,167.32	1	0.00	0.00
There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice.			

We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

SUBTOTAL	182,639.75
TAX	5,694.89
TOTAL	\$188,334.64

Accepted By

Accepted Date



Chad Bishop

Landscape- Hardscape Designs & Proposals, St. Johns Golf Sampson Creek CDD

To: Daniel Laughlin, Cc: Chad Bishop

November 15, 2025 at 12:23 AM

Details

Hey Daniel!

I apologize for the delays but I have attached the two proposals and the designs for your review. I have included my design and the updated pricing and also the plans and pricing for Matthews plans that I received from their Landscape Architect. Please let me know if you have any questions. The reason for the difference in pricing is my design does include a larger lower pool deck patio area below the newly rebuilt upper deck terrace. This area would be widened to create enough deck space for larger lounging chairs and additional seating areas. There is also a design video attached for the new hardscape and landscape design.

Thanks!

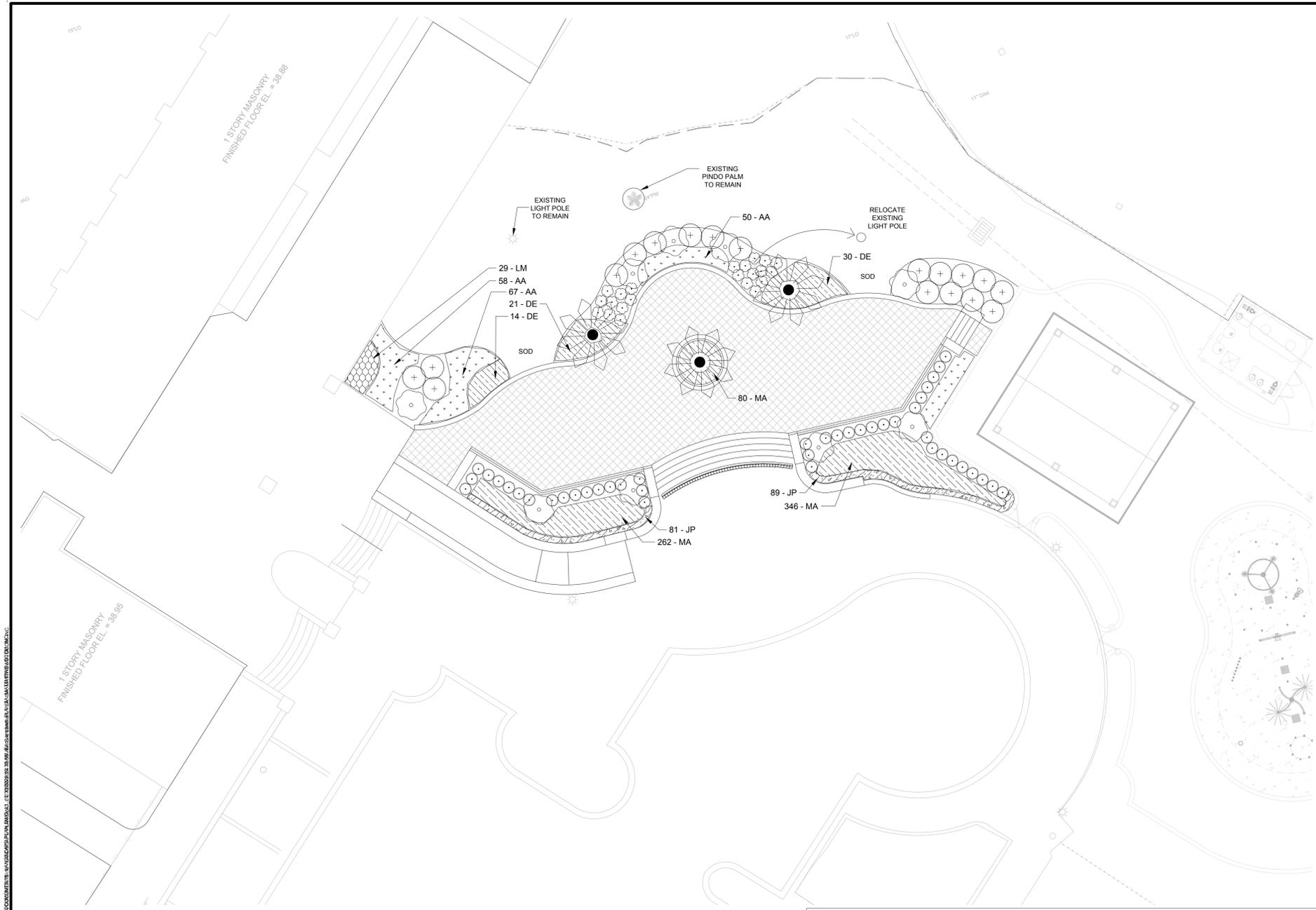


UrbanEdge

Professional Landscaping



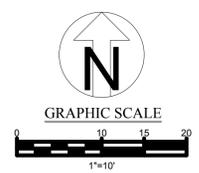
walk thru design video.wmv



DRAINAGE NOTE:
 THE LANDSCAPE CONTRACTOR SHALL PROVIDE A GENERAL DESIGN FOR DRAINING ALL ENCLOSED PLANTER ISLANDS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE DESIGN SHALL PROVIDE POSITIVE DRAINAGE FROM ALL ENCLOSED LANDSCAPE AREAS TO A LOW SPOT ON SITE.

- GENERAL NOTES:**
- A. VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
 - B. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
 - C. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
 - D. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, "FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL
 - E. PINE BARK SHOULD BE USED IN ALL BEDS AND TREE RINGS UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
 - F. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
 - G. IRRIGATION WILL BE PROVIDED (BY OTHERS).
 - H. TREES, SHADE OR UNDERSTORY TREES PLANTED AS PART OF THE REQUIRED LANDSCAPING FOR A DEVELOPMENT SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND TWO INCH DBH, WHEN MEASURED IMMEDIATELY AFTER PLANTING. PALM TREES PLANTED AS PART OF THE REQUIRED LANDSCAPING FOR A DEVELOPMENT SHALL BE SIX (6) FEET FROM GROUND LEVEL TO BASE OF PALM FRONDS. SHADE AND UNDERSTORY TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE CROWN SPREAD OF GREATER THAN FIFTEEN (15) FEET IN NORTHERN FLORIDA AND HAVING TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER SIX (6) FEET OF CLEAR WOOD MEASURED FROM THE GROUNDS. PALM TREES HAVING AN AVERAGE MATURE CROWN SPREAD LESS THAN FIFTEEN (15) FEET MAY BE GROUPED TO CREATE AN EQUIVALENT OF A FIFTEEN-FOOT CROWN SPREAD.
 - I. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
 - J. SOIL IN TREE ISLAND SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
 - K. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5" FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
 - L. SOD ALL DISTURBED AREAS NOT OTHERWISE PLANTED WITH TREES OR SHRUBS. SOD SHALL MATCH EXISTING SOD UNLESS OTHERWISE STATED.
 - M. A MINIMUM OF 3' OF SPACE SHALL BE PROVIDED BETWEEN ANY PROPOSED LANDSCAPING AND FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
 - N. ALL PLANTING AREAS SHALL BE COVERED WITH MULCH, GRASS OR OTHER GROUND COVER WHERE NOT OTHERWISE LANDSCAPED. MULCH IS REQUIRED IN ALL SHRUB BEDS, THREE (3) INCHES THICK AT INSTALLATION AND MAINTAINED AT A MINIMUM OF TWO (2) INCHES THICK.

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY
TREES						
	ED	Elaeocarpus decipiens	Japanese Bluberry Tree	---	8" Ht. x 6" W; Full to ground	9
	PS	Phoenix sylvestris	Wild Date Palm	---	14' Ct.	3
SHRUBS						
	PA	Plumbago auriculata	Blue Plumbago	---	18" Ht. Min.	22
	PD	Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Pringles Yew Podocarpus	---	12" Ht. x 12" Sp.	43
	TD	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	---	24" Ht. Min	18
SHRUB AREAS						
	DE	Duranta erecta 'Gold Mound'	Gold Mound Duranta	---	15" Ht. x 15" Sp. / 36" O.C.	65
GROUND COVERS						
	AA	Agapanthus africanus 'Blue' 12" ON CENTER	Blue African Lily	1 gal.	Full in pot	214
	JP	Juniperus conferta 'Blue Pacific' 8" ON CENTER	Blue Pacific Shore Juniper	1 gal.	Full in pot	170
	LM	Liriope muscari 12" ON CENTER	Lilyturf	1 gal.	Full in pot	29
	MA	Mixed Annuals 8" ON CENTER MAX	Seasonal Annuals	4"-1 GAL. MIX	Full in pot	688



MIXED ANNUALS - LANDSCAPE CONTRACTOR SHALL PROVIDE ANNUAL SAMPLES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. WRITTEN AND OR PHOTOGRAPHS WILL BE SUFFICIENT FOR THE SUBMITTAL. THE GOAL FOR THESE THREE LANDSCAPE AREAS ARE TO PROVIDE A VARIETY OF HEIGHTS, FLOWER COLOR AND LEAF COLOR APPROPRIATE FOR THE SEASON IT IS

REGISTERED ENGINEER
SLEYA R. AGREE P.E.
CA#26535 FL#73155

REVISIONS
DESCRIPTION
NO. DATE

DESIGNED BY: EL
DRAWN BY: SUB
CHECKED BY: AA
DATE: 12-14-23
JOB NO.: 16080.03

MATTHEWS | DECCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM

LANDSCAPE PLAN
SAMPSON CREEK CDD - AQUATICS PHASE 2

ST. JOHNS COUNTY
PREPARED FOR
SAMPSON CREEK CDD

L1
OF 6

PLANTING NOTES

- The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine if substitution of materials is necessary.
- All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
- All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before
- Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
- Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
- LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
- Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.

10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.

12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.

13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minimum 30" from buildings or walks.

14. Sod areas shall be BAHIA Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.

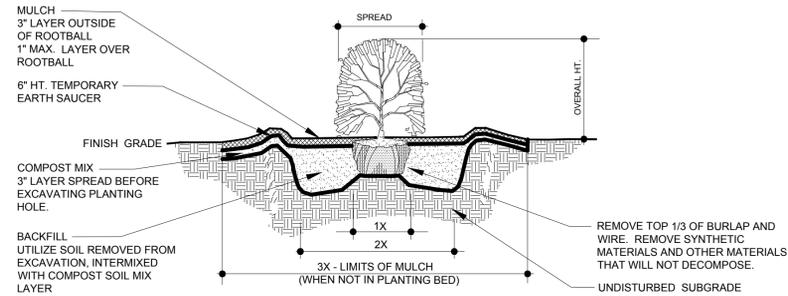
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the LANDSCAPE ARCHITECT and/or owner.

17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.

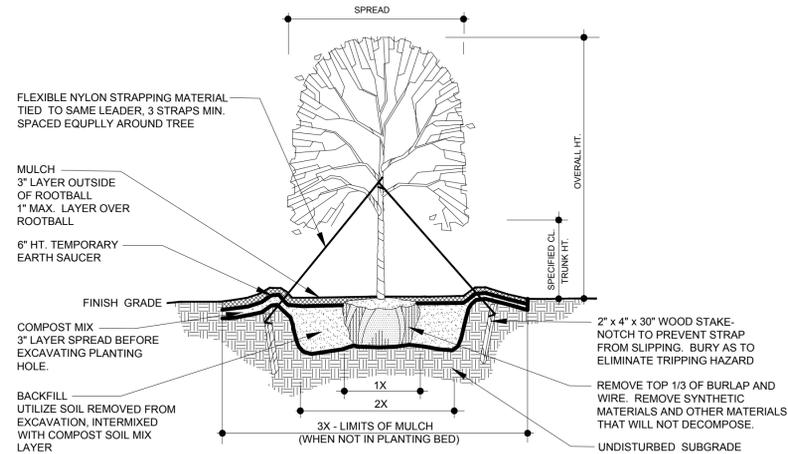
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

19. There will be special care to all existing trees to be retained on site to avoid construction damage.



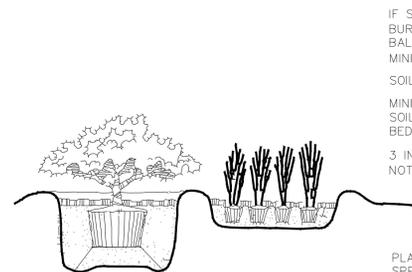
- NOTES:**
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
 - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
 - TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
 - ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
 - STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

TREE PLANTING - FULL TO GROUND JAPANESE BLUEBERRY TREE
N.T.S.



- NOTES:**
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
 - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
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 - STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

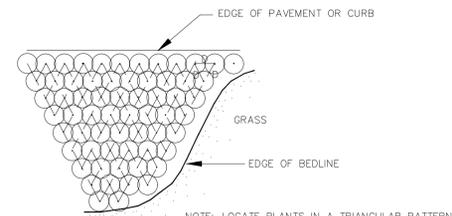
TREE PLANTING - SINGLE TRUNK
N.T.S.



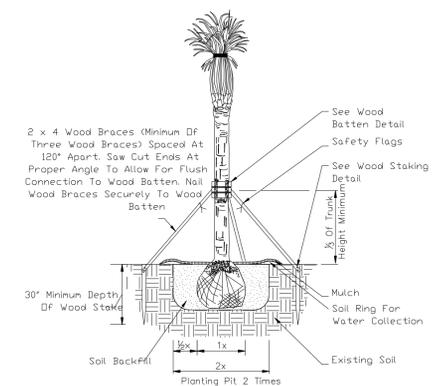
SHRUB AND GROUND COVER PLANTING DETAIL

IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL
MINIMUM 2" PINE BARK MULCH.
SOIL BERM
MINIMUM 12" DEPTH OF PLANTING SOIL IN GROUNDCOVER PLANTING BEDS
3 INCHES MULCH (SEE LANDSCAPE NOTES FOR TYPE OF MULCH)

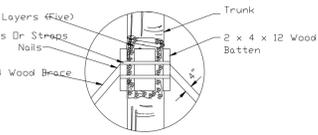
PLANTING SOIL MIXED PER SPECIFICATIONS



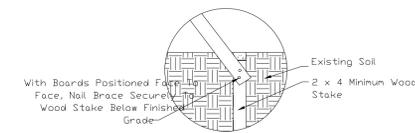
SHRUB/GROUNDCOVER SPACING PLAN



PALM PLANTING
FOR UP TO 24" CLEAR TRUNK



WOOD BATTEN DETAIL



WOOD STAKING DETAIL

1 PALM PLANTING
1/4" = 1'-0"

P-CO-15

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER: EUL
DATE: 12-14-23
JOB NO.: 16090.03

REGISTERED ENGINEER
SLEX R. AGREE, P.E.
CAP26535 FL #73155

LANDSCAPE NOTES & SPECIFICATIONS
SAMPSON CREEK CDD - AQUATICS PHASE 2
ST. JOHNS COUNTY
PREPARED FOR
SAMPSON CREEK CDD

MATTHEWS | BCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

L2
OF 6





















































B.

CV	GENERAL - ABBREVIATION TEXT
A	AND
ACC	ACCESSORY
ACOUS	ACOUSTICAL
AF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANN	ANNUNCIATOR
ANNDZ	ANNOUNCED
APPL	APPLIANCE
APPL (U)	APPLIANCE (URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
B	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOLL	BOLLARD
C	CABINET
CER	CERAMIC
CIP	CAST-IN-PLACE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COATG	COATING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
COV	COVER
CPT	CORPET
D	DOUBLE
DEPT	DEPARTMENT
DEF	DEFLECT
DIA	DIAMETER
DIF	DIFFUZER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DISCON	DISCONNECT
E	EAST
ELEC	ELECTRICAL
EMBED	EMBEDDED(ING)
ENGR	ENGINEERED
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP-JT	EXPANSION JOINT
EXT	EXTERIOR
F	FABRICATION
FIB	FIBER
FIN	FINISH
FOLD	FOLDING
FLOORING	FLOORING
FR	FIRE RATING(ED)
FRMG	FRAMING
FURN	FURNITURE
FVIC	FABRIC WALL COVERING
FWD	FIXED
FXTN	FIXTURE
G	GAUGE
GRFC	GLASS FIBER REINFORCED CONCRETE
GRFP	GLASS FIBER REINFORCED FIBER PLASTIC
GL	GLASS
GR	GRADE(ING)
GYP	GYPSUM
H	HEAD
HD	HARDWOOD
HW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I	INELTR
INFD	INFORMATION
INSTRUM	INSTRUMENTATION
INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCKING
JAN	JANITOR
K	KITCHEN
L	LAVATORY
LB	LOAD
LP	LOAD POINT
LT	LIGHT
LVLG	LEVELING
LVT	LOOPER
M	MAXIMUM
MCH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MW	MULLWORK
MOIST	MOISTURE
MOT	MOTORIZED
MTD	MOUNTED
N	NOT IN CONTRACT
NIC	NUMBER
NO	NOT TO SCALE
NIS	NOT TO SCALE
O	OPENING(S)
OPR	OPERABLE
ORB	OVERHEAD ROOF DRAIN
ORNA	ORNAMENTAL
ORNL	OVERHANG
OVHD	OVERHEAD
P	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL	PANEL
POLISO	POLYISOCYANURATE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PTN	PARTITION
R	ROOF DRAIN LEADER
RDL	ROOF DRAIN LEADER
RDR	READER
RECS	RECESSED
RECF	RECESSED RECEPTACLE
REF	REFERENCE
REIL	REFLECTED
REIR	REINFORCED
REIN	REINFORCED(ING/MENT)
REINP	REINFORCED PENDANT FIXTURE
REQU	REQUIRED
RESL	RESISTANT
RES	RESISTANT
RESL	RESISTANT
RO	ROUGH
RO	ROUGH OPENING
S	SECUR
SIF	SECURITY
SHOR	SHORING
SIM	SIMILAR
SINGL	SINGLE
SST	STAINLESS STEEL
STD	STANDARD
STR	STRUCTURE
STRCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
TBD	TO BE DETERMINED
THK	THICK
TTL	TILE
TRAF	TRAFFIC
TRNS	TRANSPIRENT
TYP	TYPICAL
U	UNDERLAY
UND	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WT	WEIGHT
WTRPRF	WATERPROOFING

REFLECTED CLG

ACOUS CLG AND GRID
CLG HEIGHT CHANGE
CLG HEIGHT ABO FF & CLG TYPE
CLG MTD SMOKE DETECTOR
CLG MTD STROBE LT
CLG FINISH TAG
MOTION SENSOR
CLG MTD SPEAKER
CLG MTD CAMERA
CLG MTD SPRINKLER HEAD
CLG MTD SMOKE DETECTOR
CLG MTD STROBE LT
CLG MTD EXIT SIGNS
WALL MTD EXIT SIGNS - PARALLEL
WALL MTD EXIT SIGNS - PERPENDICULAR
DENOTES EXISTING TO REMAIN
DENOTES EXIST TO BE RELOCATED
ACCESS DOOR

WALL MTD DEVICES

EQUIP TAG (REFER TO EQUIP SCHEDULE)
FLUSH FIRE ALARM STRIKE
FIRE ALARM BELL
FIRE WARDEN STATION
THERMOSTAT
CABLE TV RECEPT
AV RECEPT
AV THROUGH
ELECTRICAL JUNCTION BOX
VOICE DATA JUNCTION BOX
SVS WORKSTATION
VOICE DATA INFEED
CONDUIT STUB-OUT
CONDUIT STUB-OUT
VOICE AND DATA CONDUIT STUB-OUT
AV RECEPT
PLUG MOLD
CAMERA
CARD READER
ELECTRIC DOOR BELL
ELECTRIC DOOR BELL
INTERCOM
REMOTE DOOR RELEASE BUTTON
MOTION SENSOR
INTRUSION ALARM
ELECTRIC DOOR HINGE
ELECTRICAL DOOR
HOLD OPEN
ELECTRICAL DOOR
RELEASE
ELECTRICAL DOOR
MONITOR CONTACT
MONITOR CONTACT
ELECTRIC LOCKSET
ELECTRIC KEY SWITCH
ELECTRIC STRIKE
MAGNETIC LOCKSET
PANIC BUTTON

POWER & COMM.

EQUIP TAG (REFER TO EQUIP SCHEDULE)
FLUSH FIRE ALARM STRIKE
FIRE WARDEN STATION
THERMOSTAT
CABLE TV RECEPT
AV RECEPT
AV THROUGH
ELECTRICAL JUNCTION BOX
VOICE DATA JUNCTION BOX
SVS WORKSTATION
VOICE DATA INFEED
CONDUIT STUB-OUT
CONDUIT STUB-OUT
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ELECTRICAL DOOR
RELEASE
ELECTRICAL DOOR
MONITOR CONTACT
MONITOR CONTACT
ELECTRIC LOCKSET
ELECTRIC KEY SWITCH
ELECTRIC STRIKE
MAGNETIC LOCKSET
PANIC BUTTON

SECTION MAT. INDICATIONS CONSTRUCTION

ACOUSTICAL CEILING TILE
ALUMINUM
BRICK
CARPET
CONCRETE
CONCRETE MASONRY UNIT
CUT STONE
EARTH
GLASS
GRAVEL
GYPSUM PLASTER
INSULATION (LOOSE OR BATT)
INSULATION (RIGID)
METAL
PLASTIC
PLYWOOD
PRE-CAST PANELS
SAND OR GROUT
STONE
WOOD (FINISHED)
WOOD (CONTINUOUS MEMBER)
WOOD BLOCKING (INTERRUPTED MEMBER)

DRAFTING & ATTACHMENT NOTES

- DRAFTING CONVENTION
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS
- 2 DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED ALLOWING FOR THICKNESS OF MATERIALS.
- 3 DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL.
- 4 DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE FINISHED FACE OF THE WALL, UNLESS OTHERWISE NOTED.
- 5 DIMENSIONS TO EXTERIOR GLAZING ARE TO THE INSIDE FACE OF THE WALL, UNLESS OTHERWISE NOTED.
- 6 VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- 7 DO NOT SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK BEFORE CLARIFYING WITH ARCHITECT.
- 8 VERIFY DIMENSIONS MARKED "VIF" PRIOR TO START OF CONSTRUCTION AND REPORT INCONSISTENCIES TO ARCHITECT.
- 9 "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED.
- 10 "SIF" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 11 "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE UNLESS OTHERWISE NOTED.
- 12 "FURNISH" MEANS FURNISH ONLY. INSTALLATION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- 13 "INSTALL" MEANS PUT INTO PLACE, SUPPLIED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- 14 "FALLON" MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- GENERAL ATTACHMENT NOTE
- 15 SECURE AT EACH PT WOOD FRAMING AT ALL OPENINGS TO STEEL (WHERE APPLICABLE) WITH 1/4" DIA. SELF-DRILLING SHEET METAL SCREWS (12" CENTERS, APPLY CONT BEAM-OF-SEALANT BETWEEN W/D FRAMING AND STEEL, CORRIDOR/SAFE AND BENCH WITH STRUCTURAL).
- 16 AS APPLICABLE SECURELY ATTACH PT WOOD FRAMING AT ALL OPENINGS TO SOLID GROUT FILLED (MIN 2000 PSI) MASONRY UNITS WITH 1/4" RH WEDGE ANCHORS (MIN EMBED 3.5" INTO MASONRY) SPACED 12" ON CENTERS (CENTERS, MIN EMBED INTO CONC 2 1/2"). PROVIDE CONT BEAM SEALANT BETWEEN W/D FRAMING AND MASONRY.
- 17 WHERE APPLICABLE, ALL STEEL DOOR FRAMES SHALL BE MIN. 18 GA WEILED WITH PRIMER COAT AND ATTACHED TO SOLID GROUT FILLED (MIN 2000 PSI) MASONRY UNITS WITH 1/4" DIA. ANCHORS (3/8" DIA MIN) AS PER DOOR MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 18 WHERE APPLICABLE, PROVIDE WEILED BASE LAMB ANCHOR (1 EACH LAMB) AND SECURE TO SLAB WITH 1/4" RH WEDGE ANCHORS (MIN EMBED 3.5").

GENERAL PROJECT NOTES

- THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION OF THE PROJECT. MATERIALS AND WORKMANSHIP THROUGHOUT.
- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE ETC. ANY DISCREPANCIES IN MATERIALS AND WORKMANSHIP THROUGHOUT.
- GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE AN AS BUILT SET OF DRAWINGS TO THE ARCHITECT AT THE END OF THE PROJECT.
- GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS AND INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
- THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
- WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SIGN COINING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
- GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION TO COMPLY WITH FDS 1816.1, UNDER ANY TRENCHING WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ORDER TO TAKE ON SITE AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
- ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
- GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING SURVEY TO ARCHITECT ON DRAWINGS. SURVEY DISCREPANCIES SHOULD BE REPORTED TO ARCHITECT PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECT'S NECESSITATES IT.
- NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. CONTRACTOR TO BE A PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION

205 ST. JOHNS GOLF DR.
ST. AUGUSTINE, FL 32092

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BHIDE & HALL ARCHITECTS, P.A.

1339 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH: (904) 264-1919 LIC. NO. AR0011549

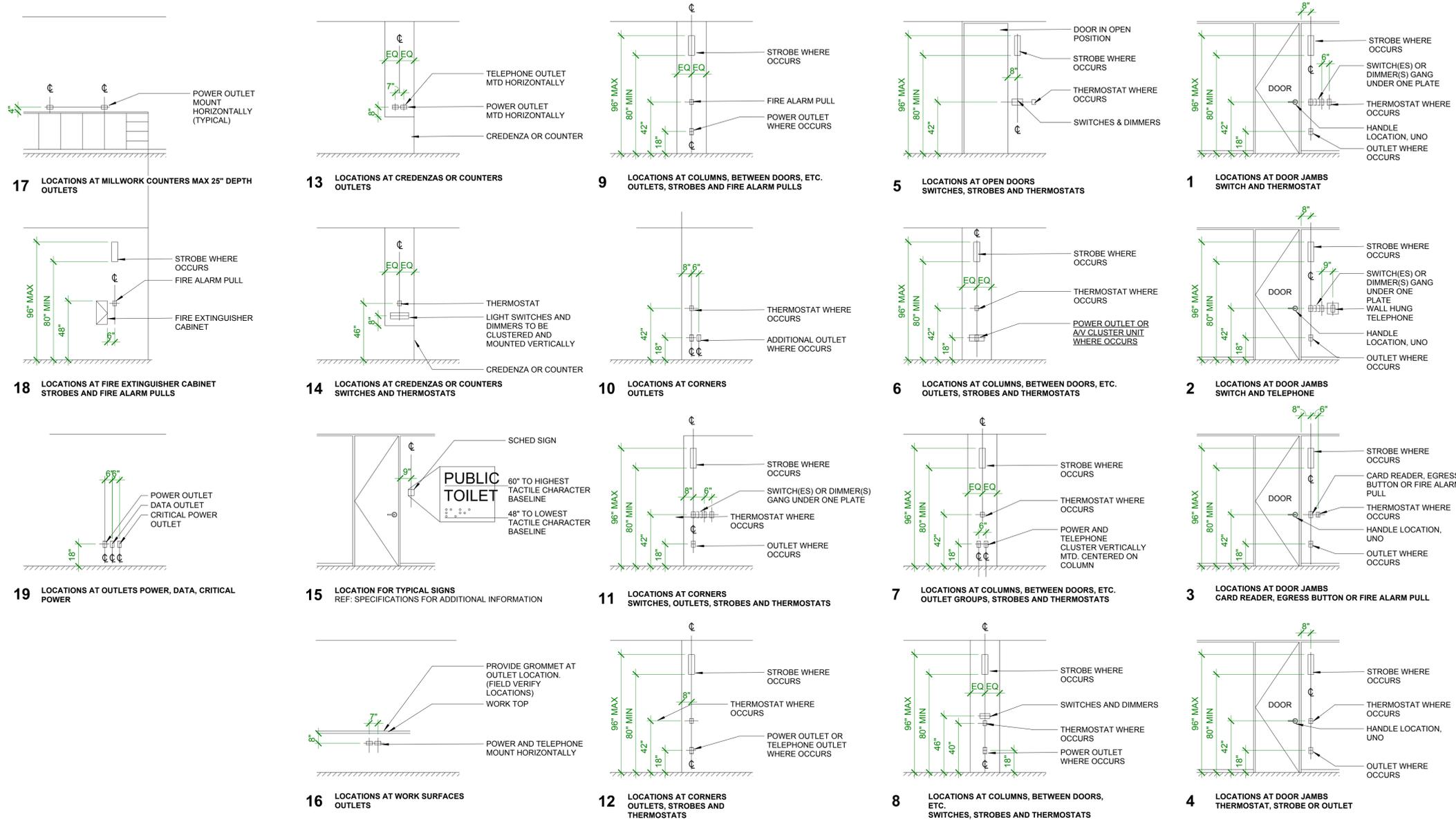
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110-8.4.4 AND CHAPTER 63, FLORIDA STATUTES

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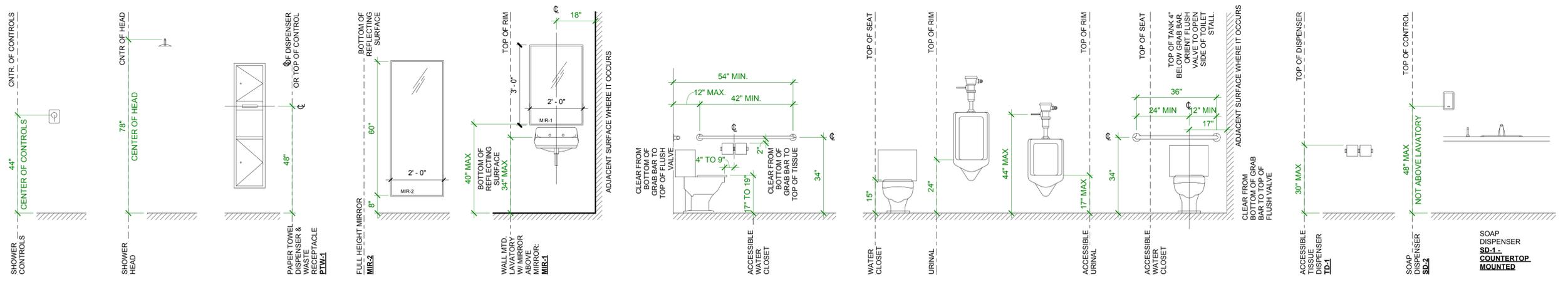
GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

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DATE: 06/12/2025
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C.B.: DSS
JOB NO.: 202509

G001



B1
G002 TYPICAL MOUNTING HEIGHTS (EQUIPMENT)
1/4" = 1'-0"



A1
G002 TYP MOUNTING HGTS - TOILETS & ACCS
1/2" = 1'-0"



ELECTRONIC SEAL

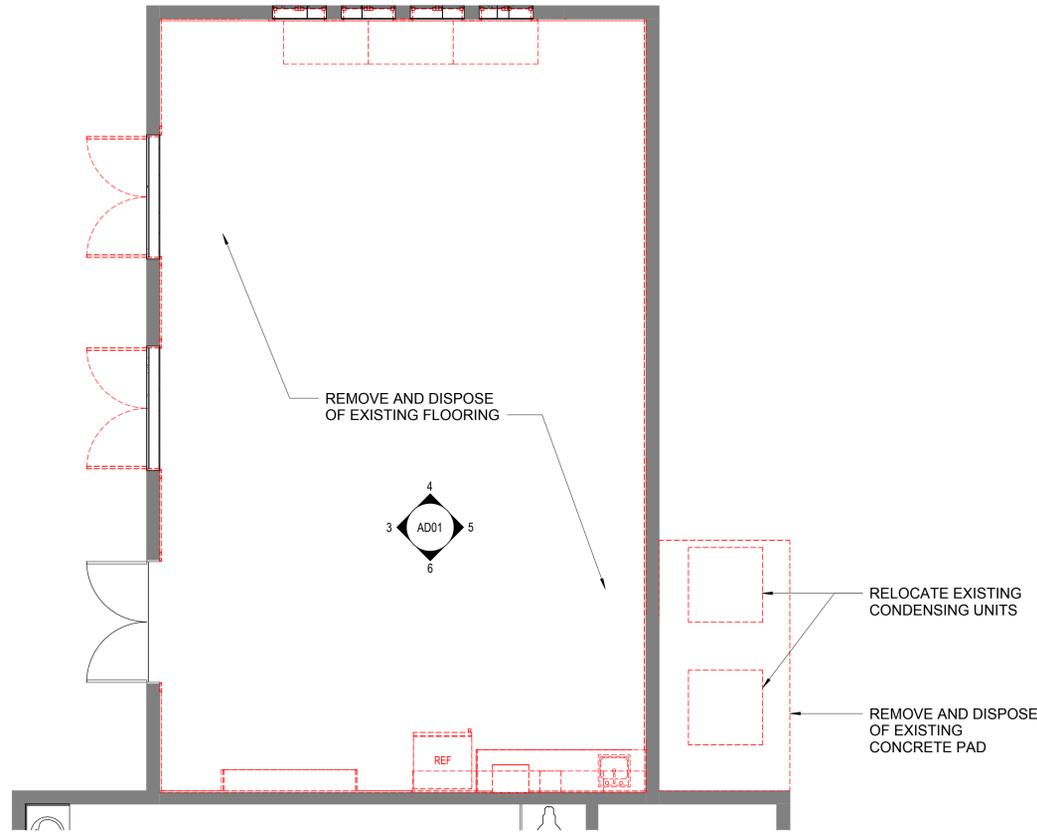
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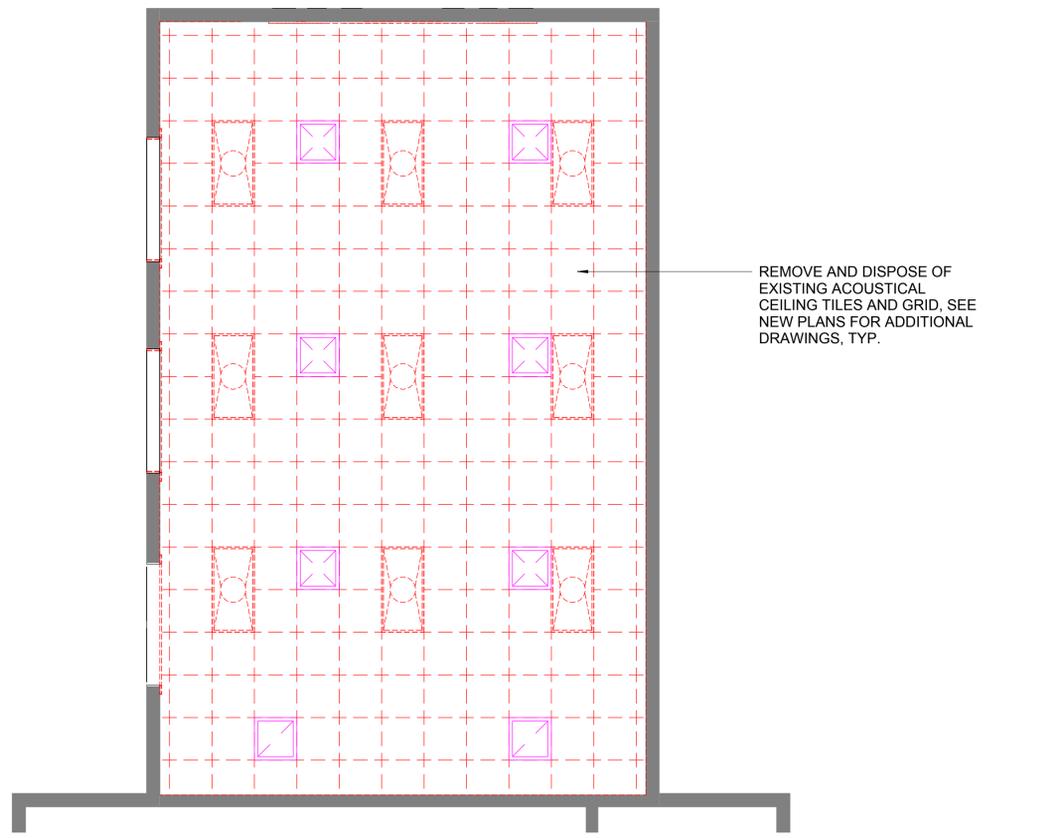
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TYP MOUNTING HEIGHTS

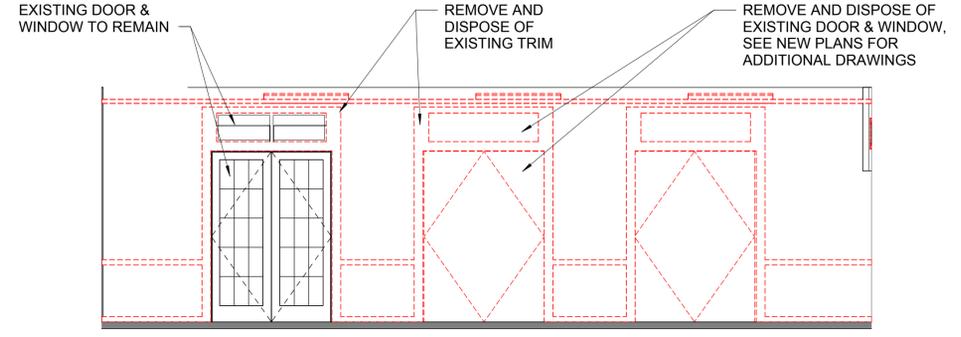
60% CONSTRUCTION DOC.
DATE: 06/12/2025
D.B.: Author
C.B.: DSS
JOB NO: 202509



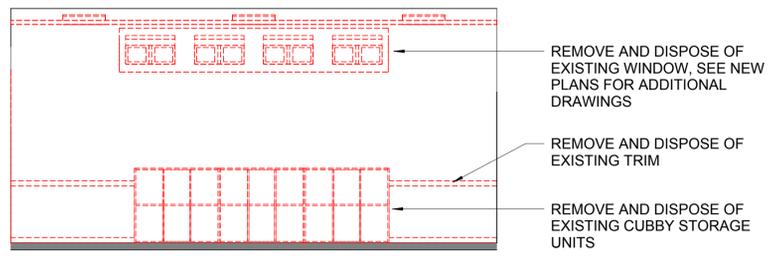
1 DEMOLITION PLAN
 1ST FLOOR - DEMOLITION
 1/4" = 1'-0"



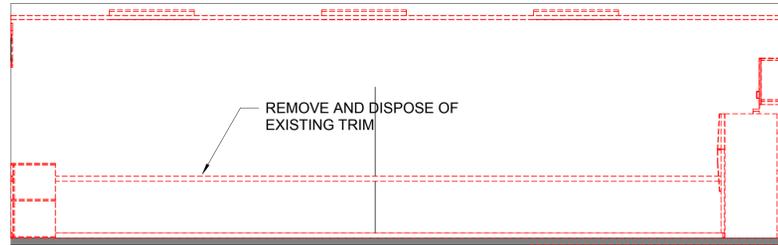
2 CEILING PLAN - DEMOLITION
 1ST FLOOR PLAN - CEILING DEMOLITION
 1/4" = 1'-0"



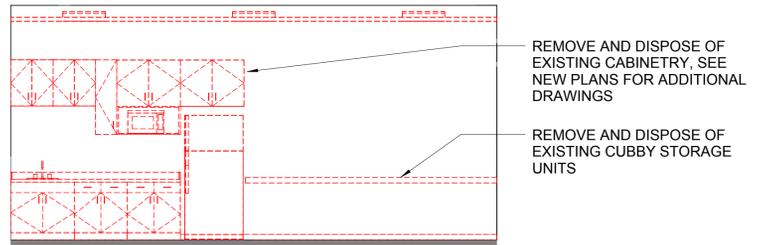
3 INTERIOR ELEVATION
 VIEW 01 - DEMOLITION
 1/4" = 1'-0"



4 INTERIOR ELEVATION
 VIEW 02 - DEMOLITION
 1/4" = 1'-0"



5 INTERIOR ELEVATION
 VIEW 03 - DEMOLITION
 1/4" = 1'-0"



6 INTERIOR ELEVATION
 VIEW 04 - DEMOLITION
 1/4" = 1'-0"

FLOOR PLAN LEGEND	
	NEW FRAMED WALL. REF. WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
	EXISTING WALL
	DEMOLISHED WALL

GENERAL DEMOLITION NOTES
 (SPECIFIC NOTES ARE REFERENCED DIRECTLY ON PLANS)

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE ARCHITECT IMMEDIATELY. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL COST.
- REMOVAL OF EXISTING FIXTURES AND EQUIPMENT WILL REQUIRE ISOLATING THE PIPING RISERS OR MAINS VIA SHUT-OFF VALVES. INSTALL NEW ISOLATION VALVES WHERE REQUIRED FOR COMPLETION OF WORK.
- REMOVAL OF EXISTING PLUMBING FIXTURES AND EQUIPMENT, ETC. WILL REQUIRE CAPPING AND SEALING EXISTING MAINS OR BRANCHES AS NECESSARY AND REQUIRED TO ALLOW THE REMAINING SYSTEMS TO FULLY OPERATE WITHOUT DEGRADATION. CONTRACTOR SHALL PROVIDE PROTECTIVE PLASTIC DROP CLOTHS TO PROTECT THE EXISTING OCCUPIED AREAS AND EQUIPMENT FROM DUST AND DEBRIS DURING THE CONSTRUCTION WORK, AND SHALL CLEAN THE AREAS OF ALL CONSTRUCTION DIRT DAILY AND UPON COMPLETION OF THE WORK. REFER TO THE GENERAL CONDITIONS OF THE SPECIFICATIONS.
- ALL DRAINED PIPING RISERS AND MAINS SHALL BE REFILLED WITH PROPER FLUID AND PROPERLY VENTED BY THE CONTRACTOR. ONCE NEW WORK HAS BEEN INSTALLED.
- COORDINATE WITH GENERAL CONTRACTOR THE REMOVAL AND REPLACEMENT OF ALL EXISTING CEILING, WALLS, ETC. AS REQUIRED FOR MECHANICAL DEMOLITION WORK.
- OWNER SHALL HAVE RIGHT OF REFUSAL ON SALVAGEABLE EQUIPMENT REMOVED AS A RESULT OF RENOVATION ACTIVITIES.
- ALL CUTTING AND CHANNELING OF EXISTING BUILDING SHALL BE ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER WITHOUT REMOVAL OF EXCESS MATERIALS. THE CONTRACTOR SHALL PATCH AND REPLACE WITH MATERIAL SIMILAR TO ADJACENT CONSTRUCTION.
- WHERE EXISTING PIPING AND EQUIPMENT, ETC. THAT ARE TO BE UTILIZED IN THE COMPLETED PROJECT CONFLICT WITH NEW CONSTRUCTION AND THE REQUIRED DEMOLITION, THEY SHALL BE RELOCATED AND RECONNECTED TO MAINTAIN THE DESIRED SERVICE.
- PORTIONS OF EXISTING SYSTEMS MAY BE SHOWN FOR CLARITY EVEN THOUGH IT MAY NOT BE NECESSARY TO MODIFY OR REVISE. ALL EXISTING SYSTEMS RE SHOWN BASED ON ORIGINAL OR REMODEL BUILDING DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
- ALL WORK MUST BE COORDINATED AND SCHEDULED WITH THE OWNER AND OCCUPANTS OF THE BUILDING SO AS TO PROVIDE THE LEAST AMOUNT OF DISRUPTION OF BUILDING ACTIVITIES AS POSSIBLE.
- ALL ACCESSIBLE ABANDONED PIPING AND DUCTWORK SHALL BE REMOVED AND PROPERLY DISPOSED.
- ALL EXISTING SURFACES TO REMAIN SHALL BE PROTECTED, PATCHED IF DAMAGED, AND CLEANED PRIOR TO APPLICATION OF NEW FINISHES AS SCHEDULED.
- FLOOR SURFACES TO RECEIVE NEW FINISHES SHALL BE SMOOTH, LEVEL, AND FREE OF RESIDUE FROM PREVIOUS FINISHES.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AFFECTING BUILDING COMPONENTS PRIOR TO SUBMISSION OF SHOP DRAWINGS, THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DOORS AND FRAMES, CASEWORK, STEEL, DUCTWORK, ETC.
- REPAIR AND PATCH ALL EXISTING SURFACES (TO MATCH EXISTING ADJACENT SURFACES DAMAGED BY REMOVAL OF EXISTING AND/OR INSTALLATION OF NEW ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING WORK. PATCHING INCLUDED (BUT NOT LIMITED TO) MASONRY WALLS, CONCRETE FLOORS, AND ANY M.P.E. OR STRUCTURAL WORK. COORDINATE ARCHITECTURAL DEMOLITION AND M.E.P. DRAWINGS. NOT ALL REQUIRED PATCHING IS INDICATED ON ARCHITECTURAL DRAWINGS.
- ALL ELECTRICAL POWER MUST BE DISCONNECTED BEFORE STARTING DEMOLITION. GENERAL CONTRACTOR TO COORDINATE WITH CLIENT REPRESENTATIVE AND ENSURE THAT ELECTRICAL DISRUPTION TO ADJACENT SPACES IS MINIMAL.
- REMOVE AND DISPOSE DEMOLISHED CEILING GRID, CEILING TILE, LIGHT FIXTURES, AND SUPPLY AND RETURN GRILLES AS SHOWN ON CEILING DEMOLITION PLAN. SALVAGE EXISTING CEILING MOUNTED EQUIPMENT AND RETURN TO WOWNER. COORDINATE WITH MEP DRAWINGS.
- REMOVE AND DISPOSE OF DEMOLISHED CEILING GIRD WIRE.
- REMOVE AND SALVAGE ALL EXISTING WALL MOUNTED PLUMBING FIXTURES, FIRE ALARM DEVICES, OUTLETS, ETC.

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ELECTRONIC SEAL

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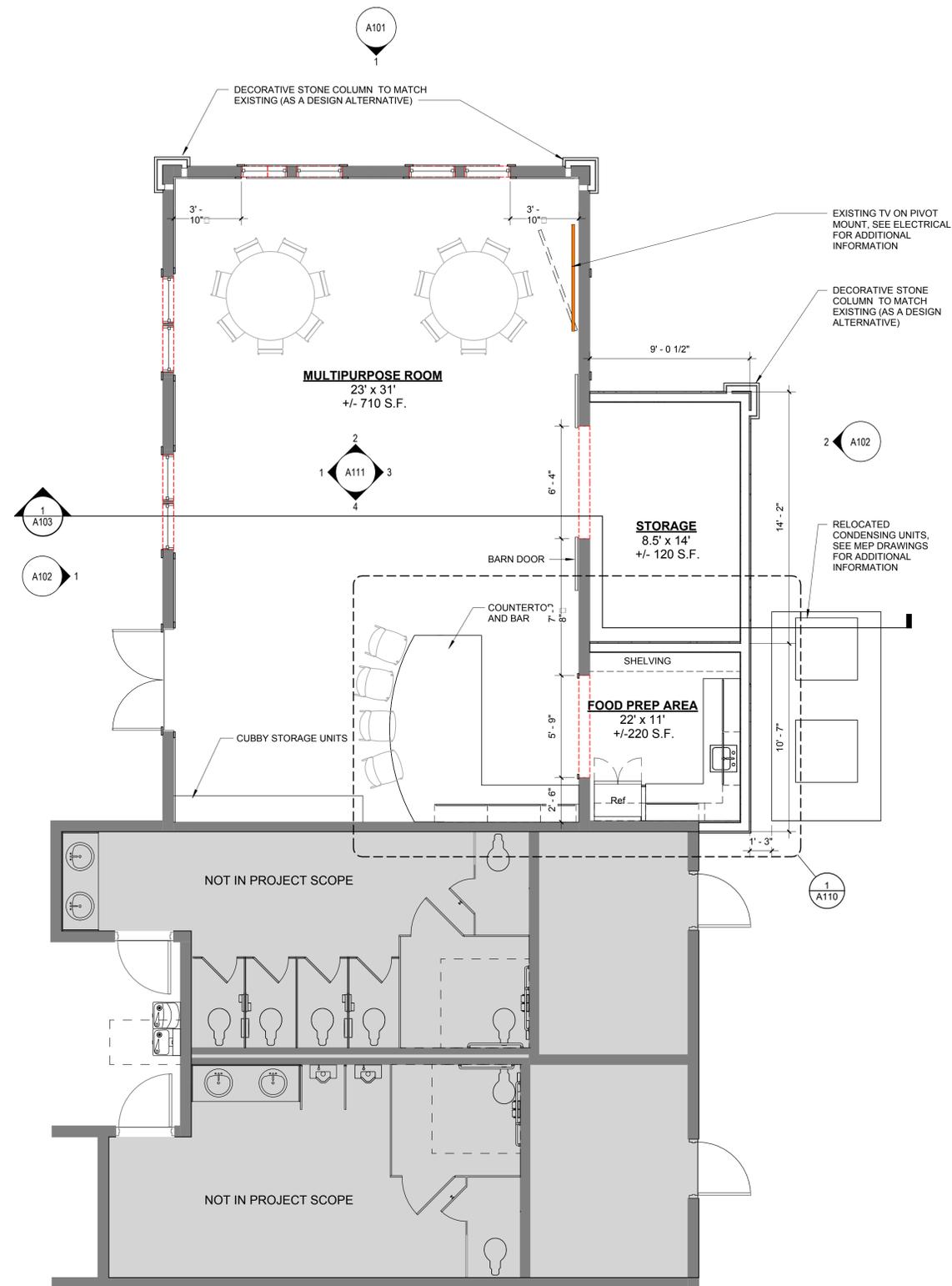
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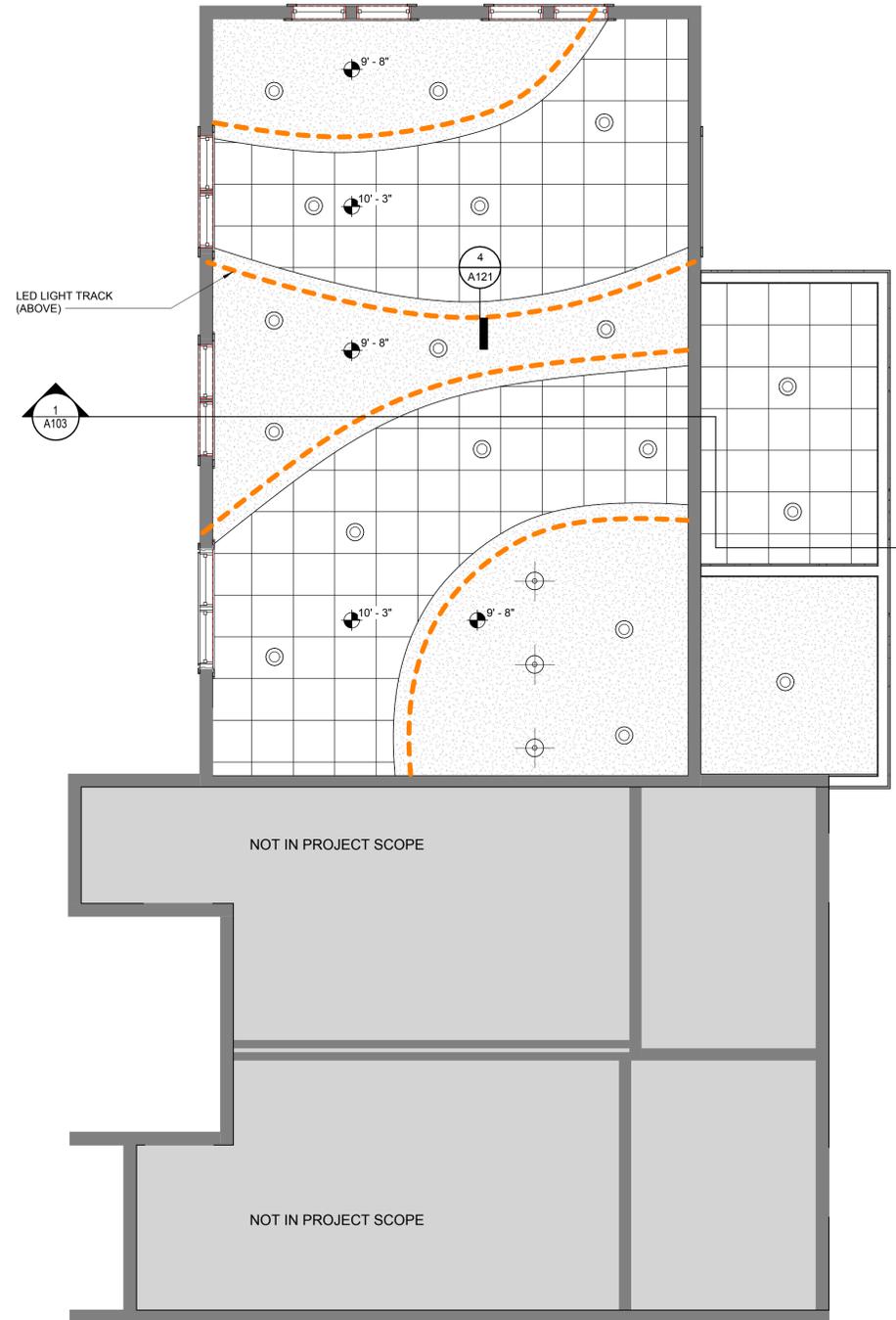
FLOOR PLAN - FIRST FLOOR DEMOLITION

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AD01



1 FLOOR PLAN
A100 1/4" = 1'-0"



2 REFLECTED CEILING PLAN
A100 1/4" = 1'-0"

FLOOR PLAN LEGEND

	NEW FRAMED WALL. REF. WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
	EXISTING WALL
	DEMOLISHED WALL

CEILING PLAN LEGEND

	2X2 SUSPENDED ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING/SOFFIT
	CEILING LIGHT RECESSED CAN
	PENDANT LIGHT

GENERAL PLAN NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ANY/ALL PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK EXCEPT AS PROVIDED OTHERWISE IN THE SPECIFICATIONS OR OWNER CONTRACTOR AGREEMENT.
- REVIEW ALL DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY/ALL CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, SITE ACCESS, USE OF SERVICES AND FACILITIES. MINIMIZE DISTURBANCE TO SITE, FACILITY FUNCTIONS AND OCCUPANTS.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" (NOT IN CONTRACT) UNDER SEPARATE CONTRACT. INCLUDE ANY SCHEDULE REQUIREMENTS FOR SUCH WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE IT WITH THE OWNER TO ASSURE AN ORDERLY SEQUENCE OF INSTALLATION.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE THIS WITH THE OWNER TO ENSURE SECURITY.
- DO NOT SCALE FROM DRAWINGS. THE WRITTEN DIMENSIONS GOVERN. IN THE INSTANCE OF A CONFLICT, CONSULT THE ARCHITECT.
- ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND OR FACE OF MASONRY (F.O.M.) UNLESS OTHERWISE NOTED.
- DOORS JAMBS SHALL BE 4" FROM ADJACENT WALL (TYP.) UNLESS RESTRICTED BY SPACE, THEN CENTER ON OPENING (U.O.N.)
- PREPARE WALLS TO RECEIVE FINISH AS INDICATED ON THE FINISH SCHEDULE AND IN THE APPROPRIATE SPEC. SECTION AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS. IF THE INSTALLATION METHOD INDICATED CONFLICTS WITH MANUF. RECOMMENDATIONS NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE MATERIAL ORDER, FABRICATION, OR THE INSTALLATION.
- REFERENCE THE REFLECTED CEILING PLANS FOR IDENTIFICATION OF CEILING MATERIALS, LOCATIONS, SOFFIT LOCATIONS, AND HEIGHTS.
- SMOKE BARRIERS, FIRE BARRIERS, FIRE PARTITIONS, ETC. SHALL BE CONTINUOUS FROM TRUE FLOOR (SLAB) TO TRUE CEILING (UNDERSIDE OF STRUCTURAL DECK ABOVE). SHALL BE COMPLIANT WITH REGULATIONS SET BOTH IN FBC CHAPTER 7, FLORIDA FIRE PREVENTION CODE AND ALL FEDERAL, STATE, AND LOCAL CODES.
- DO NOT ATTACH AND OR FASTEN LIGHT GAUGE FRAMING TO GWB WALL PARTITION MEMBRANES SUSPENDED OR FASTENED TO WALL STRUCTURES, WHETHER BY RESILIENT CLIPS, CHANNELS, FASTENERS, OR METAL FRAMING MEMBERS, ETC. - TYPICAL.
- PROVIDE UL APPROVED PENETRATION PROTECTION AT ALL RATED WALL ASSEMBLIES, RATED HORIZONTAL ASSEMBLIES, AND ALL WALL TOP PLATE PENETRATIONS, ETC. AS REQUIRED BY FBC AND ALL FEDERAL, STATE, AND LOCAL CODES - TYPICAL.



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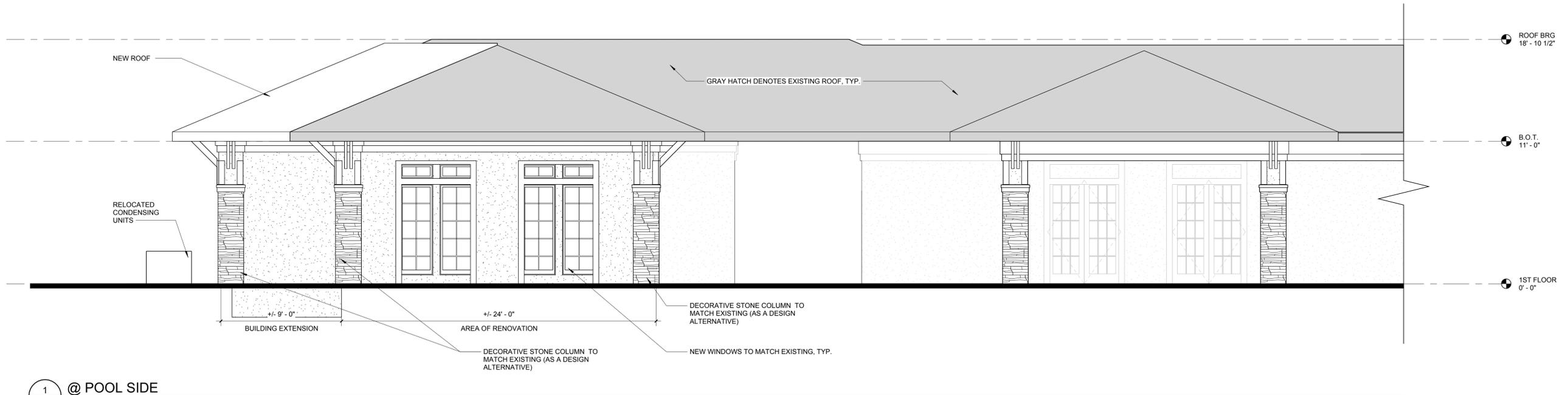
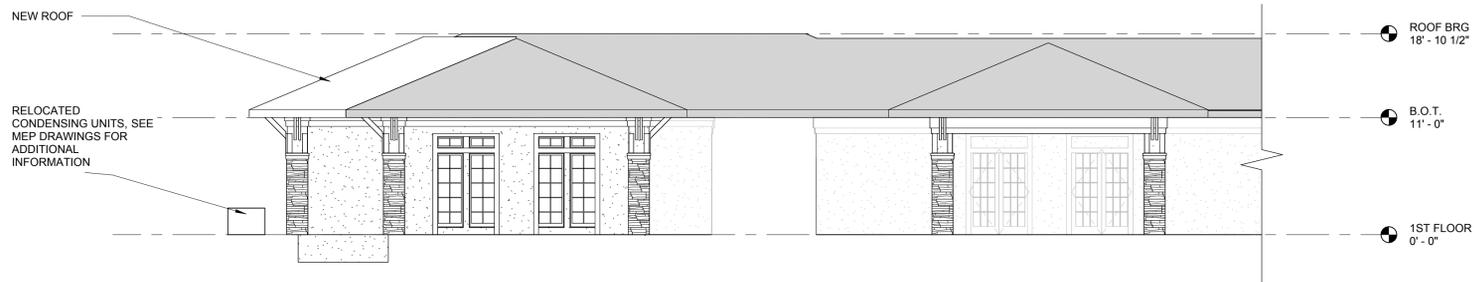
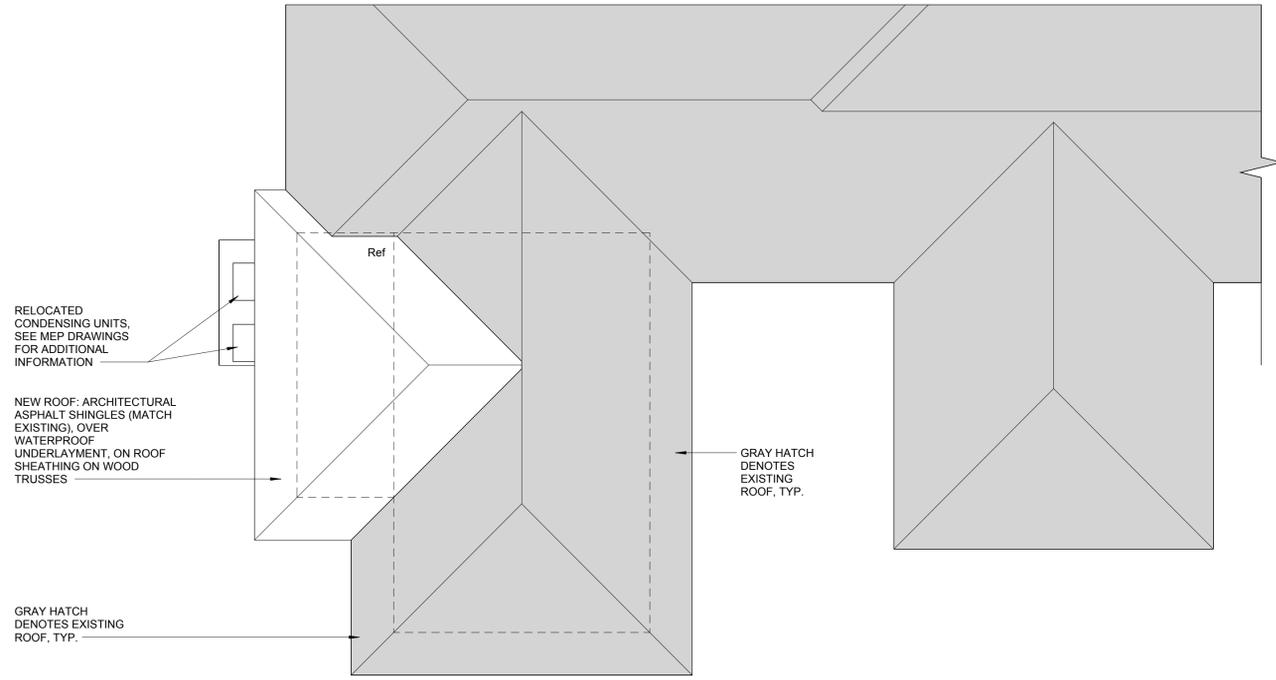
FLOOR PLAN & R.C.P.

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C.B.: CCC
JOB NO: 202509

A100



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1 @ POOL SIDE
A101 1/4" = 1'-0"



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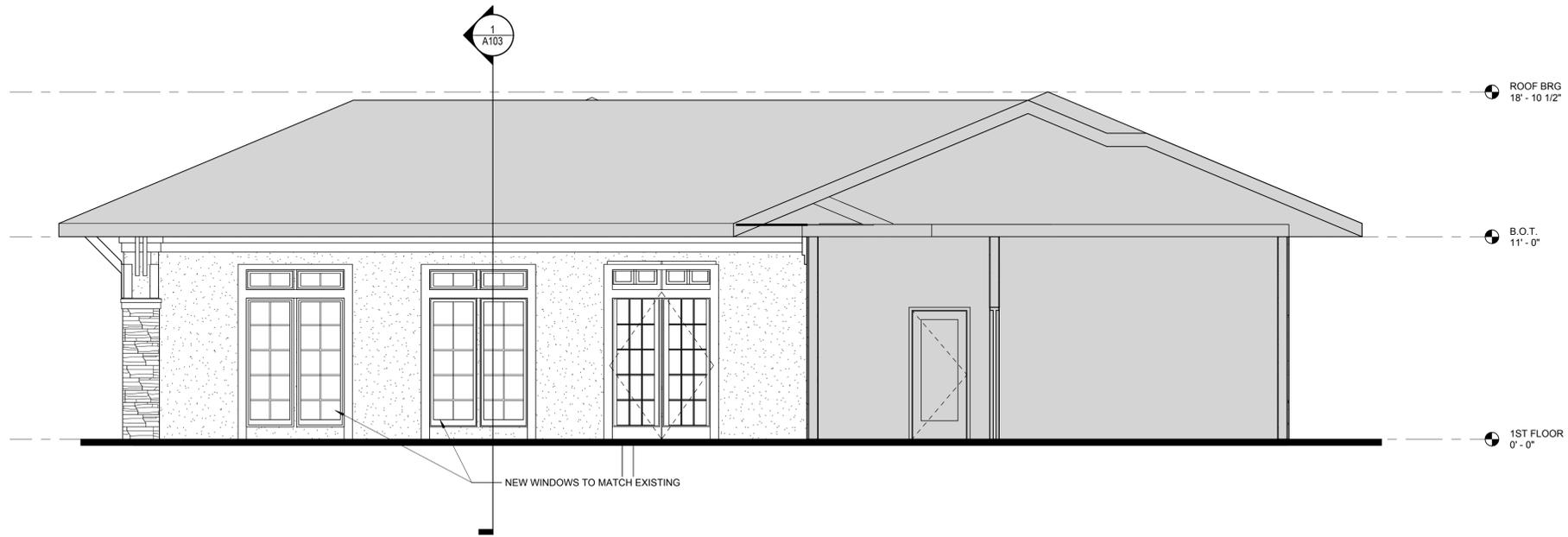
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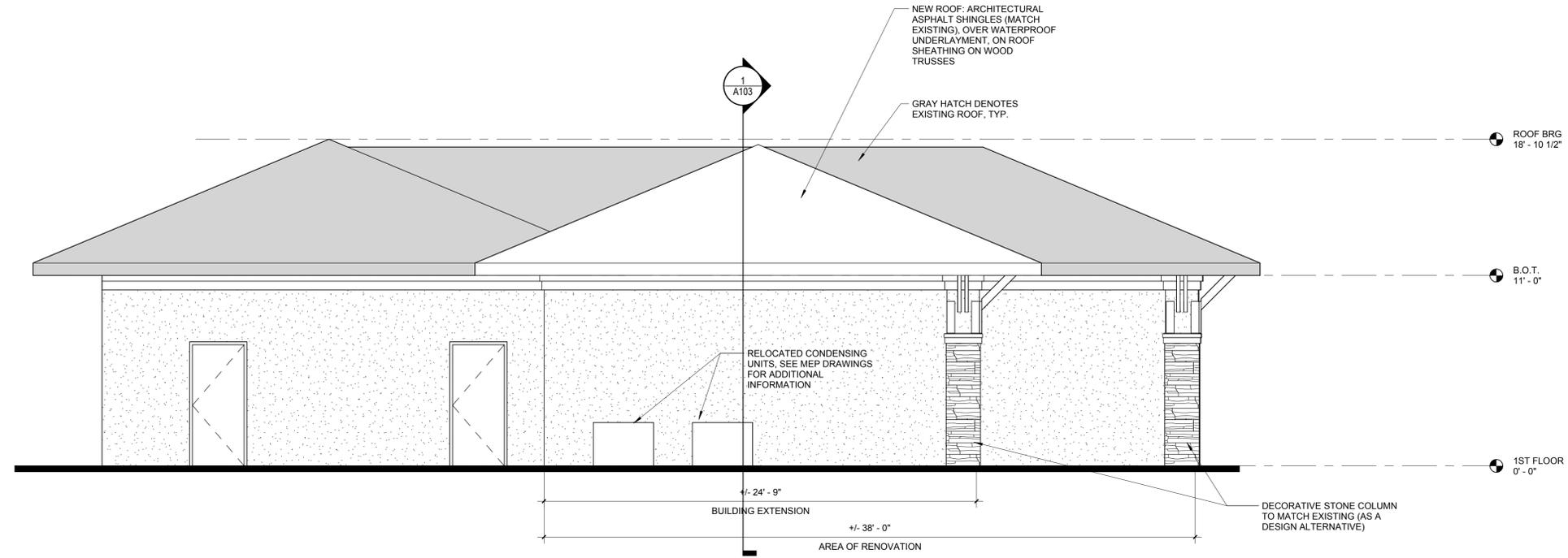
EXTERIOR ELEVATION & ROOF PLAN

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C.B.: Checker
JOB NO: 202509

A101



1 @ POOL DECK SIDE
1/4" = 1'-0"



2 @ GOLF COURSES SIDE
1/4" = 1'-0"



ELECTRONIC SEAL

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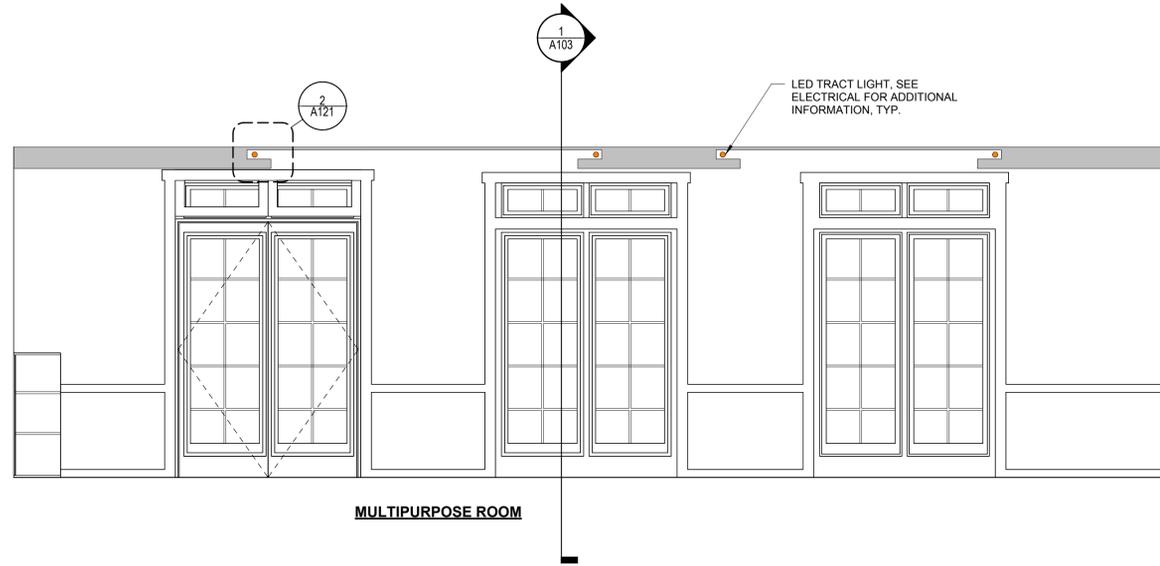
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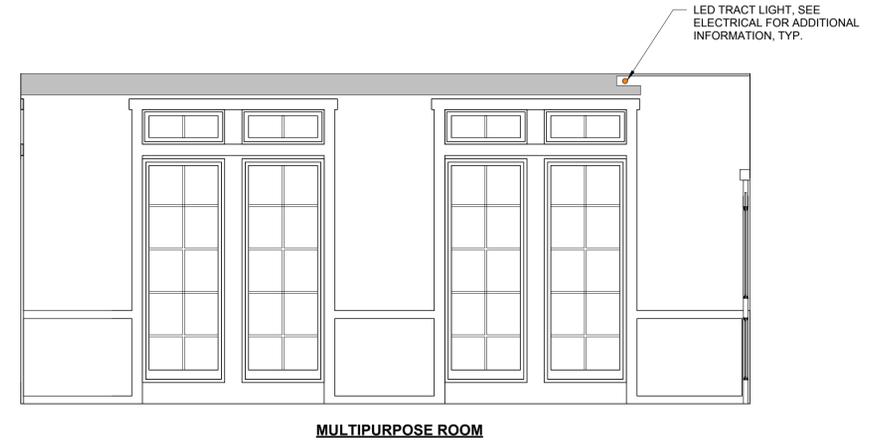
EXTERIOR ELEVATIONS

60% CONSTRUCTION DOC.
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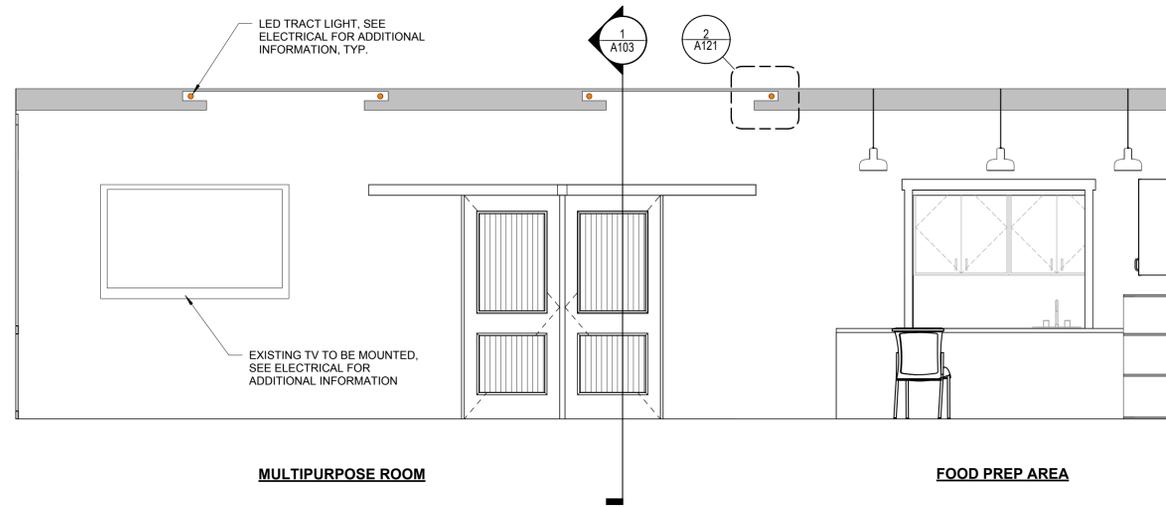
A102



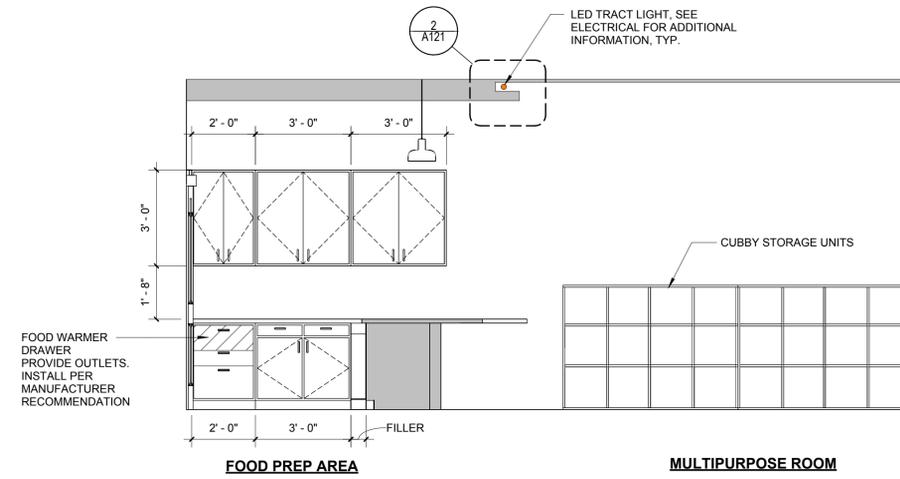
1
A111 ELEVATION @ PATIO VIEW
3/8" = 1'-0"



2
A111 ELEVATION @ POOL VIEW
3/8" = 1'-0"



3
A111 ELEVATION @ SIDEWALL
3/8" = 1'-0"



4
A111 ELEVATION @ BACKWALL
3/8" = 1'-0"

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ELECTRONIC SEAL

ARCHITECT LICENSE NO.

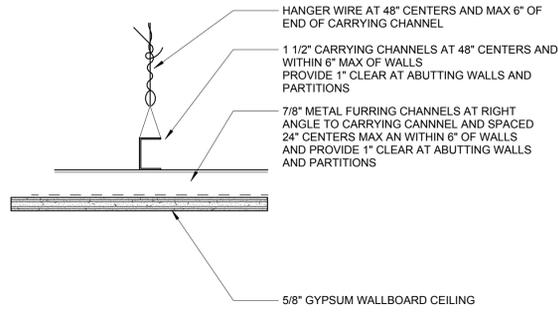
PRELIMINARY
THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION.

SYM	DESCRIPTION	DATE

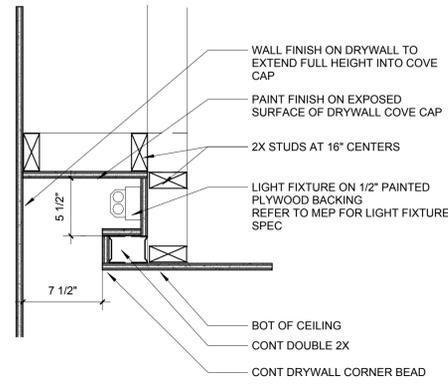
INTERIOR ELEVATIONS

60% CONSTRUCTION DOC.
DATE: 06/12/2025
D.B.: Author
C.B.: Checker
JOB NO: 202509

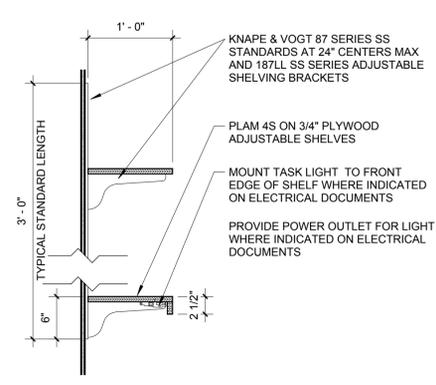
A111



1 SECTION DETAIL
A121 SUSPENDED METAL GWB CLG 3" = 1'-0"



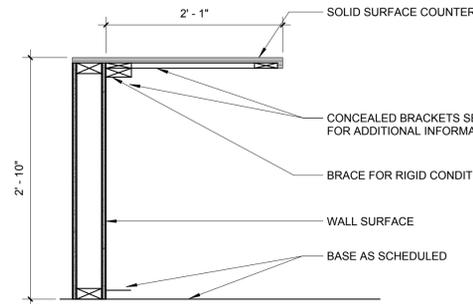
2 SECTION DETAIL
A121 LIGHT COVE DETAIL 1 1/2" = 1'-0"



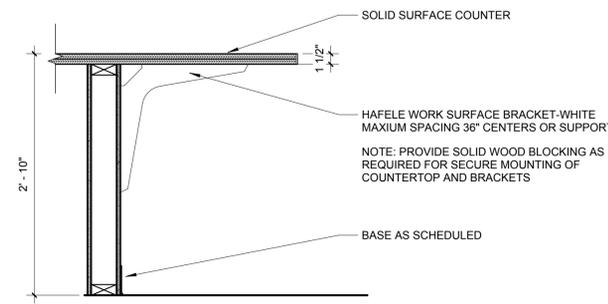
3 SECTION DETAIL
A121 ADJUSTABLE SHELVING 1" = 1'-0"

MILLWORK TAGS	
MW-B	BASE CABINET WITH DRAWER AND DOOR
MW-BDR	BASE CABINET WITH DOOR ONLY
MW-BF	BASE CABINET FILLER
MW-BO	BASE CABINET WITH OPEN SHELVES
MW-BT	FULL HEIGHT STORAGE CABINET WITH DOORS
MW-CNTR	COUNTER TOP
MW-CNTRL	COUNTER TOP L-SHAPED
MW-CNTRU	COUNTER TOP U-SHAPED
MW-CTSK	COUNTER TOP WITH SINK
MW-DB	BASE CABINET, DOUBLE DRAWER AND DOOR
MW-OA	OPEN APRON SINK
MW-W	WALL CABINET WITH DOORS
MW-WD	WALL CABINET WITH DOUBLE DOORS
MW-WF	WALL CABINET FILLER
MW-WO	WALL CABINET WITH OPEN SHELVES
MW-XD	BASE CABINET WITH (X) DRAWERS
MW-XSH	WALL SHELVES WITH (X) SHELVES

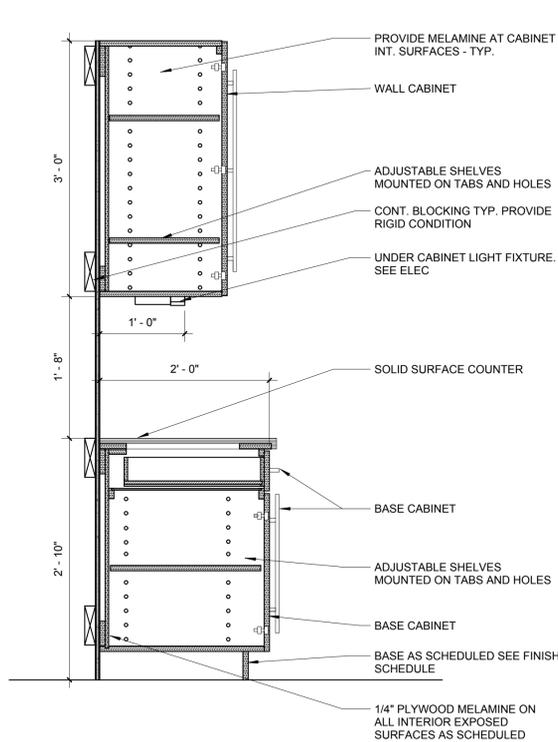
MILLWORK GEN. NOTES	
NO.	DESCRIPTION
A	CABINET FACE TYPES SHALL BE FLUSH OVERLAY, UNLESS NOTED OTHERWISE.
B	ALL BASE CABINETS, WALL CABINETS, AND FULL HEIGHT CABINETS SHALL HAVE FINISHED END PANELS AT ENDS UNLESS NOTED OTHERWISE. SHOP DRAWINGS TO INDICATE THIS.
C	CABINET BASE AT FLOOR TO HAVE FINISH AS INDICATED FOR ROOM (U.O.N).
D	PROVIDE BACKING PLATES, ANCHORS, FASTENERS, ETC. AS NECESSARY TO PROVIDE A SECURE AND RIGID CONNECTION FOR ALL MILLWORK TO WALLS, ETC.
E	PROVIDE CONCEALED METAL BRACKETS, AS NECESSARY TO SUPPORT COUNTERTOPS (SHALL NOT BE LESS THAN 2'-8" OR GREATER THAN 4'-0" APRT MAXIMUM AND/OR 6" OC FROM AN OPEN END).
F	TYPICAL CABINETRY PROFILES SHOWN TO CONVEY CRITICAL DIMENSIONS. REFER TO ELEVATIONS FOR SPECIFIC CONFIGURATIONS. REFER TO SPECIFICATIONS FOR JOINERY AND QUALITY REQUIREMENTS.
G	MINIMIZE OPEN JOINTS IN COUNTERTOPS. SEAL ANY OPEN JOINTS WITH FDA APPROVED SILICON SEALANT COLOR AS SELECTED BY ARCHITECT FROM FULL RANGE OF COLORS (INCLUDING CUSTOM MIXED COLORS).
H	COUNTERTOPS TO HAVE 2" RADIUS AT ALL EXPOSED HORIZ. OUTSIDE CORNERS, UNLESS NOTED OTHERWISE.
J	GROMMETS - PROVIDE STAINLESS-STEEL GROMMETS AT EACH LOCATION WHERE POWER AND/OR SIGNAL DEVICES OCCUR BELOW AND/OR ABOVE A COUNTERTOP, UNLESS NOTED OTHERWISE.
K	FIELD VERIFY ALL MILLWORK LOCATION DIMENSIONS PRIOR TO MAT. ORDER, FABRICATION AND CONSTRUCTION.
L	ALL FILLER PANELS SHOULD BE FLUSH WITH CABINET DOORS - TYPICAL.
M	CONTRACTOR TO PROVIDE CABINET HARDWARE AND ALL ACCESSORY MATERIALS ASSOCIATED WITH MILLWORK AS NECESSARY.
N	PROVIDE 4" BACKSPASH AT ALL MILLWORK SIDEWALL/RETURN WALL LOCATIONS (MATCH ADJ. BACKSPASH).



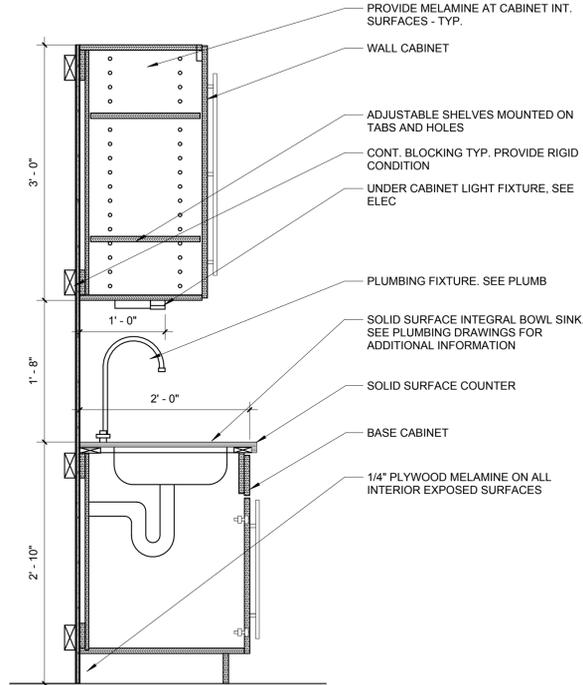
4 SECTION DETAIL
A121 CABINET 8 1" = 1'-0"



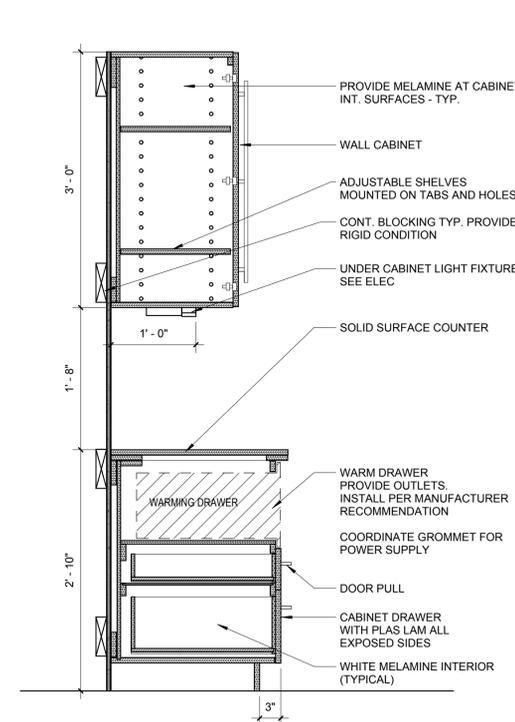
5 MILLWORK ELEV (SIM)
A121 COUNTER TOP - DESK HEIGHT 1" = 1'-0"



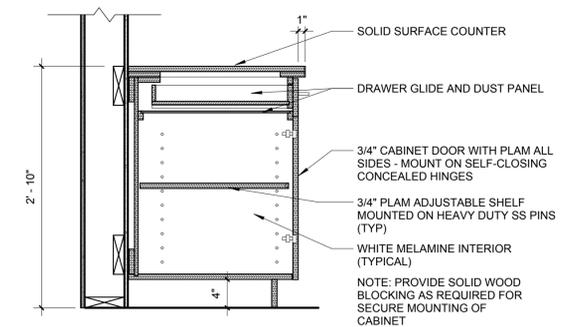
6 TYPICAL CABINET
A121 1" = 1'-0"



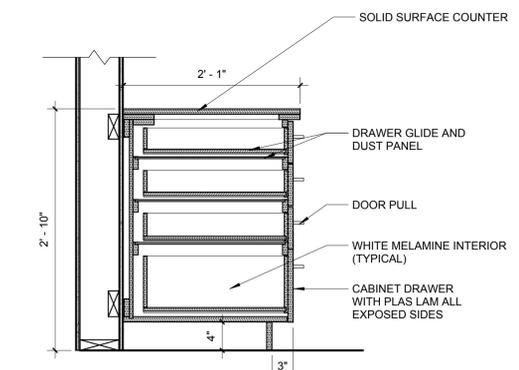
7 SINK BASE CABINET
A121 1" = 1'-0"



8 WARMING DRAWER
A121 1" = 1'-0"



9 BASE CABINET
A121 1" = 1'-0"

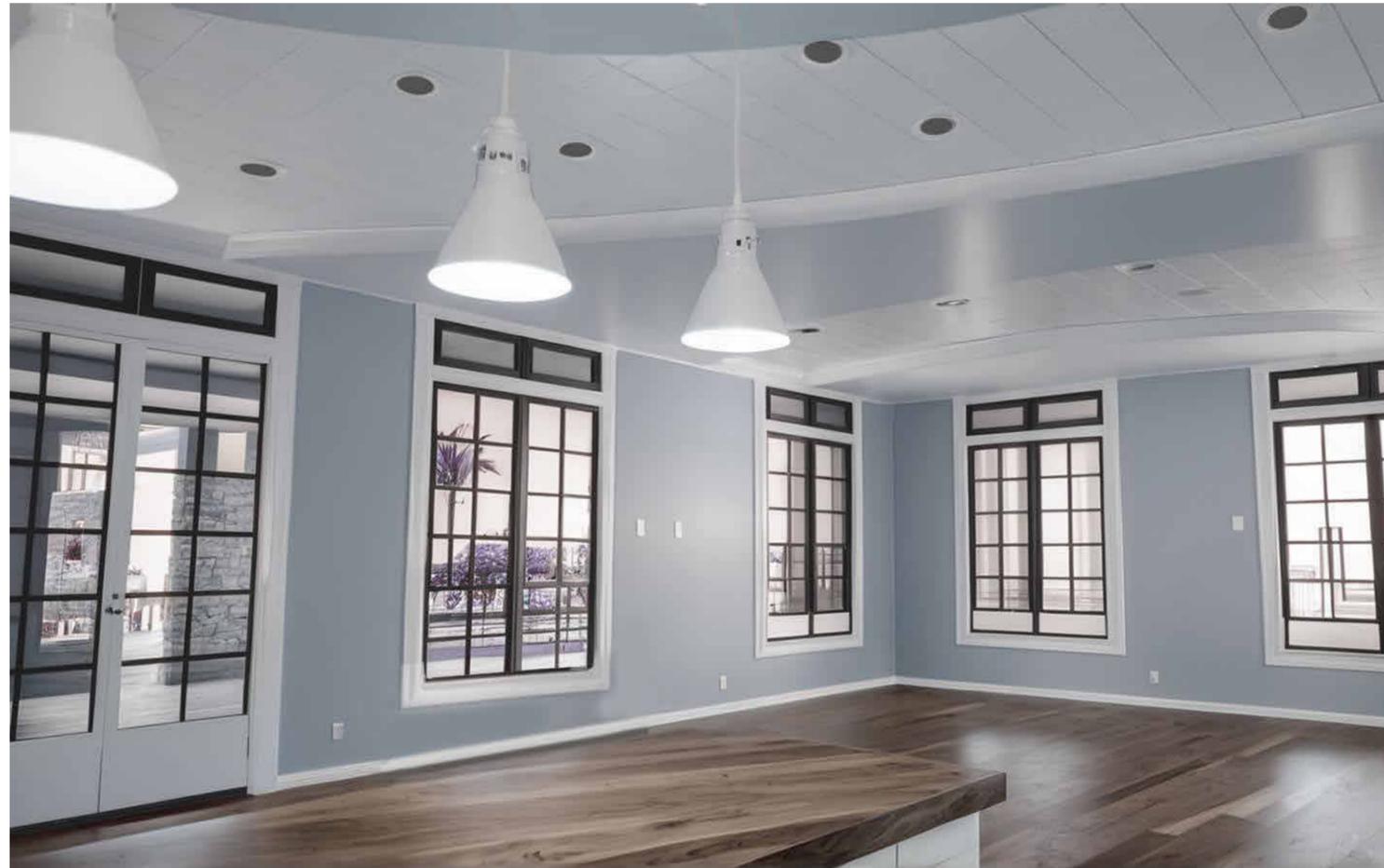


10 BASE CABINET WITH DRAWERS
A121 1" = 1'-0"

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SYM	DESCRIPTION	DATE



FURNITURE, FIXTURES, AND EQUIPMENT LIST		
ITEMS	STATUSES	RESPONSIBILITY
REFRIGERATOR	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALLS
MICROWAVE	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALLS
FOOD WARMER DRAWER	NEW	BY OWNER, CONTRACTOR INSTALLS
TV	EXISTING	BY OWNER, CONTRACTOR INSTALLS
TABLES AND CHAIRS	NEW	BY OWNER
TABLES AND CHAIRS RACK SYS.	NEW	BY OWNER
BLINDS / WINDOW FILM	NEW	BY OWNER, CONTRACTOR INSTALLS*
COAT HOOKS	NEW	BY OWNER, CONTRACTOR INSTALLS*
CLOCK	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALLS
NOTE:		
* WILL BE ON THE 100% DRAWING SET. (BY OWNER, CONTRACTOR INSTALLS)		

RENDERING DOES NOT REFLECT THE ACTUAL FINISHED MATERIALS. THE INTENT IS TO COMMUNICATE THE GEOMETRY OF THE MULTIPURPOSE ROOM AND THE CLOUD CEILING.



SYM	DESCRIPTION	DATE
	RENDERINGS	

Furniture, Fixtures, and Equipment List

Items	Statuses	Responsibility
Refrigerator	Existing or New	By Owner, Contractor Installs
Microwave	Existing or New	By Owner, Contractor Installs
Food warmer drawer	New	By Contractor
Tv	Existing	By Owner, Contractor Installs
Tables and chairs	New	By Owner
Tables and chairs rack sys.	New	By Owner
Blinds / window film	New	*
Coat hooks	New	*
Clock	Existing or New	By Owner, Contractor Installs

* Will on the 100% drawings set. By contractor, contractor installs



August 11, 2025

Chris Boggess
Architect
Bhide & Hall Architects
904.932.9820
cboggess@bhide-hall.com

Re: St. John's Golf & Country Club Addition (Sampsons Creek)

Chris,

Marand Builders, Inc. is pleased to submit a budget for the above-referenced project in the lump sum amount of **\$651,127.00** (Six Hundred Fifty-One Thousand, One Hundred Twenty Seven Dollars). This price is based on drawing set titled **St. John's Golf & Country Club Addition** dated 6/12/2025 by Bhide & Hall Architects.

Assumptions and Clarifications:

1. General Conditions:

1. Price is good for 30 days from submission. All cost escalations received prior to receipt of executed PO/Contract will be submitted as a change order. Currently, some manufacturers will not guarantee costs until the date the product is shipped, which may result in a change order. Marand will diligently work to have all subcontractors order materials immediately upon submittal approval to help reduce the risk of cost increases. Marand reserves the right to invoice for stored material with proper proof of receipt and storage in an insured warehouse.
2. Work to be completed during property business hours.
3. It is assumed that clear access to the site will be made available to us during work hours stipulated above.
4. No costs included for environmental remediation for Asbestos Containing Material, lead, contaminated soils, etc.
5. Provisions for LEED design, certification or commissioning are not included.
6. All design fees, including architectural and engineering design fees, are excluded.
7. Our proposal is based on a preliminary schedule with a duration of 16 weeks, with an expected start date dependent on material availability. We have included for a 5-day work week.
8. Construction commencement to be no sooner than 4 weeks from receipt of building permit and executed contract or PO.
9. Delays for abnormal weather are not included and will be reimbursed via change order for costs and time. See rate sheet below if not stipulated in an MSA.
10. Change Orders to be inclusive of direct costs, time, insurance, bonds, and a fee of 10%.
11. Project to be managed through Procore Project management software and scheduled through MS Project. There are no costs required for Owner, Architect or Engineer. Online training will be provided, if needed.

12. 1 set of redlined, .pdf as-builts to be provided at closeout.
2. **Scope of Work Clarifications:**
 1. Division 1 – General Conditions
 - 16 weeks of Project Management and Supervision timeDivision 1 – General Requirements
 - Safety/OSHA, dumpsters, cleaning, misc. tools, temp facilities
 2. Division 2 – Existing Conditions
 - Demo per plans
 3. Division 3 – Concrete
 - New 225 SF of slab for added storage and food prep areas
 - Foundations for extension
 - Equipment pads
 4. Division 4 – Masonry
 - See add alt below
 5. Division 6 – Wood & Plastics
 - Plam millwork upper and lower cabinets
 - Plam shelving
 - Solid surface countertop and bar
 6. Division 7 – Thermal & Moisture Protection
 - New asphalt shingle roof system for expansion
 - Waterproofing
 - Misc caulking & Sealants
 7. Division 8 – Openings
 - Sliding barn doors
 - Windows to match existing as closely as possible
 8. Division 9 – Finishes
 - Metal framing and sheathing for expansion exterior walls
 - Interior drywall & framing for walls, ceilings, and soffits
 - Wall finishing
 - 2'X2' ACT
 - LVT flooring with vinyl base
 - Paint walls & ceilings
 - Stucco finish for exterior extension and column wraps
 9. Division 12 – Furnishings
 - Manual 1" slat window coverings
 - Furniture removal, receiving, handling, uncrating, debris removal, etc. are not included.
 - FF&E by owner including signage.
 10. Division 22 – Plumbing
 - Install salvaged sink in same location
 11. Division 23 – HVAC
 - Demo existing ductwork
 - Install new ductwork and lineal slot diffusers
 12. Division 26 – Electrical
 - New light fixture package (18 new can lights, 3 new 2'X2' lights, 75LF of cove lighting for clouds)



- Install of new outlets
- 13. Division 27 – Low Voltage
 - New data outlets per drawings
 - Costs to remove existing cabling, or to make code compliant, not included
 - Low Voltage for data/comm, security, audio/visual, sound masking, BAS/BMS, is not included.
- 14. Division 50 – Allowance
 - Contractor’s Contingency at 5%
 - Third party plan review
 - Building permit fees

3. Allowances:

Included in base bid.

1. \$32,556.35 included as contractor’s Contingency
2. \$5,000.00 Included for third party plan review
3. \$30,000.00 included for Building permit

4. Alternates:

Not included in base bid

1. \$15,600.00 ADD for stone veneer at column wrap
2. \$5,000.00 DEDUCT for full ACT ceilings in lieu of drywall clouds

5. Rate Schedule for Change Orders:

Employees	Total Hourly Cost	Total Weekly Cost
General Superintendent	\$125.00	\$5,000.00
Lead Superintendent	\$110.00	\$4,400.00
Superintendent	\$95.00	\$3,800.00
Assistant Superintendent	\$65.00	\$2,600.00
Senior Project Manager	\$125.00	\$5,000.00
Project Manager	\$110.00	\$4,400.00
Assistant Project Manager	\$75.00	\$3,000.00
Project Coordinator	\$65.00	\$2,600.00
Estimator	\$110.00	\$4,400.00
Assistant Estimator	\$85.00	\$3,400.00

Thank you for the opportunity to be of service to you and St. John’s Country Club. Please call with any questions.

Sincerely,

Savannah Zemanovic
 Estimator
 904.776.9935
 Szemanovic@marandbuilders.com



MARAND BUILDERS, INC.
 Construction Budget
PROJECT NAME: Samson Creek Refresh
PROJECT LOCATION: St. Augustine, FL
DATE: 08/11/2025
 Estimator: Savannah Zemanovic

CSI Division / Description	Qty.	Unit	Total Cost	Division Sum	Comments
DIVISION: 01 GENERAL REQUIREMENTS					
TOTAL			\$ 39,117.97	\$ 39,117.97	Direct Cost items including cleaning, dumpsters, temp. facilities, tools, safety, etc.
DIVISION: 01 GENERAL CONDITIONS					
TOTAL			\$ 88,260.08	\$ 88,260.08	Project Supervision and Management, Truck, Fuel, Per Diems, etc.
DIVISION: 02 EXISTING CONDITIONS					
Demolition	832	SF	\$ 22,230.00		
TOTAL			\$ 22,230.00	\$ 22,230.00	
DIVISION: 03 CONCRETE					
Concrete Package	832	SF	\$ 11,863.80		
TOTAL			\$ 11,863.80	\$ 11,863.80	
DIVISION: 04 MASONRY					
Masonry Package	1	LS	\$ -		
TOTAL			\$ -	\$ -	
DIVISION: 06 WOOD & PLASTICS					
Framing & Blocking	832	SF	\$ 25,506.00		Includes framing for roof
Millwork Package	832	SF	\$ 23,868.00		Includes bar top
Finish Carpentry	1	LS	\$ 14,040.00		Includes window trim
TOTAL			\$ 63,414.00	\$ 63,414.00	
DIVISION: 07 THERMAL & MOISTURE PROTECTION					
Roofing Package	832	SF	\$ 17,550.00		install of asphalt roof
Waterproofing	1	SF	\$ 8,775.00		
Caulking & Sealants	1	SF	\$ 2,925.00		
TOTAL			\$ 29,250.00	\$ 29,250.00	
DIVISION: 08 OPENINGS					
Windows Package	832	SF	\$ 21,996.00		4 new pairs of windows to match existing
Doors/Frames/Hardware Package	832	SF	\$ 6,435.00		1 pair of sliding barn door & install
TOTAL			\$ 28,431.00	\$ 28,431.00	
DIVISION: 09 FINISHES					
Drywall & Framing Package	832	SF	\$ 30,771.00		New exterior walls & Sheathing, New interior wall, Drywall ceilings & Clou
Acoustical Ceiling Package	832	SF	\$ 14,040.00		
Flooring Package	832	SF	\$ 23,751.00		New LVT, wood base, minor floor prep
Painting	832	SF	\$ 21,177.00		Paint walls, Ceilings, and wood trim
Stucco	1	LS	\$ 36,972.00		New stucco and EIFS detailing at columns
TOTAL			\$ 126,711.00	\$ 126,711.00	
DIVISION: 12 FURNISHINGS					
Window Coverings	1	LS	\$ 9,945.00		Manual roller window shades
TOTAL			\$ 9,945.00	\$ 9,945.00	
DIVISION: 22 PLUMBING					
Plumbing	832	SF	\$ 6,435.00		Install of sink
TOTAL			\$ 6,435.00	\$ 6,435.00	
DIVISION: 23 HVAC					
HVAC	832	SF	\$ 38,844.00		Includes new ductwork & diffusers, relocation of Cus
TOTAL			\$ 38,844.00	\$ 38,844.00	
DIVISION: 25 AUTOMATED CONTROLS					
DIVISION: 26 ELECTRICAL					
Electrical Package	832	SF	\$ 67,275.00		Includes Light fixtures, outlets,
TOTAL			\$ 67,275.00	\$ 67,275.00	
DIVISION: 27-28 LOW VOLTAGE					
Tele/Comm	1	LS	\$ 9,945.00		
TOTAL			\$ 9,945.00	\$ 9,945.00	
DIVISION: 31-33 SITE & EXTERIOR IMPROVEMENTS					
DIVISION: 50 ALLOWANCES					
Contractor's Contingency	5.00%	PCT	\$ 32,556.35		
3rd Party Plan Review	1	LS	\$ 5,000.00		
Building Permit	1	LS	\$ 30,000.00		
TOTAL			\$ 32,556.35	\$ 67,556.35	
				TOTAL COST	
				\$ 613,373.20	
SUBTOTALS					
Construction Ins.	1.10%		\$ 6,747.11		
Builders Risk	0.00%		\$ -		
P&P Bonds	0.00%		\$ -		
SUBTOTAL				\$ 620,120.31	
FEE	5.00%		\$ 31,006.69		
TOTAL CONSTRUCTION COST				\$ 651,127.00	



Bradshaw Building Co.
Florida Certified General Contractor No. CGC1525489

September 2, 2025

To: Bhide & Hall Architects, P.A.
1329 Kingsley Ave, Suite C
Orange Park, FL 32073

Re: Preliminary Pricing – St. Johns Golf & Country Club Clubhouse Renovation and Addition

Dear Chris Boggess,

Bradshaw Building Co. appreciates the opportunity to provide preliminary pricing for the renovation and addition project at the St. Johns Golf and Country Club. Based on the drawings and information provided to date, we have developed a budget that reflects the anticipated construction costs for the described scope.

Our pricing includes the following general categories of work:

- Selective demolition of interior finishes and existing equipment as shown.
- Construction of a new addition with footing, masonry curb, slab, framing, sheathing, insulation, stucco finish, and roofing tie-in.
- Installation of new windows and exterior door assemblies per the current design documents.
- Interior improvements including new acoustical and drywall ceilings, flooring, painting of all new and existing spaces as outlined, new lighting and electrical devices, HVAC distribution for supply and return air, and plumbing for a new sink in the addition.
- Relocation of two existing condensing units, including demolition of the existing pad and construction of a new pad.
- All necessary labor, materials, subcontractor overhead and profit, bonding requirements, and a contractor contingency allowance for design clarifications.



Please note that this pricing is based solely on the documents and drawings issued to date. Any modifications to design, scope, or specifications may affect the final contract amount.

Total Preliminary Contract Price:

\$225,600.00

We trust this provides the clarity needed for you to review with the client. We welcome the opportunity to discuss scope details further and refine the budget as the design is developed.

Sincerely,

Steve Bradshaw

Bradshaw Building Co.

Florida Certified General Contractor – CGC1525489

C.



Job #22747

October 29, 2025

PROPOSAL

Billing:

Sampson Creek
219 Saint Johns Golf Drive
Saint Augustine, FL 32092

Job Address / Shipping:

Sampson Creek
219 Saint Johns Golf Drive
Saint Augustine, FL 32092

Contact: Stephanie Taylor
Telephone: 904-599-9093
E-mail: staylor@vestapropertyservices.com

Dear Stephanie:

Thank you for taking the time to allow me an overview of your project needs. Fast-Dry Courts, Inc. proposes to provide the scope of work described as follows:

Tennis Courts

Rebuild four (4) asphalt tennis courts in two 2-court batteries each measuring 120' x 120' with each court having two additional 10' x 40' viewing areas. Remove 1,144 linear feet of 10' tall fencing and store for re-installation after paving is completed (chain link will be cut and knuckled to new elevation). Remove asphalt (assume 1" thickness), cut out visible roots, regrade and add rock as needed to existing base, and **pave with 1-1/2" VIRGIN Type S-3 hot mix asphalt**. Install four (4) pair of net post footers with PVC sleeves, and new center anchors. Pressure clean and fine patch surface after up to 45-day cure time and apply 1 coat of Laykold Acrylic Resurfacer used for smoothing rough, new pavements and filling voids; **apply a fiberglass membrane over the entire surface to act as a retardant for future cracking**; apply **4 coat acrylic color system**, including 2 coats of Laykold Acrylic Resurfacer, 2 coats of Tropicoat® acrylic court paint and playing lines to USTA specifications. Furnish and install four (4) pair of NeverRust all-aluminum net posts and Six Star II nets with center straps, and anchor mates with locking bands for the total cost of **\$299,995.00**. *NOTE: Owner's responsibility to provide proper site access. FDC is not responsible for damage to sod, landscaping, sidewalk, or pavers due to access.*

** Some competitors may advise paving with only 1" of asphalt, however the American Sport Builders Association (ASBA) guidelines advise 1-1/2" to prevent premature cracking, and a longer life span. They may also advise applying 3 coat acrylic color system, utilizing only one (1) coat of acrylic resurfacer. An additional coat of acrylic resurfacer adds long term value and extends the life span of your court by filling cracks, providing a smoother surface, and better concealing corrective work, especially fiberglass membrane.*

Basketball Courts

Rebuild two (2) asphalt basketball courts in one battery measuring 105' x 92'. Remove asphalt (assume 1" thickness), cut out visible roots, regrade and add rock as needed to existing base, and **pave with 1-1/2" VIRGIN Type S-3 hot mix asphalt**. Pressure clean and fine patch surface after up to 45-day cure time and apply 1 coat of Laykold Acrylic Resurfacer used for smoothing rough, new pavements and filling voids; **apply a fiberglass membrane over the entire surface to act as a retardant for future cracking**; apply **4 coat acrylic color system**, including 2 coats of Laykold Acrylic Resurfacer, 2 coats of Tropicoat® acrylic court paint and high school regulation basketball playing lines for the total cost of **\$101,000.00**. *NOTE: Owner's responsibility to provide proper site access. FDC is not responsible for damage to sod, landscaping, sidewalk, or pavers due to access. The existing basketball systems will remain; FDC is not responsible if the system footers are affected by the removal of the asphalt surface.*

www.fast-dry.com & www.10-s.com

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION <> **RESURFACING** <> **MAINTENANCE** <> **SUPPLY**



Cost savings of **\$12,000.00** will apply if all courts are rebuilt simultaneously.

Fast-Dry Courts, Inc. has a proven 44-year track record of exceeding customer expectations. As a family-owned and operated company, we have completed over 15,000 projects with professionalism, quality, and performance. Our commitment to quality and professionalism has led the American Sports Builders Association (ASBA) to recognize Fast-Dry Courts, Inc. for excellence in tennis court construction for an unprecedented 26 years. It also is what allowed us to become the official contractor of the Miami Open, since its move to Hard Rock Stadium in 2019. Furthermore, over 69% of our projects last year came from existing customers or referrals. Fast-Dry Courts, Inc. is a licensed General Contractor, bondable and insured up to \$3,000,000.00, with all Project Managers having at least 16 years of experience.

Should you wish to move forward, a formal agreement will be required prior to job scheduling and commencement. Due to the volatility of pricing for construction materials, this proposal is subject to change, unless extended in writing by Fast-Dry Courts, Inc. If you have any further questions, please call me at (800) 432-2994.

Sincerely,

Fast Dry Courts, Inc.
Sean Froehling
Account Executive

www.fast-dry.com & www.10-s.com

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479
CONSTRUCTION <> **RESURFACING** <> **MAINTENANCE** <> **SUPPLY**



October 21, 2025

Attn: Stephanie Taylor
Sampson Creek CCD
219 St. Johns Gulf Dr.
St. Augustine, FL

Please call 800-331-1723 or send email to info@courtsurfacesfla.com should you have any questions.

Following are the specifications and budgetary price to demo and rebuild four (4) existing tennis courts and two (2) existing basketball courts at Sampson Creek in St. Augustine FL. This quote includes colored surfacing, new net/net posts and fencing around the tennis courts. Water and good access needed. **NOTE** – *Access for tennis will be a challenge and needs to be worked out before job commences.*

Scope of Work
Demo/New Build – Four Tennis Courts –Asphalt
Two batteries ~(120' x 120') each

1. **Mobilization to site**
2. **Demo** – Existing courts and fence will be demo'd and removed from site. Lights will stay.
3. **Base Corrections** – Minor base corrections will be made. DOES NOT INCLUDE ADDITIONAL FILL, IF REQUIRED.
4. **Laser grade and roll for compaction**
5. **Base Course** – Existing base will be rolled and laser graded and compacted following a 1" in 10' slope.
6. **Asphalt** - A one and one-half (1 ½) inch thick surface course of S3 hot-mix asphalt (Type III) shall be placed over the base course. *(The paved area will be several inches larger than finished asphalt dimensions so that all sides of the courts can be sawed to straight and square edges with an asphalt saw.)*
7. **Saw Cut** - Courts will be saw cut along perimeter to have clean cut edge.
8. **Equipment** – Four (4) sets of standard, external wind 3" O. D. tennis post sleeves will be installed in concrete. Provide and install four (4) sets of tennis net posts and four (4) tennis nets installed.
9. **Prep** - Scrape the court's surface of all dirt, debris and loose material.
10. **Sanding** - Machine sand the surface of court as necessary to smooth and repair any uneven areas.
11. **Patching** - Using outdoor court grade patch compounds:
 - a) One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not eliminate all water ponding.
 - b) Cover and fill any rough areas of asphalt.



- c) The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
- d) Light sanding on edges to smooth down.
- 12. **Leveling Course** - Apply two coats of sand - acrylic resurfacer mix over the entire surface of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
- 13. **Texture and Finish Courses** - Apply two successive coats of outdoor court grade filler coat (sand-filled acrylic color coating) to the entire area of the courts with a broad squeegee according to manufacturer's coverage rates.
- 14. **Finished colors** – Will be owner's choice of any two manufacturer's standard colors.
- 15. **Lines** – Paint four (4) sets of regulation two-inch-wide white playing lines for tennis courts.
- 16. **Clean-up** - Remove all excess materials and debris from the job after completion of the work.

Pricing

The total price for the above outlined work **\$347,700.00**, payable in three draws:

First Draw: Due upon acceptance	\$ 115,900.00
Second Draw: Due upon completion of asphalt	\$ 115,900.00
Final Draw: Due upon completion of job	\$ 115,900.00

This Price is good for thirty (30) days.

ACCEPTED BY: Court Surfaces

 For: Bryan McMandon
 Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.



Scope of Work

Demo/New Build – Two Basketball Courts –Asphalt ~(105' x 92')

1. **Mobilization to site**
2. **Demo** – Existing courts and goals will be demo'd and removed from site.
3. **Base Corrections** – Minor base corrections will be made. DOES NOT INCLUDE ADDITIONAL FILL, IF REQUIRED.
4. **Laser grade and roll for compaction**
5. **Base Course** – Existing base will be rolled and laser graded and compacted following a 1" in 10' slope.
6. **Asphalt** - A one and one-half (1 ½) inch thick surface course of S3 hot-mix asphalt (Type III) shall be placed over the base course. *(The paved area will be several inches larger than finished asphalt dimensions so that all sides of the courts can be sawed to straight and square edges with an asphalt saw.)*
7. **Saw Cut** - Courts will be saw cut along perimeter to have clean cut edge.
8. **Equipment** – Four (4) standard gooseneck basketball goals will be installed in concrete.
9. **Prep** - Scrape the court's surface of all dirt, debris and loose material.
10. **Sanding** - Machine sand the surface of court as necessary to smooth and repair any uneven areas.
11. **Patching** - Using outdoor court grade patch compounds:
 - a) One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not eliminate all water ponding.
 - b) Cover and fill any rough areas of asphalt.
 - c) The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
 - d) Light sanding on edges to smooth down.
12. **Leveling Course** - Apply two coats of sand - acrylic resurfacer mix over the entire surface of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
13. **Texture and Finish Courses** - Apply two successive coats of outdoor court grade filler coat (sand-filled acrylic color coating) to the entire area of the courts with a broad squeegee according to manufacturer's coverage rates.
14. **Finished colors** – Will be owner's choice of any two manufacturer's standard colors.
15. **Lines** – Paint two (2) sets of regulation two-inch-wide white playing lines for basketball courts.
16. **Clean-up** - Remove all excess materials and debris from the job after completion of the work.



Pricing

The total price for the above outlined work **\$99,750.00**, payable in three draws:

First Draw: Due upon acceptance	\$ 33,250.00
Second Draw: Due upon completion of asphalt	\$ 33,250.00
Final Draw: Due upon completion of job	\$ 33,250.00

This Price is good for thirty (30) days.

ACCEPTED BY: Court Surfaces

For:

Bryan McMandon
Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.



Terms and Conditions

Scope of Work. The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans, specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.

Damages/Delays. Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.

Permitting. Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.

Warranty. All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.

Exception to warranty. Any of the cracks in existing court's surface and / or any new cracks/blisters may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Court Surfaces is responsible for "top-down" workmanship only. We are not responsible for "bottom-up" issues due to existing base material including moisture, cracking, blisters, peeling, etc.

Payment. Payments are due upon receipt unless otherwise stated in writing. Payments over 30 days past due are subject to late fees outlined below:

30 days after Completion date OF 2.5% applied to bill balance

60 days after Completion date OF 5% applied to bill balance

90 Days after Completion date OF 7% applied to bill balance

120 days after Completion date OF 10% applied to bill balance

At 90 days liens will be placed on said property and WILL NOT BE RELEASED UNTILL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED.

Failure to pay on time will result in the forfeiture of Warranty.



Work Site. Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.

Irrigation. Direct irrigation will cause damage to surfacing. It is required that any irrigation that directly contacts the court(s) be disabled for the duration of the job.

Weather. Our work schedule is weather dependent, and we will likely not be on the jobsite from 9:00 to 5:00. While we will make every effort to finish your job in a reasonable amount of time, there may be days we are not able to work due to the weather or other scheduling conflicts. Please set these expectations with all stakeholders in advance.

Landscaping. All landscaping work is the responsibility of the customer. While we will do our best to minimize our impact on the surrounding area, landscaping, grass, plants, hedges, etc may be damaged during the job. Court surfaces is not responsible for damage done to existing landscaping or adding landscaping around new construction.

Cancellation. Should customer/contractor cancel or reschedule this project after contract signature and return, before work has started, or within 24 hours of projected start date, a \$3,500.00/new construction or \$1,000.00/surfacing charge will be paid to Court Surfaces as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to Court Surfaces work schedule.

Entrance/Exit. Please note that we will take caution to try to protect concrete, asphalt or material that is used for entrance or exit points however with weight of construction equipment it is not a guarantee that damage will not occur. Court Surfaces will not be responsible for these damages. Broken areas will be a separate charge to repair or replace at a minimum per square ft. We are not responsible to damage to construction entrance or exits.

Change Orders. All Change Orders will be discussed by all parties and signed upon before changes can be made.

Digging and Setting Sleeves. Quote assumes digging and setting of sleeves will be in normal tennis spec asphalt/limerock. There will be an additional charge if we have to dig through multiple layers of asphalt or rebar or any other material that requires more time.

Remobilization. Our remobilization fee is \$1,500.00.



General Information

Proposal Submitted To

Contact Name: Stephanie Taylor
Account Name: Sampson Creek CDD
Bill To: 219 Saint Johns Golf Drive
St. Augustine, FL, 32092

Location

Project Name: Sampson Creek Tennis & Basketball Courts
Project Address: 219 Saint Johns Golf Drive
St. Augustine, FL 32092
US

Email: staylor@vestapropertyservices.com

Created Date: December 30, 2025

Created By: Chris Tappan

Pricing

Reconstruct Four (4) Tennis Courts & Resurface Two (2)
Basketball Courts

Total Amount: \$301,055.00

Site Terms

Material is guaranteed to be as specified and work will be according to standard practices. Changes from specifications involving additional costs will only be done upon a written order and will become an extra above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days.

Scope of Work

BASKETBALL SCOPE OF WORK - \$16,470.00

- Machine sand surface of court.
- Patch large open cracks 1/16" or larger with acrylic patch mix.
- Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- Apply two (2) coats of Acrylic Resurfacer over the entire surface of the court.
- Apply two (2) coats of Color Coating over the entire surface of the court.
- Court Color: TBD Standard Color
- Paint regulation court markings with white textured line paint.

TENNIS SCOPE OF WORK - \$284,585.00

- Mobilization & Layout.
- Demo and remove existing asphalt courts and equipment.
- Remove and dispose of existing court fencing.
- Topdress limerock base (assuming no more than 1"); laser grade and compact.
- Pave 1 1/2" of SP 9.5 RAP Asphalt on court. Approximate Paved Area: 120' x 120' per battery (two total batteries)

- Furnish and install four (4) new sets of black tennis posts and nets complete with concrete footings.
- Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- Apply two (2) coats of Acrylic Resurfacer over the entire surface of the court.
- Apply two (2) coats of Color Coating over the entire surface of the court:
- Inbounds Color: Dark Blue
- Outbounds Color: Dark Green
- Paint regulation tennis court markings with white textured line paint.
- Furnish and install approximately 960 LF of 10' high black powder-coated perimeter fencing complete with four (4) gates, complete with bottom rail.
- Furnish and install approximately 160 LF of black powder-coated divider fencing between courts tapered down to 4' high.

EXCLUSIONS: Survey, site prep, suitable site access, permits, mass importation of clean fill, testing, erosion control, sodding, tree & landscape removal, curb, trench drains, irrigation, windscreen, relocation of utilities, shade structures, sidewalks, benches, court lighting, or conduit.

OPTIONAL ADD:

- Option 1 - ILO resurfacing basketball courts, reconstruct courts per same scope of work as tennis court reconstruction - ADD \$82,760.00

Notes:

- It is recommended owner should spray insects and vegetation on or around courts two weeks prior to work commencement.
- Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.
- Owner to provide suitable access for equipment, water, and electric as required.
- Should owner request additional material applied or other work performed to the surface of court which is not outlined above, it will be at an extra cost.
- Squeegee marks are a normal part of the acrylic surfacing process and are recognized within ASBA industry standards. Because coatings are applied in layers with a squeegee, some slight variations in color or texture may appear, especially on lighter courts or in hot/humid conditions. These are considered cosmetic only and, per ASBA guidelines, do not affect the playability, durability, or quality of the court.

It should be noted that as your court ages, it will develop cracks. Cracks develop in courts for various reasons with the most common being:

- Constant expansion and contraction of more than 7,000 square feet of surface per court in response to constant fluctuations in ambient temperatures. These daily fluctuations are often greatest in winter.
- Loss of flexibility of the asphalt as it ages and loses the oils used in the manufacturing process.
- Changes in subsurface stability reflecting through the court surface.

Nidy does NOT provide any written or implied guarantee of courts being free from existing or new cracks; thus, cannot and does not warrant against new cracks appearing or old cracks reappearing after the court has been resurfaced.

Warranties/Exclusions:

Color Coating is warranted against any excessive fading for a period of one (1) year from application. Surface is warranted against peeling and flaking for a period of one (1) year from application. Problems from normal wear, vandalism, and improper care are excluded.

Squeegee marks are a normal part of the acrylic surfacing process and are recognized within ASBA industry standards. Because coatings are applied in layers with a squeegee, some slight variations in color or texture may appear, especially on lighter courts or in hot/humid conditions. These are considered cosmetic only and, per ASBA guidelines, do not affect the playability, durability, or quality of the court.

Acceptance

Work performed in addition to the specifications listed above require additional charges. Upon acceptance, please sign and return one copy. **ACCEPTANCE:** The above specifications, conditions, and price(s) are acceptable. I authorize Nidy to do the work as specified.

Date Of Acceptance: _____ Acceptance Signature: _____

Approved amount including
accepted Option(s): \$ _____

Please indicate selected
Option(s): _____



Project Information Sheet

****Completed form must accompany signed contract/proposal****

Owner Name and Physical Address:

Project Name and Physical Site Address:

Billing Name and Address:

Billing Email:

Project Manager's Contact Name, Phone & Email Address:

Name:

Phone Number:

Email Address:

TENTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker

Description	Entity	First Contract Date	Contract Start Date	Contract Renewals	Contract End Date
Mathews Design Rate Increase	Mathews Design Group	4/4/16	10/17/24	Automatic Annual Renewal	10/17/25 If Not Renewed
Lake Maintenance Services	Lake Doctors	9/1/01	9/12/24	Automatic Annual Renewal	9/30/25 If Not Renewed
License Plate Reader	Flock Safety	11/1/23	11/1/23	Automatic Annual Renewal	11/1/25 Cancellation 30 Days Prior to End of Term
Security Rate Change	Central Security	12/18/17	11/1/24	Automatic Annual Renewal	12/31/25 If Not Renewed
Amenity & Operations Maintenance	Vesta	10/1/23	10/1/23	Two (2) Additional One (1) Year Renewals	9/30/26 If not Renewed
Landscape Maintenance	Ruppert Landscape	10/1/25	10/1/25	Annual One (1) Year Renewals for Four (4) Years	10/1/29 with Four Annual Renewals
Pool Maintenance	C Buss Enterprises	10/6/22	10/6/22	Automatic Annual Renewal	10/31/23 ; Renewed for FY 24 & 25
District Counsel	Kutak Rock LLP	10/21/2021*	2/8/22	Automatic Annual Renewal	No End Date Unless Terminated
District Management	GMS	9/8/05	9/8/05	Automatic Annual Renewal	No End Date Unless Terminated
Dissemination Agent	GMS	9/22/16	9/22/16	Automatic Annual Renewal	No End Date Unless Terminated
Athletic Field Maintenance	Golf Course (Troon)	2/16/15	2/16/15	Automatic Annual Renewal	12/31/15 ("Initial Term") If Not Renewed
Lifeguards	TBD	N/A	3/17/25	None	Contract Only for Spring/Summer Season
Janitorial	Jani-King	10/12/11	1/1/20	Automatic Annual Renewal	12/31/20 If Not Renewed

*District transitioned from Hopping, Green & Sams to Kutak Rock at this date. The District Attorney remained the same.

THIRTEENTH ORDER OF BUSINESS

A.

**MINUTES OF MEETING
SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, **December 18, 2025** at 6:00 p.m. at the St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Mike Yuro	Chairman
Graham Leary	Vice Chairman
Mike Davis	Assistant Secretary
Lori Weitzel	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>by phone</i>	Kutak Rock, LLP
Branden Marcinell	Matthews
Stephanie Taylor <i>by phone</i>	Vesta Property Services
Jason Davidson	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Residents	

The following is a summary of the actions taken at the December 18, 2025 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS**Public Comment** *(regarding agenda items listed below)*

Mr. Laughlin opened the public comment period. The following residents addressed the Board:

- Ms. Joanne Ernst of 923 Eagle Point Drive questioned the cost of the renovations to the meeting room. They definitely needed upgrades and repairs in the flooring, but adding an extension was not the best use of community funds. At the last meeting, the Board encouraged the Board to look at other locations for pickleball. It was mentioned that Board Members joined the Board for pet projects, which was the wrong reason to get on the Board. Board Members should be unbiased and make decisions that were best for the entire community.

Ms. Weitzel pointed out that she did not join the Board for only the playground fence but felt that it was best for the community. Mr. Leary indicated that since he has been on the Board, he put in hundreds of hours looking at other pickleball locations, Mr. Yuro had an engineer review the basketball site, but it was deemed too close to homes and there was a push to go back to the cemetery site. Since the last meeting, Mr. Leary looked at the maps to find other locations, specifically ones not near homes, to see if they missed anything. He had a few ideas that he would share with the Board later in the meeting. Mr. Yuro clarified that he did not coordinate with the engineer to discuss the basketball site, but it was discussed and there was significant pushback against it from residents. The cemetery was more viable, because it was away from homes, which was when they had the sound study. Mr. Leary pointed out that he saw correspondence to the engineer, asking them to review the basketball site, which pushed the Board back to the cemetery. Mr. Laughlin recalled that five locations were discussed, not including the basketball court and the Board determined that the only one that seemed far enough, was the cemetery. Mr. Yuro wanted to revisit it, if Mr. Leary had a suggestion.

- Ms. Beth McMullen of 793 Eagle Point Drive wanted residents to voice their feedback regarding the pickleball courts, such as a survey, but did not understand why they could not utilize a tennis court. *Ms. Weitzel explained that they had tennis leagues that required four tennis courts.* Ms. McMullen did not believe that was true and requested that someone do the research.
- Mr. Kurt Radecki of 504 Stone Bridge Path Court wanted to acquire a 10-to-12-foot easement behind his house, so it could be maintained. *Mr. Yuro requested*

that information be provided to the Board, so the Board could place it on the next agenda for consideration.

- Ms. Beth McMullen of 793 Eagle Point Drive was also concerned about the Amenity Center, so that funds were spent wisely and they did not do the bare minimum. *Mr. Laughlin confirmed that the total cost was \$225,000.*

Mr. Leary noted that the Board was good stewards of the District’s money, as they negotiated with the golf course to pay \$30,000 to maintain the soccer field versus \$60,000, with the savings of \$30,000 being used to fund the gym equipment upgrade. Mr. Davis pointed out that he came up with the pet project comment, as a description of what inspired folks. It was not to say that a Board Member was on the Board for any particular issue. He felt that the residents should be commended for the energy that they put into pickleball. Furthermore, the room renovations, have been on the agenda for as long as pickleball and for two years, the Board has been working on the right way to allocate the money left over from the 2020 bond. He appreciated residents for participating in the conversations last month and at this meeting and encouraged them to continue to do so. Pickleball could always come up again, but the conditions, opportunities, ways to do it, were looked at and reviewed and with feedback from residents, the Board decided to put it aside and move forward to other projects.

- Mr. Kurt Radecki of 504 Stone Bridge Path Court thanked the Board for responding to his email, as he never expected four out of the five Board Members to respond. *Ms. Weitzel apologized for not responding, as she was not familiar with the topic.*

There being no further comments, Mr. Laughlin closed the public comment period.

FOURTH ORDER OF BUSINESS

Amenities Booking Requests

There being no comments, the next item followed

FIFTH ORDER OF BUSINESS

Discussion of Amenity Policy Updates

Mr. Davidson presented suggested changes to the amenity policies, which were highlighted in purple and included in the agenda package. There were lengthy changes and suggested that the Board authorize a liaison to work with staff. Mr. Yuro questioned what prompted this. Mr. Davidson indicated that usage on the soccer field, prompted staff to go back

and look at the policies and in their review, they found several items to make adjustments to. Mr. Yuro requested a redlined version, which Mr. Davidson would provide. Mr. Davis volunteered to work with Mr. Davidson.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor authorization for Ms. Davis to work with staff on the amenity policies was approved.

Mr. Leary questioned whether provisions for e-bikes were included. Mr. Laughlin would ensure that it was included.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscaping Team

1. Report

Mr. Oscar Meranda of Ruppert Landscape presented a monthly report. Currently they started cutbacks on palmettos and wood line cutbacks down Leo Maguire Parkway and at all three entrances, which would be proceeding through January. They were also in leaf management mode and during visits, were blowing and collecting falling leaves, pine needles and pine cones as needed. Most of the leaves picked up this time of year, were typically from Pine, Sycamore, Magnolias and Elm trees. They had the most collection in common areas. Leaves from Oak trees, would begin to fall towards the end of January through February. At this time of the year, they were not mowing, but had a mower available, in case they needed to handle something that had grown. The weeks that they did not have the mower, they were strictly doing detailed work, cutbacks, pulling weeds and leaf pickup. He was having continuing discussions with Mr. Davidson and Ms. Taylor about doing a plot area to test new Citra Blue St. Augustine that the State of Florida presented. It only needed four to five hours of sunlight. One ideal area to test out was Area 13 on Eagle Point Drive, as the common area had a curb line that had hardly any turf. However, there were a great deal of tree roots and they would need to see what was safe to grind down, before doing any installations. Mr. Leary was in another community a couple of weeks ago that had a good quality of growth of St. Augustine grass under the Oaks. It was probably 80% effective. It worked well where there were shaded areas, as there was 2 to 3 inches of ground cover and suggested for this community, including it at the entrance

ways on St. Johns Golf Drive and at basketball court. Mr. Meranda recommended Asiatic Jasmine, which was typically used in those types of environments.

Mr. Davis reported that a sprinkler head was sticking up in Area 7. Mr. Meranda believed that it was due to a bad spring and would need to be replaced. It would be added to their replacement list. Mr. Davis questioned whether they had the right volume of water for the sprinklers at the entrance of Leo Maguire Parkway and CR 210, as it was always flooding. Mr. Meranda noticed that the irrigation heads in the islands were spread out throughout the corner by the curb line, the Podocarpus was too high and the prior landscaper put extensions to the sprinklers, causing the water to bounce off the podocarpus and into the street. He met with the Irrigation Manager who was working on a proposal to move all of the irrigation to the front of the Podocarpus. Mr. Yuro recalled seeing something on Facebook that the irrigation was on. Mr. Meranda explained that there was a big washout today, because a valve was stuck in the on position. It was shut down today and a technician would be out on Monday to diagnose it and see if it could continue to be used. If not, the valve would need to be replaced. Mr. Leary pointed out that every year for four years, he reported that there were numerous areas in the community where they had sod that was dead or dying in common areas, such as on Leo Maguire Parkway and requested that Mr. Meranda put a list together, prioritize it and bring it to the Board for approval. Mr. Davidson indicated that he and Ms. Taylor were working on a list.

Mr. Meranda reported that they performed an irrigation inspection this month and found 20 broken rotors, due to wear and tear, which were replaced. There were also a few breaks, one of which was on Leo Maguire Parkway, three on St. Johns Golf Drive and one in Eagle Point. Mr. Leary asked if they were on top of the irrigation. Mr. Meranda confirmed that it was not a tough system, as everything was self-explanatory. It was easy to keep up with but was an older system. Now that it was up and running 100%, things that did not run well before, now needed to be replaced. However, overall, he felt confident in the system. In the turf program, there were no signs of brown patches this year, which he was impressed with. Typically, they did not find many insects in the Wintertime. Turf weeds were minimal and Winter weeds were starting to pop up, especially in the Bermuda on St. Johns Golf Drive. It was expected to be treated tomorrow or early next week, with fertilizer and herbicide. Regarding the annuals, the mixed Petunias were showing signs of struggle, due to irrigation running too much in those zones this time of year and temperatures fluctuating. However, it was looking much better, after they hand-picked every bud

that was dead and turned down the irrigation. Ms. Weitzel requested that they look into the having more seasonal color of the annuals, versus Spring annuals in Fall. Mr. Meranda explained that there was supposed to be a rotation in September, but when they took over in October and received approval to replace the annuals, the only flowers that the grower had at the time were Winter annuals. The next rotation would be in the Spring. At the end of the contract, they would receive the Fall flowers. In the Spring rotation, they would be rotating the soil.

As far as enhancements, Mr. Meranda reported that none were proposed, but they were working on irrigation modifications. The approved proposal from the last meeting was the tree removal. The tree has been removed and a new 15-gallon Crepe Myrtle would be installed tomorrow, which would be smaller than all of the trees around it. Mr. Leary observed lack of visibility in the community and that there were areas that were not being serviced. At the entrance of Eagle Point Drive, there was pine straw from a storm back in October, the Bermuda grass around the Amenity Center, only had two services in over three months and at St. Johns Golf Drive, the grass was growing over the sidewalk and there were weeds in the storm drain. It took numerous emails to ask for the grass to be cut around the Gym. His understanding was that crews were coming in three days per week. Mr. Meranda confirmed that was only for the Summer, which ends in October. Mr. Leary was also concerned about the irrigation, as there were lengthy outages. Ms. Weitzel agreed with the lack of visibility, as she had only seen their truck once since the contract started and many areas were not mowed. Mr. Meranda indicated that they were onsite twice per week and weekly reports were sent to the Property Manager. If there were any complaints, he would follow up. Mr. Davis requested that the weekly reports be part of Ms. Taylor's report and that there be a plan for the areas that have struggled.

B. Attorney

Mr. Haber had nothing to report, but Mr. Yuro requested that he look into this potential land swap to see if it was viable. Mr. Haber would look into it and provide an answer for the next meeting.

C. Engineer

Mr. Marcinell reported that any inspections that they had or repair services, have all been closed and there were no active tasks. The root system impacts for the drainage for the curbs and roadways, were ongoing. Ms. Taylor did an inspection and provided a map of the area, with tiers

of impacted areas that were the worst to the best. At the last meeting, an arborist spoke to the Board. They were still gathering information. Any repair would be drastically expensive and tree removal was not an option, but this remained on their list and conversation; however, he did not know what action the Board wanted to take. Mr. Yuro recalled that one resident from Drury complained about it, which was the worst one in the community. Mr. Marcinell indicated that he did an inspection on that one. It was in the gutter, but there was some impact in the roadway as far as roots and it was everywhere. In his opinion, the roadway impact was not as drastic as the gutter impacts. Ms. Weitzel lived on Drury Court and felt that the big piles of standing water were the biggest issue. Mr. Yuro reported that they spent \$800,000 on a mill and resurface, which included curb repairs, but if they were going to fix roadways, it needed to include removing severely damaged trees. Mr. Davis recalled the arborist saying that they could do the root treatment, but it only retards the growth, not stop it and the question was what direction to go in that would be acceptable and/or affordable, which they did not have an answer to. Mr. Leary walked the community and noted less than 1% of all the roads had an issue. Mr. Davis felt that Drury Court had the most impact. Mr. Marcinell confirmed that it was the most severe. Mr. Davis noted that the second most impacted section was on the Eagle Point Drive side towards the back entrance. Mr. Leary recalled that it was like that prior to and after the road resurfacing.

Mr. Yuro recommended looking at roads that were in a dangerous situation. Water sitting in a gutter was not a big deal, but water sitting on the asphalt may deteriorate the road faster; however, it was more of an aesthetic annoyance. On Meadowview Lane, two houses down from his home, there was a small cul-de-sac behind the number seven green. When it rains, water comes out 2 to 3 feet into the cul-de-sac, because roots have raised the gutter and the water has nowhere to go. It was supposed to be dry, but it was wet, but they did not need to spend tens of thousands of dollars on that area to fix it, as it would dry in a little while. They should not ignore it, but everyone needed to understand, when they finally do this, it would be a major undertaking that would cause the removal of many big mature trees, which would upset people. Therefore, Mr. Yuro preferred to wait until they had to do something but monitor it. Ms. Weitzel questioned how to tell when it becomes a problem. As the engineer for eight neighborhoods, Mr. Yuro pointed out there were rules of thumb for asphalt to last 20 years, but the reality was when it gets to be uncomfortable enough of a drive or becomes a hazard, then they needed to do something. Water staining did not raise it to that level, but it was good to keep an eye on it. However, he

wanted everyone to understand that it was not an easy fix. Mr. Marcinell indicated that there was the research and they could re-investigate it again after a large storm event, to see how far the water comes out. Mr. Yuro requested that they put it on a schedule to look at it every six months, to see if anything bad was starting to happen.

D. District Manager – Reminder of Ethics Training Requirement

Mr. Laughlin reminded the Board of the requirement to complete the four hours of ethics training by the end of this month. The Board asked him to re-send out the email from the State with the free links.

E. General Manager

- 1. Amenities and Operations Report**
- 2. Lake Doctors**
- 3. Soccer Field Report**

Mr. Davidson presented the Amenities and Operations and Lake Doctors Reports, which were included in the agenda package. Mr. Yuro received a comment from a resident that the soccer field looks great, which was a good sign. Mr. Davidson agreed that it looked great, as he and Ms. Taylor walked the soccer field a couple of weeks ago with their maintenance person, looking for any hot spots. They identified a small area that was closest to the volleyball court that ended up being a line break, which the maintenance person took care of. Mr. Leary noticed a great deal of grass growing on lake banks and requested that Lake Doctors take care of it. Mr. Davidson was happy to mention it to them but noted that it was healthy to have grass growing, which aesthetically did not look good. Mr. Laughlin pointed out that many Districts were having grass grow on edges of their ponds, as it prevented algae. Mr. Davidson would find out from Lake Doctors if it was assisting the pond or if it could be trimmed back. Mr. Davis pointed out that there were a number of areas where vegetation was growing through cracks in the wall of Pond 24 and did not know whether or not it was Lake Doctors or the homeowner's responsibility. Mr. Davidson reported that they found an outdoor message board that would be ideal for the field location, which was weatherproof and graffiti resistant and requested that the Board approve a not-to-exceed amount of \$1,200, which included shipping.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor the purchase of an outdoor message board to be installed on the soccer field in an amount not-to-exceed \$1,200 was approved.

Mr. Davidson reported that the playground renovations were nearly completed. The fence was completed on December 3rd. Some adjustments were needed for the gates, but Hardwick completed those on the 10th. The spring riders have now been installed. They intend to have the net swing installed within the upcoming business days. In the coming weeks, staff would go through and do some pressure washing around some of the smaller playground and plastic slide components, to better match the playground renovations. They noticed that a couple of interactive boards looked outdated, especially with the renovations that have been completed and asked if the Board would be interested in us acquiring some estimates for those replacements and bringing them back to the January meeting for review. Mr. Yuro felt requested some estimates the kid structure, as it looked dingy. Ms. Weitzel agreed that they should upgrade the interactive boards and pointed out that she sent Mr. Davidson and Ms. Taylor an email on Sunday, after she was at the playground with her family and noticed that the fence doors were not closing. Mr. Davidson would take care of it. Ms. Weitzel requested when staff was pressure washing, that they paint the wood on the swing set and look at the metal on the swings, as it creaked. A resident asked if there was a sign that said no pets. Ms. Weitzel recalled a small sign saying that no pets were allowed and proposed that there be a separate sign, as someone had their dog on the playground. Mr. Yuro suggested having a separate sign on the gate. Mr. Davidson would send a reminder to residents. Mr. Davis pointed out that renovating it looked much better than what they saw in catalogs. Ms. Weitzel agreed and noted that even the mulching looked great.

4. Proposals for Resurfacing the Slide and Annual Maintenance

Mr. Davidson reported that Slide Renew looked at the water slide, as a slide resurfacing was recommended and provided a cost of \$25,050. This item was in the Reserve Study for 2027/2028 for \$23,000. Following that, each year, it would cost \$5,400 to wax the interior of the slide, thoroughly inspect it and caulk the seams of the slide, which was in line with what other communities were paying. There was only one proposal, as limited companies provide this type of service. Mr. Yuro agreed with the proposal, as this was a limited field and money was reserved for this purpose. Mr. Davis questioned when this work was last performed. Mr.

Laughlin reported that in 2023, the slide was waxed by Safe Slide. Mr. Leary asked if Mr. Davidson worked with this company before. Mr. Davidson confirmed that he used them in the past and they did a good job. Ms. Weitzel felt that it made sense to take the \$5,470 for the maintenance plan and put that money aside, until they had the \$25,000 to do the resurfacing. Mr. Yuro was in favor of doing the resurfacing but holding off on the maintenance plan. Mr. Davis was in favor of the maintenance plan, if it extends the length of time that it needed to be resurfaced and requested a quote from Safe Slide. Mr. Davidson would reach out to Safe Slide and provide additional quotes at the January meeting.

5. Estimates for Pool and Splash Pad Repairs

Mr. Davidson reported that Clayton from CBuss reviewed the pool equipment and discovered that the filter grids needed to be replaced. They would replace 120 grids for \$5,400. This was necessary as particles from deteriorating grids, could go into the system and inhibit the flow, causing further damage.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the replacement of pool filter grids in the amount of \$5,400 was approved.

Mr. Yuro questioned the status of the pumps. Mr. Davidson indicated that he obtained a quote of \$51,000 to replace the pumps and requested that the Board consider it, as there was currently a six-week turnaround time. His recommendation was to replace them prior to March, instead of having to shut down the main amenity during the busy season. Mr. Yuro requested the proposal in the next agenda package, so they could discuss where the money would come from. Mr. Laughlin confirmed that the money would come from capital but would check the Reserve Study. Mr. Davis suggested obtaining quotes for lifeguards as lifeguard season was approaching. Mr. Laughlin recommended quotes for the January meeting or February at the latest. Mr. Yuro pointed out if they were happy with the service that they were receiving, they should obtain a quote from that company, rather than waste the time of other vendors. Mr. Davidson would obtain quotes and this item would be placed on the January agenda. Mr. Davis voiced concern about the price increasing. Mr. Davidson did not anticipate an increase.

6. Proposals for Access Control Upgrade

Mr. Davidson recalled that the access control proposals were presented at the last meeting and the only question was the cost for Aurora's reoccurring fees, as the other providers included an annual cost. Ms. Taylor pointed out that they discussed the incentive for Aurora to continue to update their software. The CDD would purchase the license that goes on the computer, but Aurora continued to update it through their website, like Alarm.com and ProdataKey; however, they did not charge a monthly installation cost. Therefore, she considered the update to be free, because they already paid the installation fee. Ms. Weitzel recalled that Alarm.com's installation price was \$8,000 less, but they charged monthly fees, which would eventually be more than what Aurora was charging. Mr. Leary pointed out that Ms. Taylor's recommendation at the last meeting was for ProdataKey. Ms. Taylor confirmed that she was the most involved with ProdataKey, but she heard a great deal about Aurora and that they bring the most value to communities. Therefore, she was comfortable with whatever the Board decided. Mr. Davis recalled that Mr. Leary expressed concern about the longevity of ProdataKey. Mr. Leary pointed out that they were a small company. However, they had great reviews and won awards for their product and therefore, he was in favor of proceeding with ProdataKey in the amount of \$15,944.68 for the installation fee and \$90 per month reoccurring fee. Mr. Davis asked if they had the contracts. Mr. Davidson would work with District Counsel.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the proposal with ProdataKey for the software/hardware update for the access control in the amount of \$15,944.68 and reoccurring fee of \$90 per month was approved.

Mr. Davis could not wait until they had mobile access, as he had to turn around today to get his card.

7. Update on Roadways Project

Mr. Davidson reported that the roadway project was already discussed. They had some low hanging tree canopies throughout the neighborhood, on the roadways and the sidewalks, which needed to be addressed soon. The last time the tree canopies were serviced was in 2023, at a cost of \$38,000 for the majority of the neighborhood. Prior to that was 2020. It was best to cut them in the dormant season, anytime between November and February, but ideally closer to

January/February. Due to the size of the community, they would use a phased approach. Mr. Yuro felt that it made sense to obtain proposals, because if not, they would start getting calls from the school transportation people. Mr. Davidson reported that the Amenity Center sign was in need of replacement and suggested having a larger, more noticeable sign and matching the sign by the marquee board. Mr. Leary fully supported this, as the Amenity Center sign was broken. Mr. Davis felt that it was a great idea and requested photos in the next report. Mr. Leary recalled an email from a resident requesting that the entranceway signs be power washed. Ms. Weitzel pointed out that the email also talked about trash along Cemetery Road near Brookhaven. The resident was nice enough to pick up what they could, but more trash remained and was not being picked up. Mr. Davidson indicated that this was a combined effort between the landscape company and their maintenance person. Mr. Davis reported trash along the forested areas and trails around the radio tower and requested that staff figure out the best way to remove it and put it on a schedule for maintenance. Mr. Leary asked if there was any signage pertaining to littering fines. Mr. Davis suggested reaching out to the property owner to request them to remove the trash.

8. Tennis Court Demo and Basketball Court Asphalt

Mr. Davidson reported that they were able to go back to Duval Asphalt and request that their proposal be modified but were waiting for price quotes on the resurfacing portion of the tennis courts. The vendors were hesitant to split the project. Once they receive those proposals, Mr. Davidson would provide them to the Board, hopefully by the next meeting. Mr. Yuro felt that Duval Asphalt was a great company but would be hesitant to split up the project; especially when there was specificity in the slope of the courts, as there would be a great deal of finger pointing. Ms. Weitzel recalled asking at the last meeting how much life they had left and the response was two years. The project was anticipated to cost \$400,000 to \$500,000 and questioned where this money would come from. Mr. Laughlin pointed out three options: 1) Put money away in the budget, perhaps over one to two years, 2) Issuing a bond, but there would be a large cost of issuance with the bonds and underwriting fees and 3) Taking out a private bank loan for five years. The benefit to issuing a bond, was that it had a much longer period of time, versus a loan, which would be over five years, but residents would pay more. Mr. Yuro noted a fourth option, which was to utilize the extra bond money of \$550,000. Mr. Laughlin offered to

speak to MBS, who they used before, to discuss the bond option. Mr. Davis was in favor of gathering as much information as they could from MBS and also using the existing bond money to pay for this expenditure. Mr. Yuro preferred to use bond money to maintain the existing facilities and if there was extra, they could do something new.

Mr. Laughlin asked if the Board wanted to look into the option of issuing a new bond for the tennis courts, sidewalks and road repairs. Mr. Davis wanted to talk about it, but if they were to do a new bond issuance, they should be clear that they had projects utilize this money for, before they raise assessments. Mr. Laughlin recalled that the 2000 bonds were refinanced in 2006 and refinanced again in 2016, but did not recommend further refinancing, as the current interest rate was 3.1%. Mr. Davis pointed out when and if they redo the tennis courts, they should also be diligent about setting up the landscaping, to ensure that there was great water runoff, as the cracks were due to the landscaping areas being 1 foot from the fence, causing dirt to pile up around the roots and water to be trapped underneath the courts. Mr. Leary indicated that according to a league player, the courts have always been cracked and voiced concern about spending \$500,000 and still getting cracked courts and wanted to know who would lay down the asphalt in the other proposals or whether they would subcontract it out. Mr. Davis wanted to know if the courts were still playable, because if they had a water runoff problem, it was probably that way for a decade. Therefore, Mr. Davis wanted to focus on the drainage and do whatever they needed to do, so that future Boards continued to maintain it. Mr. Yuro pointed out that they must address the trees as well. Mr. Davis noted that the two trees in the middle must come out when doing this project, as well as the holly bushes.

Mr. Leary understood that there was two years of life left in the tennis courts. Ms. Weitzel heard that two years was when it becomes dangerous to play on them. Mr. Laughlin pointed out if they did some sort of bond issuance or loan, it would be a two-to-four-month process. Mr. Yuro was surprised at the amount of cracking, as they were resurfaced two years ago. Ms. Weitzel recalling being told that it was like putting a band-aid on it. Mr. Davis asked if it was reasonable for an engineer to look at the drainage. Mr. Marcinell was happy to look at it, but if there were only two years left, their inspection would not be much and any suggestions that they had, would be an investment in something that the Board was planning to overhaul to an extent. Mr. Davis wanted to know the right way to do it, to ensure that they did not end up with the same situation and whether the drainage issues led them to this issue. Mr. Yuro believed that

they needed to look at the grading around it, to ensure that the tennis courts were 6 to 8 inches higher than the area around it. Mr. Marcinell was willing to look at the courts when he was onsite for a meeting. Mr. Laughlin pointed out in order for MBS to run any numbers, they would need solid ballpark numbers and suggested getting pricing before bringing them in. Mr. Yuro recalled that Mr. Leary requested a detailed breakdown from the current vendors to see if there were savings and suggested going that route first, before contacting MBS. Mr. Davis requested that Mr. Laughlin contact MBS to see how much bond validation was left.

Mr. Davidson reported that he was working with Beacon Electric on the street pole that was damaged by a vehicle and then he would be working with the insurance company for compensation. Mr. Leary reported that this intersection was very dark and requested that Mr. Davidson look at the lighting. Mr. Davidson had a few orange ribbons on some of the light poles and would have Beacon Electric look at those. However, staff would be doing a full audit on the light poles throughout the community. Regarding the holiday lighting, Mr. Yuro reported that the last snowflake coming in on the right, has not worked since the vendor installed it. Ms. Weitzel asked if they were only lighting the trees or the poles too, because looking at it from CR 210, there were a couple of trees on the right-hand side that were lit up, but on the left-hand side, nothing was lit up. Mr. Yuro indicated that he was told by Ms. Taylor that the poles were supposed to be lit, but the lights were different colors than the snowflakes and there was a contrast that did not look good. So, they decided to not light the poles. Ms. Weitzel suggested starting earlier next year and redesigning the lights, by doing something besides the giant snowflakes and hanging balls. Mr. Davidson recommended having these conversations in June or July.

Regarding the Summer season preparation, Mr. Davidson reported that he was working on hiring the counselors for Summer Camp and lifeguards. On December 6th, they had a fun cocktail making party, which 25 residents attended. A resident commented that she loved it and hoped that they did this quarterly. Today they had Golden Afternoons, where 10 residents came into the meeting room and played board games. There was also Letters to Santa on December 11th. On December 13th, they had their Countdown to Christmas event, with Mr. and Mrs. Claus, several crafts and some hot cocoa on the pool deck. On December 19th, there was a Jingle Jog, which 170 residents signed up for. Mr. Davis appreciated the weekly reports from Ms. Taylor. Mr. Yuro pointed out when he looked at the tennis courts tonight, the gates were not locking. Mr.

Davidson confirmed that they were having an intermittent problem with the gates. Mr. Yuro also noticed that paint was peeling off of the frame of the awning over the dive blocks. Mr. Davidson would look into it and include it in his report.

SEVENTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

A. Pool Deck Renovation

Mr. Laughlin reported that he received two updated proposals from Urban Edge, which were included in the agenda package. The first proposal for \$169,000, was based exactly off of Matthew's plans that were included in the agenda package. There was also a proposal with some alterations that they added for \$188,000. The difference was that their plans would have a larger lower pool area on the pool deck for more chairs and more seating area. The price was in line with what they had proposed in the past. Mr. Davis requested that Item C be added for the tennis courts. Mr. Yuro understood from the last meeting, that many people attended and there was a petition, but struggled with going forward with any new enhancements and requested further information on the cost for the tennis courts. Mr. Davis explained that he wanted Item C, because he understood that the purpose of the future amenity capital improvement section, was to have conversations about the amenities, so residents could see what they were trying to do with the extra \$500,000 from the bonds. Therefore, he wanted the tennis court improvements to be included, until the Board made a decision and residents had an opportunity to provide input. Ms. Weitzel asked if they should include the basketball courts. Mr. Yuro believed that it was part of the same quote. Mr. Davis preferred that they be broken out separately, as the basketball courts were also in rough shape. Mr. Leary felt that the basketball courts were in worst shape than the tennis courts. Mr. Yuro pointed out that they looked similar to the tennis courts.

Mr. Leary preferred to look at all of the projects, try to get them all done and figure out the most economical way to do it. Mr. Davis wanted to add Item C and figure out the funding. Mr. Leary felt that the tennis courts were a year or two out, versus the other projects, which could get completed quickly. Mr. Davis agreed, but if they needed to go to residents for the funding, the Board needed to have all of the information and know what direction they were going in. Mr. Yuro concurred, but pointed out that residents, at the last meeting, provided input on the pickleball courts and wondered if they should look at another area to do sound abatement, as four or five residents were within the range of the cemetery location or mitigate the concerns.

Mr. Leary was in agreement with this, due to Brookhaven residents living 250 yards away from the nearest boundary and having traffic concerns, because if these courts were near homes, it would devalue those homes significantly. Mr. Yuro sympathized with the residents on Brookhaven, with their concerns over traffic in an area where there was no amenity, versus including an amenity improvement to an amenity area. Mr. Davis recalled that the Board had an energetic conversation last month on this issue, but they did not have any new information. However, they were aware that a certain percentage of the neighborhood was energized whenever the conversation was brought up and a certain amount of the population was energized to not have pickleball. There has not been a change in that energy on either side. Having 200 signatures was great, but if they walked around the neighborhood and asked people to sign for never putting in pickleball, he wondered if they would also get 200 signatures.

Mr. Davis felt that the Board did a competent job of evaluating potential locations, decided not to invest in pickleball, put it aside and moved forward with other projects, but they were missing something more than just a renewal of the exact same enthusiasm and conversations that they already had. He preferred to have someone come in with a new piece of information saying there was nothing to worry about with sound, no negative price impact or no way that they would have a problem with traffic. Mr. Yuro did not disagree and wondered whether it made sense to spend a little money to find out what the noise impacts would be at the Amenity Center. Mr. Leary recalled receiving an email from Mr. Laughlin, whereby the engineer looked at the basketball courts and deemed that it was difficult to abate those courts, as there was no airflow. Therefore, it was a non-starter to put them at this location. Mr. Laughlin clarified that they did not look at sound mitigation. They put maps over the 300- and 600-foot parameter in different areas and found out that the cemetery was the only area where those parameters did not hit houses and therefore, this was where the sound study was done. Mr. Leary asked if Mr. Yuro was amenable to having multiple pickleball courts across the street from his home. Mr. Yuro indicated that he did not have enough information, but if he lived across from the Amenity Center, he would expect that there would be amenities. He heard comments about the noise being terrible, but they did not know this. Mr. Leary pointed out that the issue also was with the traffic. Mr. Yuro questioned how much traffic three courts could generate. Mr. Leary recalled asking the same question.

Mr. Davis felt that they needed something new to re-energize the conversation and justify the Board in investing time and money to re-hash conversations that they already had. Mr. Yuro did not disagree, as he wanted a sound study looking at noise abatement opportunities, because he did not want to negatively impact people's homes and make it miserable for them. However, if there was a fence and windscreen and studies show that it reduced the noise, less than the impact of the basketball courts, he questioned whether this was new information. Mr. Davis felt that was a big if and challenged Mr. Yuro to find that potential answer and bring it back to the Board, but currently, they did not have that information and proposed that they spend money investigating whether it would be worthwhile. He would also be fine spending money on pickleball courts, if they could resolve the concerns. Ms. Weitzel was not okay with spending more money, as the Board already did their due diligence and they deemed that the neighborhood was not conducive to pickleball. Mr. Leary took time after the last meeting, trying to think out of the box on locations, using Google maps and the Property Appraiser's website. There were a number of locations in the community that were near homes and he fixated on locations that were not near homes, including golf course property. There was an area behind the 17th green that was owned by the golf course, that was a good distance from the nearest home. One option was to lease or acquire that piece of property from the golf course and put two or three courts. Another option was the corner of St. Johns Golf Drive and Leo Maguire Parkway. It would change the aesthetics of the entranceway to the community, but it was possible to fit two or three courts.

Mr. Leary evaluated the cemetery location and proposed putting the pickleball courts towards the tennis courts on golf course land. However, it was closer to homes, but it was away from the cemetery and there could be an entrance, from the tennis court. The last location that he proposed, was further up Leo Maguire Parkway, to the utilities area, where there was a clearing of land. It was not well serviceable and close to homes. Mr. Leary further proposed building an indoor pickleball facility, by expanding the Gym, to alleviate the noise concerns. However, this would be very expensive, but they would be able to have security, people could play all night and it would be air conditioned. Mr. Davis pointed out that this was what he referred to as new information and asked if Mr. Yuro would be willing to provide a diagram based on the white box option. Mr. Yuro believed that it was encumbered by a conservation easement. Mr. Laughlin recommended as a first step, talking to the golf course. Mr. Davis felt that the first step was

ensuring that there was enough space to put a couple of parking spaces and that the idea of having an inside facility, was a brand-new idea, but if they were in a position to issue a new bond, there was a question of what residents think was reasonable to spend to get pickleball in place. They could consider whether to do a bond for \$1 million to pay for the tennis court enhancements, pool patio and build an extension onto the Gym. In order to justify continuing to have a conversation of what they wanted to do with pickleball, Mr. Davis felt that they needed to have new thoughts that they have not considered yet and to add Item C to future agendas. Ms. Weitzel requested that playground enhancements be removed. Mr. Davis did not want to include an item for pickleball. *There was Board consensus for Mr. Laughlin to include Item C: Tennis Enhancements to future agendas and remove Playground Enhancements.*

B. Amenity Meeting Room Upgrade – Proposal from Matthews for Construction Services

Mr. Laughlin received a response from one vendor, who planned to have a bid for the January meeting. He spoke with the architect, Bhide & Hall today and they were expecting two bids in mid-January. The proposal for Matthews for construction services, was not discussed last month. Mr. Yuro felt that the amount proposed was a high amount and reached out to the county. All they needed was an updated site plan, which Bradshaw offered to do for free. Therefore, he felt that no funds needed to be spent on engineering, but when the Board made a decision, they could do something quickly and the county would turn that around in one week. Mr. Davis appreciated Mr. Yuro's advice.

EIGHTH ORDER OF BUSINESS

Review of 2025 Budget Variances

Mr. Laughlin was informed that there was discussion about the budget amendment and was asked to look into items that were over \$5,000 on the budget, which he provided to the Board. Four items were over \$5,000. Engineering was significantly over, because there were many projects that were not planned, such as pipe repairs, sewer and bulkhead repairs. Pool maintenance was \$8,000 over, due to pool repairs that were outside of the normal scope of work. Repairs and replacements for the Amenity Center was \$6,000 over. Telephone was also over, because it was lowered in the Fiscal Year 2025 budget.

NINTH ORDER OF BUSINESS

Contracts Review

Mr. Biagetti presented the Contract List, which was included in the agenda package. Nothing has changed.

TENTH ORDER OF BUSINESS

Supervisors' Request

Mr. Leary thanked staff for all of their hard work and support, especially the maintenance person, who was working hard around the community.

ELEVENTH ORDER OF BUSINESS

Public Comments

Ms. Joanne Ernst of 923 Eagle Point Drive thanked the Board for their time and for Mr. Leary for taking the time to look at possible locations for pickleball, although Ms. Weitzel was anti-pickleball. Ms. Weitzel clarified that she was not anti-pickleball and understood the need for it but was worried about the existing amenities. Ms. Ernst also understood the need for enhancing the meeting room, but the more immediate need was the resurfacing of the tennis courts. Ms. Lori Muller of 1424 Crested Heron Court noted that the improvements were wonderful, as there were years when nothing was going on in the community and was happy that things were coming back, such as the Santa event, which was well done. Mr. Davis thanked Ms. Ernst and Ms. Muller for staying until the end of the meeting and for their comments, as the Board did a better job with feedback and suggested that they ask their fellow residents about whether or not they wanted to issue a new bond, to cover all of the improvements. Ms. Muller believed that residents would say yes, as it would be over 800 homes. When they do resurface the tennis courts, she suggested that the Board look into having one fence, versus separate fences and including hardscaping.

TWELFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of November 20, 2025 Meeting**
- B. Financial Statements as of November 30, 2025**
- C. Check Register**

Mr. Laughlin presented the minutes of the November 20, 2025 Board of Supervisors meeting, Financial Statements as of November 30th and Check Register for December 18, 2025, for the General Fund in the amount of \$94,487.09 and Capital Reserve Fund in the amount of \$2,902.40, which were included in the agenda package.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the Consent Agenda was approved.

THIRTEENTH ORDER OF BUSINESS

Proposals for Security Services

This item was tabled.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 15, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting was scheduled for January 15, 2026 at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Sampson Creek Community Development District

[PERIODS INCLUDED: October 01,
2025 thru December 31, 2025]



Thursday, January 8, 2026

Financial Services Dashboard Status Report - December 2025 EOM Report



CDD District Name: **Sampson Creek Community Development District ("District")**
 GMS Lead(s): **Sharyn Henning (Financials) and Daniel Laughlin (District Management)**

Last Updated: **1/8/26**
 % of Fiscal Year Completed: **25.00%**

Topic	Status
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2023-2024 Capital Reserve Repairs	
Description	Expenditures
Landscaping & Irrigation	
Irrigation Pumps/Equip. Partial Allowance	\$ 8,000.00
Landscaping Replacement Allowance	\$ 8,000.00
Painting	
Amenity Exterior	\$ 11,106.00
Playground	
Wood Playground Equipment Refurbishment	\$ 6,000.00
Total for 2023-2024	\$ 33,106.00

2024-2025 Capital Reserve Repairs	
Description	Expenditures
Landscaping & Irrigation	
Landscaping Replacement Allowance	\$ 8,280.00
Furniture, Fixtures, & Equipment	
Fitness Equipment Annual Allowance	\$ 4,140.00
Mechanical Systems	
Heat Pump 2	\$ 8,280.00
Heat Pump 3	\$ 11,592.00
Basketball Courts	
Asphalt Resurfacing (Color Coat)	\$ 6,471.00
Total for 2024-2025	\$ 38,763.00

2025-2026 Capital Reserve Repairs	
Description	Expenditures
Site Concrete	
Concrete Curb & Gutter Allowance	\$ 8,570.00
Concret Sidewalk Allowance	\$ 8,570.00
Site Lighting	
Light Bollards - Parking Lot	\$ 5,999.00
Light Poles - Parking Lot	\$ 25,709.00
Fencing/Gates/Access Control	
Access Control Allowance	\$ 5,356.00
Landscaping & Irrigation	
Landscaping Replacement Allowance	\$ 8,570.00
Roofing	
Asphalt Shingles - Original Buildings	\$ 33,508.00
Furniture, Fixtures & Equipment	
Fitness Equipment Annual Allowance	\$ 4,285.00
Mechanical Systems	
Heat Pump 1	\$ 8,570.00
Tennis Courts	
Asphalt Court Resurfacing (Color Coat)	\$ 30,508.00
Total for 2025-2026	\$ 139,645.00

Sampson Creek
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Sampson Creek
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 82,367	\$ -	\$ -	\$ 82,367
Petty Cash Account	\$ 591	\$ -	\$ -	\$ 591
Capital Projects Account	\$ -	\$ -	\$ 37,370	\$ 37,370
Due from General Fund	\$ -	\$ -	\$ 3,680	\$ 3,680
Deposits	\$ 820	\$ -	\$ -	\$ 820
Investments:				
US Bank Custody	\$ 262,628	\$ -	\$ -	\$ 262,628
State Board of Administration	\$ -	\$ -	\$ 160,639	\$ 160,639
Series 2016				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 110,868	\$ -	\$ 110,868
Construction	\$ -	\$ -	\$ 7,100	\$ 7,100
Series 2020				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 46,699	\$ -	\$ 46,699
Construction	\$ -	\$ -	\$ 488,006	\$ 488,006
Total Assets	\$ 346,406	\$ 463,658	\$ 696,795	\$ 1,506,859
Liabilities:				
Accounts Payable	\$ 31,010	\$ -	\$ 22,920	\$ 53,930
Due to Capital Reserve	\$ 3,680	\$ -	\$ -	\$ 3,680
Total Liabilities	\$ 34,690	\$ -	\$ 22,920	\$ 57,610
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 820	\$ -	\$ -	\$ 820
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 304,249	\$ -	\$ 304,249
Debt Service - Series 2020	\$ -	\$ 159,409	\$ -	\$ 159,409
Capital Projects - Series 2016	\$ -	\$ -	\$ 7,100	\$ 7,100
Capital Projects - Series 2020	\$ -	\$ -	\$ 487,622	\$ 487,622
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 179,153	\$ 179,153
Unassigned	\$ 310,897	\$ -	\$ -	\$ 310,897
Total Fund Balances	\$ 311,717	\$ 463,658	\$ 673,875	\$ 1,449,250
Total Liabilities & Fund Balance	\$ 346,406	\$ 463,658	\$ 696,795	\$ 1,506,859

Sampson Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,216,236	\$ 240,989	\$ 240,989	\$ -
Interest Income	\$ 15,000	\$ 3,750	\$ 1,227	\$ (2,523)
Clubhouse Income	\$ 1,000	\$ 250	\$ 428	\$ 178
Total Revenues	\$ 1,232,236	\$ 244,989	\$242,645	\$ (2,345)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,600	\$ 400
FICA Expense	\$ 918	\$ 230	\$ 199	\$ 31
Engineering	\$ 15,000	\$ 3,750	\$ 8,431	\$ (4,681)
Dissemination	\$ 2,337	\$ 584	\$ 584	\$ 0
Arbitrage	\$ 1,200	\$ 300	\$ -	\$ 300
Assessment Roll	\$ 5,843	\$ 5,843	\$ 5,843	\$ 0
Attorney	\$ 23,963	\$ 5,991	\$ 4,774	\$ 1,217
Annual Audit	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Trustee Fees	\$ 8,869	\$ 2,217	\$ -	\$ 2,217
Management Fees	\$ 67,702	\$ 16,925	\$ 16,925	\$ (0)
Information Technology	\$ 1,169	\$ 292	\$ 292	\$ (0)
Telephone	\$ 400	\$ 100	\$ 187	\$ (87)
Postage	\$ 600	\$ 150	\$ 159	\$ (9)
Printing & Binding	\$ 400	\$ 100	\$ 66	\$ 34
Insurance	\$ 12,053	\$ 12,053	\$ 10,885	\$ 1,168
Legal Advertising	\$ 1,350	\$ 338	\$ 211	\$ 126
Other Current Charges	\$ 1,000	\$ 250	\$ 323	\$ (73)
Office Supplies	\$ 100	\$ 25	\$ -	\$ 25
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,079	\$ 53,323	\$ 51,655	\$ 1,668

Sampson Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<i>Operations & Maintenance</i>				
Field				
General Manager (Vesta)	\$ 193,091	\$ 48,273	\$ 48,873	\$ (600)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 41,599	\$ 34,478	\$ 7,121
Landscape Maintenance (St Johns Golf)	\$ 30,000	\$ 7,500	\$ 5,176	\$ 2,324
Landscape Maintenance Contingency	\$ 52,000	\$ 13,000	\$ 1,314	\$ 11,686
Lake Maintenance	\$ 30,000	\$ 7,500	\$ 9,080	\$ (1,580)
Security	\$ 83,500	\$ 20,875	\$ 13,903	\$ 6,972
Lifeguards/Pool Monitors	\$ 46,434	\$ 11,609	\$ -	\$ 11,609
Pool Maintenance	\$ 35,000	\$ 8,750	\$ 10,513	\$ (1,763)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 1,500	\$ 1,500	\$ -
Janitorial Maintenance	\$ 22,500	\$ 5,625	\$ 5,883	\$ (258)
Electric	\$ 82,500	\$ 20,625	\$ 19,607	\$ 1,018
Water	\$ 18,500	\$ 4,625	\$ 8,465	\$ (3,840)
Refuse Service	\$ 500	\$ 125	\$ -	\$ 125
Permits	\$ 2,000	\$ 500	\$ -	\$ 500
Fitness Equipment Lease	\$ 27,000	\$ 6,750	\$ 6,637	\$ 113
Repairs & Maintenance	\$ 32,849	\$ 8,212	\$ 2,174	\$ 6,038
Street & Tennis Court Lighting Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 5,000	\$ 171	\$ 4,829
Tennis Court Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Supplies	\$ 12,500	\$ 3,125	\$ 4,442	\$ (1,317)
Special Events	\$ 25,000	\$ 6,250	\$ 8,525	\$ (2,275)
Holiday Decorations	\$ 15,000	\$ 3,750	\$ 14,526	\$ (10,776)
Workers Compensation Insurance	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 45,091	\$ 45,091	\$ 41,961	\$ 3,130
Telephone/Internet/Cable TV	\$ 14,000	\$ 3,500	\$ 3,541	\$ (41)
Website Maintenance	\$ 1,056	\$ 264	\$ 198	\$ 66
Office Supplies	\$ 700	\$ 175	\$ -	\$ 175
Contingencies	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Subtotal Field Expenditures	\$ 976,619	\$ 277,973	\$ 240,969	\$ 37,004
Total Operations & Maintenance	\$ 976,619	\$ 277,973	\$ 240,969	\$ 37,004
Total Expenditures	\$ 1,135,698	\$ 331,296	\$ 292,624	\$ 38,672
Excess (Deficiency) of Revenues over Expenditures	\$ 96,538		\$ (49,979)	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer	\$ (175,000)	\$ (43,750)	\$ -	\$ 43,750
Interfund Transfer-Excess/Shortage DS Revenues	\$ 24,338	\$ 24,338	\$ 30,582	\$ 6,245
Total Other Financing Sources/(Uses)	\$ (150,662)	\$ (19,412)	\$ 30,582	\$ 49,995
Net Change in Fund Balance	\$ (54,124)		\$ (19,397)	
Fund Balance - Beginning	\$ 54,124		\$ 331,113	
Fund Balance - Ending	\$ 0		\$ 311,717	

Sampson Creek
Community Development District
Month to Month
FY 2025

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	8/31/202	Sep-26	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 102,241	\$ 138,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,989
Interest Income	\$ -	\$ 735	\$ 493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,227
Clubhouse Income	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 103,404	\$ 139,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242,645
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expense	\$ 77	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Engineering	\$ 5,941	\$ 2,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,431
Dissemination	\$ 195	\$ 195	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,843
Attorney	\$ 4,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,774
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,642	\$ 5,642	\$ 5,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,925
Information Technology	\$ 97	\$ 97	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292
Telephone	\$ 53	\$ 66	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187
Postage	\$ -	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159
Printing & Binding	\$ 47	\$ 3	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66
Insurance	\$ 10,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,885
Legal Advertising	\$ 71	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211
Other Current Charges	\$ 100	\$ 119	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 34,900	\$ 9,702	\$ 7,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,655

Sampson Creek
Community Development District
Month to Month
FY 2025

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	8/31/202	Sep-26	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field/Amenity Operation Manager (Vesta)	\$ 16,291	\$ 16,291	\$ 16,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,873
Landscape Maintenance (Brightview Landscape)	\$ 9,748	\$ 14,983	\$ 9,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,478
Landscape Maintenance (St Johns Golf)	\$ 2,611	\$ 2,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,176
Landscape Maintenance Contingency	\$ 383	\$ 125	\$ 806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,314
Lake Maintenance	\$ 4,360	\$ 2,360	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,080
Security	\$ 7,066	\$ 6,446	\$ 391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,903
Lifeguards/Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 3,276	\$ 2,891	\$ 4,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,513
Splash Pad Maintenance/Chemicals	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Janitorial Maintenance	\$ 2,661	\$ 1,611	\$ 1,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,883
Electric	\$ 6,637	\$ 6,635	\$ 6,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,607
Water	\$ 1,416	\$ 4,218	\$ 2,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,465
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Lease	\$ 2,212	\$ 2,212	\$ 2,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,637
Repairs & Maintenance	\$ 920	\$ 780	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,174
Street & Tennis Court Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Replacements-Amenity Center	\$ -	\$ 171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171
Tennis Court Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ 1,290	\$ 1,733	\$ 1,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,442
Special Events	\$ 4,000	\$ 1,120	\$ 3,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,525
Holiday Decorations	\$ -	\$ 7,273	\$ 7,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,526
Workers Compensation Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 41,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,961
Telephone/Internet/Cable TV	\$ 1,113	\$ 1,093	\$ 1,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,541
Website Maintenance	\$ -	\$ 99	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 106,444	\$ 73,106	\$ 61,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,969
Total Operations & Maintenance	\$ 106,444	\$ 73,106	\$ 61,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,969
Total Expenditures	\$ 141,344	\$ 82,808	\$ 68,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292,624
Excess (Deficiency) of Revenues over Expendi	\$ (141,344)	\$ 20,596	\$ 70,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (49,979)
Other Financing Sources/Uses:													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfer-Excess/Shortage DS Revenue	\$ -	\$ 30,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,582
Total Other Financing Sources/Uses	\$ -	\$ 30,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,582
Net Change in Fund Balance	\$ (141,344)	\$ 51,179	\$ 70,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (19,397)

Sampson Creek
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 552,515	\$ 109,474	\$ 109,474	\$ -
Interest	\$ 2,500	\$ 417	\$ 1,689	\$ 1,272
Total Revenues	\$ 555,015	\$ 109,891	\$ 111,164	\$ 1,272
Expenditures:				
Interest - 11/1	\$ 61,988	\$ 61,988	\$ 61,988	\$ -
Principal - 5/1	\$ 430,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 61,988	\$ -	\$ -	\$ -
Total Expenditures	\$ 553,975	\$ 61,988	\$ 61,988	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,040		\$ 49,176	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (24,338)	\$ (24,338)	\$ (30,582)	\$ (6,245)
Total Other Financing Sources/(Uses)	\$ (24,338)	\$ (24,338)	\$ (30,582)	\$ (6,245)
Net Change in Fund Balance	\$ (23,298)		\$ 18,594	
Fund Balance - Beginning	\$ 86,325		\$ 285,656	
Fund Balance - Ending	\$ 63,027		\$ 304,249	

Sampson Creek
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 73,780	\$ 14,619	\$ 14,619	\$ -
Interest	\$ 750	\$ 125	\$ 1,065	\$ 940
Total Revenues	\$ 74,530	\$ 14,744	\$ 15,684	\$ 940
Expenditures:				
Interest - 11/1	\$ 31,475	\$ 31,475	\$ 31,475	\$ (0)
Principal - 5/1	\$ 10,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 31,475	\$ -	\$ -	\$ -
Total Expenditures	\$ 72,950	\$ 31,475	\$ 31,475	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,580		\$ (15,791)	
Net Change in Fund Balance	\$ 1,580		\$ (15,791)	
Fund Balance - Beginning	\$ 61,026		\$ 175,200	
Fund Balance - Ending	\$ 62,607		\$ 159,409	

Sampson Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest	\$ 5,000	\$ 833	\$ 1,799	\$ 966
Misc. Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 5,000	\$ 833	\$ 1,799	\$ 966
Expenditures:				
Capital Outlay	\$ 63,797	\$ 10,633	\$ 62,034	\$ (51,402)
Total Expenditures	\$ 63,797	\$ 10,633	\$ 62,034	\$ (51,402)
Excess (Deficiency) of Revenues over Expenditures	\$ (58,797)		\$ (60,235)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 175,000	\$ 29,167	\$ -	\$ (29,167)
Total Other Financing Sources (Uses)	\$ 175,000	\$ 29,167	\$ -	\$ (29,167)
Net Change in Fund Balance	\$ 116,203		\$ (60,235)	
Fund Balance - Beginning	\$ 232,934		\$ 239,388	
Fund Balance - Ending	\$ 349,137		\$ 179,153	

Sampson Creek
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 46	\$ 46
Total Revenues	\$ -	\$ -	\$ 46	\$ 46
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 46	
Net Change in Fund Balance	\$ -		\$ 46	
Fund Balance - Beginning			\$ 7,053	
Fund Balance - Ending			\$ 7,100	

Sampson Creek
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3,263	\$ 3,263
Total Revenues	\$ -	\$ -	\$ 3,263	\$ 3,263
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 41,836	\$ (41,836)
Total Expenditures	\$ -	\$ -	\$ 41,836	\$ (41,836)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (38,573)	
Net Change in Fund Balance	\$ -		\$ (38,573)	
Fund Balance - Beginning			\$ 526,195	
Fund Balance - Ending			\$ 487,622	

Sampson Creek

Community Development District

Long Term Debt Report

FY 2026

Series 2016, Special Assessment Bonds		
Interest Rate:	2.50%	
Maturity Date:	5/1/26	\$430,000
Interest Rate:	2.625%	
Maturity Date:	5/1/27	\$440,000
Interest Rate:	3.00%	
Maturity Date:	5/1/31	\$1,910,000
Interest Rate:	3.125%	
Maturity Date:	5/1/34	\$1,420,000
Bonds outstanding - 9/30/2025		\$4,200,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$4,200,000
Series 2020, Special Assessment Bonds		
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$755,000
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000
Bonds outstanding - 9/30/2025		\$2,470,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$2,470,000
Total Current Bonds Outstanding		\$6,670,000

2016 Bond

2020 - Combined

Stated:

\$ 7,595,000.00 \$ 2,156,730.51 \$ 9,751,730.51
\$ 0.28

\$ 2,520,000.00 \$ 1,080,046.24 \$ 3,600,046.24
\$ 0.43

Period	Principal	Interest	Total	Principal	Interest	Total
FY 2024	\$ 410,000.00	\$ 143,792.50	\$ 553,792.50	\$ 10,000.00	\$ 63,425.00	\$ 73,425.00
FY 2025	\$ 420,000.00	\$ 134,055.00	\$ 554,055.00	\$ 10,000.00	\$ 63,187.50	\$ 73,187.50
FY 2026	\$ 430,000.00	\$ 123,975.00	\$ 553,975.00	\$ 10,000.00	\$ 62,950.00	\$ 72,950.00
FY 2027	\$ 440,000.00	\$ 113,225.00	\$ 553,225.00	\$ 10,000.00	\$ 62,712.50	\$ 72,712.50
FY 2028	\$ 455,000.00	\$ 101,675.00	\$ 556,675.00	\$ 10,000.00	\$ 62,475.00	\$ 72,475.00
FY 2029	\$ 470,000.00	\$ 88,025.00	\$ 558,025.00	\$ 10,000.00	\$ 62,237.50	\$ 72,237.50
FY 2030	\$ 485,000.00	\$ 73,925.00	\$ 558,925.00	\$ 10,000.00	\$ 62,000.00	\$ 72,000.00
FY 2031	\$ 500,000.00	\$ 59,375.00	\$ 559,375.00	\$ 10,000.00	\$ 61,762.50	\$ 71,762.50
FY 2032	\$ 460,000.00	\$ 44,375.00	\$ 504,375.00	\$ 60,000.00	\$ 61,525.00	\$ 121,525.00
FY 2033	\$ 475,000.00	\$ 30,000.00	\$ 505,000.00	\$ 65,000.00	\$ 60,100.00	\$ 125,100.00
FY 2034	\$ 485,000.00	\$ 15,156.26	\$ 500,156.26	\$ 270,000.00	\$ 58,556.26	\$ 328,556.26
FY 2035	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 52,143.76	\$ 352,143.76
FY 2036	\$ -	\$ -	\$ -	\$ 305,000.00	\$ 45,018.76	\$ 350,018.76
FY 2037	\$ -	\$ -	\$ -	\$ 315,000.00	\$ 37,012.50	\$ 352,012.50
FY 2038	\$ -	\$ -	\$ -	\$ 320,000.00	\$ 28,743.76	\$ 348,743.76
FY 2039	\$ -	\$ -	\$ -	\$ 330,000.00	\$ 20,343.76	\$ 350,343.76
FY 2040	\$ -	\$ -	\$ -	\$ 445,000.00	\$ 11,681.26	\$ 456,681.26
	\$ 5,030,000.00	\$ 927,578.76	\$ 5,957,578.76	\$ 2,490,000.00	\$ 875,875.06	\$ 3,365,875.06

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
FY 2026

Gross Assessments \$ 1,293,866.09 \$ 587,766.20 \$ 78,489.51 \$ 1,960,121.80
 Net Assessments \$ 1,216,234.12 \$ 552,500.23 \$ 73,780.14 \$ 1,842,514.49

66.01% 29.99% 4.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2016 Debt Service</i>	<i>2020 Debt Service</i>	<i>Total</i>
11/03/25	Distribution #1	\$ 20,658.97	\$ 1,054.96	\$ 392.08	\$ 19,211.93	\$ 12,681.69	\$ 5,760.93	\$ 769.31	\$ 19,211.93
11/18/25	Distribution #2	\$ 75,659.48	\$ 3,026.38	\$ 1,452.66	\$ 71,180.44	\$ 46,985.83	\$ 21,344.31	\$ 2,850.29	\$ 71,180.43
11/21/25	Distribution #3	\$ 68,554.90	\$ 2,742.19	\$ 1,316.25	\$ 64,496.46	\$ 42,573.77	\$ 19,340.04	\$ 2,582.64	\$ 64,496.45
12/16/25	Distribution #4	\$ 133,829.77	\$ 5,353.20	\$ 2,569.53	\$ 125,907.04	\$ 83,110.57	\$ 37,754.75	\$ 5,041.72	\$ 125,907.04
12/23/25	Distribution #5	\$ 89,590.69	\$ 3,583.63	\$ 1,720.14	\$ 84,286.92	\$ 55,637.35	\$ 25,274.45	\$ 3,375.12	\$ 84,286.92
TOTAL		\$ 388,293.81	\$ 15,760.36	\$ 7,450.66	\$ 365,082.79	\$ 240,989.21	\$ 109,474.48	\$ 14,619.08	\$ 365,082.77

19.81%	Gross Percent Collected
\$ 1,571,827.99	Balance Remaining to Collect

C.

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

January 15, 2026

GENERAL FUND		
<i>DATE</i>	<i>CHECK NUMBERS</i>	<i>AMOUNT</i>
01/06/26	9034-9048	\$39,713.87
<u>AUTOPAY</u>		
12/31/25	8007-8009	\$4,070.00
Total		\$43,783.87

CAPITAL RESERVE FUND		
<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
01/06/26	273	\$22,920.00
Total		\$22,920.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/26	00483	10/01/25	042-1225	202512	320-57200	49400			*	525.00		
			BALANCE	12/25								
10/01/25		042-1225		202512	320-57200	49400			V	525.00-		
			BALANCE	12/25								
AAA BIG TOP ENTERTAINMENT											.00	009034
1/06/26	00437	1/01/26	5090	202601	320-57200	45200			*	3,433.25		
			SVCS	01/26								
1/01/26		5090		202601	320-57200	45200			V	3,433.25-		
			SVCS	01/26								
C BUSS ENTERPRISES DONT USE!!!!											.00	009035
1/06/26	00469	1/02/25	5189	202601	320-57200	54502			*	1,056.31		
			REPLACE	BALL FLOAT	01/26							
1/02/25		5189		202601	320-57200	54502			V	1,056.31-		
			REPLACE	BALL FLOAT	01/26							
CBUSS ENTERPRISES											.00	009036
1/06/26	00048	12/23/25	53094137	202601	320-57200	54600			*	35.40		
			FIRST AID SUPPLIES	01/26								
12/31/25		93534484		202512	320-57200	54600			*	308.00		
			ZOLL 3 AED AUTO AGREE									
CINTAS CORPORATION											343.40	009037
1/06/26	00319	12/04/25	1110956-	202512	320-57200	41000			*	854.55		
			SVCS	12/25								
COMCAST											854.55	009038
1/06/26	00334	12/24/25	23356477	202512	320-57200	54600			*	260.79		
			SUPPLIES	12/25								
CRYSTAL SPRINGS											260.79	009039
1/06/26	00468	1/06/26	00075046	202512	310-51300	48000			*	70.00		
			LEGAL AD	#11887313								
GANNETT FLORIDA LOCALIQ											70.00	009040
1/06/26	00285	1/01/26	JAK01260	202601	320-57200	45300			*	1,611.00		
			SVCS	01/26								
JANI-KING OF JACKSONVILLE											1,611.00	009041
1/06/26	00022	12/16/25	14873242	202512	320-54100	43100			*	215.60		
			SVCS	12/25								
12/17/25		82743242		202512	320-54100	43100			*	2,616.48		
			SVCS	12/25								
JEA											2,832.08	009042

SAMC SAMPSON CREEK SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/26	01003	12/29/25	148716	202512	320	57200	54600		JSC SYSTEMS	*	359.00	359.00	009043
			SUPPLIES 12/25										
1/06/26	00031	1/01/26	336254B	202601	320	54100	46300		THE LAKE DOCTORS, INC.	*	2,360.00	2,360.00	009044
			WATER MGMT 01/26										
1/06/26	00482	12/16/25	12810738	202512	320	57200	49400		PROGRESSIVE ENTERTAINMENT SERVICES	*	495.00	495.00	009045
			DJ SVCS WITH TENT 12/25										
1/06/26	00497	12/31/25	791515	202512	320	54100	46200		RUPPERT LANDSCAPE LLC	*	9,747.58	9,747.58	009046
			LANDSCAPE MAINT 12/25										
1/06/26	00377	1/01/26	430042	202601	320	54100	34000		VESTA PROPERTY SERVICES, INC	*	16,290.91	16,290.91	009047
			SVCS 01/26										
1/06/26	00469	1/01/26	5090	202601	320	57200	45200		CBUSS ENTERPRISES	*	3,433.25	4,489.56	009048
		1/02/26	5189	202601	320	57200	54502				*			1,056.31
			REPLACE BALL FLOAT 01/26										
TOTAL FOR BANK A											39,713.87		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/31/25	00467	12/15/25 1543267	202512 320-57200-34500 OFF-DUTY POLICE-12/15/25	ROLLKALL TECHNOLOGIES LLC	*	130.20	130.20 008007
12/31/25	00467	12/30/25 1553657	202512 320-57200-34500 OFF-DUTY POLICE-12/29/25	ROLLKALL TECHNOLOGIES LLC	*	260.40	260.40 008008
12/31/25	00431	12/09/25 3470-120	202512 320-57200-41050 CC PURCHASES THRU 12/9/25		*	99.00	
		12/09/25 3470-120	202512 320-57200-54600 CC PURCHASES THRU 12/9/25		*	492.32	
		12/09/25 3470-120	202512 320-57200-49400 CC PURCHASES THRU 12/9/25		*	2,660.70	
		12/09/25 3470-120	202512 320-57200-54500 CC PURCHASES THRU 12/9/25		*	255.99	
		12/09/25 3470-120	202512 320-57200-54502 CC PURCHASES THRU 12/9/25	TRUIST BANK	*	171.39	3,679.40 008009
TOTAL FOR BANK Z						4,070.00	
TOTAL FOR REGISTER						43,783.87	

AAA Big Top Entertainment
 1376 Akron Oaks Dr.
 Orange Park, FL 32065
 904-307-2499
 www.ClownMagicianJax.com



INVOICE

Date	Invoice #
10/1/25	042

Bill To
Stephanie Taylor General Manager, Sampson Creek CDD 219 Saint Johns Golf Drive Saint Augustine, Fl 32092 email - staylor@vestapropertyservices.com ph - 904-599-9093

Paid \$525.00 on 10/10/25 CK#8972

Please pay balance \$525.00
 001.320.57200.49400
 Dec 2025

Description	Qty	Rate	Amount
Santa and Mrs. Claus will be happy to meet, greet and take photos with your guests on Dec 13 , from 11AM to 2 PM, Saturday, at the above address. (Please send a check, 50% NLT November 17 to the above address, thank you) (If paying by CC a 4% convenience fee with be added) Special Events 320-57200-49400			\$1050.00
EIN - 27-1325947 Thank you for using AAA Big Top Entertainment and for hiring a Vet!		Balance due:	\$1050.00

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to

Sampson Creek CDD
St. Johns Golf and Country Club
219 St Johns Golf Dr.
Saint Augustine, FL 32092

Invoice details

Invoice no.: 5090
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JANUARY	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	5	\$7.95	\$39.75
3.	LIQUID BLEACH	PER GAL	270	\$4.75	\$1,282.50
4.	SULFURIC ACID	PER GAL	30	\$8.70	\$261.00

Total **\$3,433.25**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Pool Maintenance
320-57200-45200

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Sampson Creek CDD
St. Johns Golf and Country Club
219 St Johns Golf Dr.
Saint Augustine, FL 32092

Repairs and Maintenance - Amenity
320-57200-54502

Invoice details

PO: SPLASH PAD

Invoice no.: 5189
Terms: Net 30
Invoice date: 01/02/2026
Due date: 02/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	REPLACE BALL FLOAT VALVE	1	\$906.31	\$906.31
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	1	\$150.00	\$150.00

Total **\$1,056.31**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095



CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

Ship To Pool
 SAMPSON CREEK CDD
 219 SAINT JOHNS GOLF DR
 SAINT AUGUSTINE, FL 32092-1053

Invoice # 5309413706
Invoice Date 12/23/2025
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7060501569
Payer # 10552255

Bill To Pool
 SAMPSON CREEK CDD
 219 SAINT JOHNS GOLF DR
 SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000005150417	Unit Description: OFFICE				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
	Unit Subtotal:			\$10.45	
Unit 00000000017631113	Unit Description: FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
Unit 00000000017631116	Unit Description: OFFICE HALLWAY				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
Unit 00000000099990999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
	Unit Subtotal:			\$24.95	
	Invoice Sub-total			\$35.40	
	Tax			\$0.00	
	Invoice Total			\$35.40	

Remit To CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

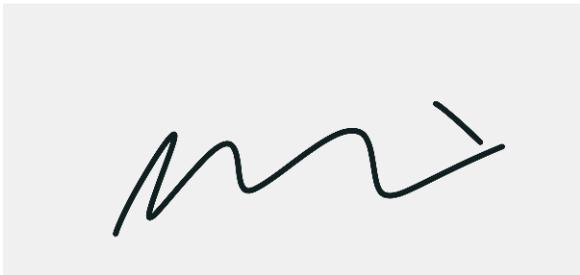
Supplies
 320-57200-54600

CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

Note





CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

Ship To Pool
 SAMPSON CREEK CDD
 219 SAINT JOHNS GOLF DR
 SAINT AUGUSTINE, FL 32092-1053

Invoice # 9353448484
Invoice Date 12/31/2025
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

Bill To Pool
 SAMPSON CREEK CDD
 219 SAINT JOHNS GOLF DR
 SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED AUTOMATIC AGREEMENT	2 EA	\$154.00	\$308.00	
			Invoice Sub-total	\$308.00	
			Tax	\$0.00	
			Invoice Total	\$308.00	

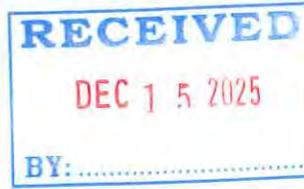
Remit To CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Note

Supplies
 320-57200-54600

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.



Your bill at a glance

For 219 SAINT JOHNS GOLF DR, HOME OFC 2, SAINT AUGUSTINE, FL, 32092-1053

Previous balance		\$700.12
Payment - thank you	Nov 26	-\$700.12
Balance forward		\$0.00
Regular monthly charges	Page 3	\$845.45
Taxes, fees and other charges	Page 3	\$9.10
New charges		\$854.55

Amount due Dec 25, 2025 \$854.55

Your bill explained

- Taxes, fees & other charges have increased by \$1.43 on your account as a result of changes to your services.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Dec 04, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

001.320.57200.41000
Dec 2025

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment



1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
98330310 DY RP 04 20251204 NNNNNNNY 0000477 0003

FITN SAMPSON CRK CDD POOL
HOME OFC 2
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Account number **8495 74 140 1110956**

Payment due **Dec 25, 2025**

Please pay **\$854.55**

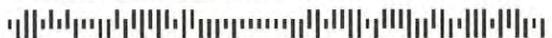
Amount enclosed \$

Make checks payable to Comcast
Do not send cash



Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574140111095600854554

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a **FREE** account review at **877-564-0318**.



Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: M. Gifford.



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you



Regular monthly charges		\$845.45
Comcast Business		\$823.45
Bundled services		\$456.95
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00	
Equipment Fee Voice.	\$27.95	
TV services		\$316.50
TV Standard Business Video.	\$74.95	
Public View Service Business Video.	\$25.00	
Service Discount	-\$25.00	
CableCARD Service To Additional TV.	\$43.50	
Service Discount	-\$43.50	
Digital Adapter	Included	
Equipment Fee TV Box.	\$200.00	
Regional Sports Fee	\$4.45	
Broadcast TV Fee	\$37.10	
Voice services		\$50.00
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90	
Voice Credit Qty 2 @ -\$19.95 each	-\$39.90	

Service fees		\$22.00
Directory Listing Management Fee	\$11.00	
Voice Network Investment	\$11.00	

Taxes, fees and other charges		\$9.10
Other charges		\$9.10
Federal Universal Service Fund	\$4.30	
Regulatory Cost Recovery	\$4.80	

What's included?



Internet: Fast, reliable internet on our Gig-speed network



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)599-9094, (904)819-9956, (904)217-8268

Visit business.comcast.com/myaccount for more details

You've saved \$108.40 this month with your service and voice credit discounts.



Additional information

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective November 18, 2025, the service charge for your Business Video service will increase to \$124.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPCOMING CHANGES TO YOUR BROADCAST TV (BTV) FEE AND REGIONAL SPORTS NETWORK (RSN) FEE: At Comcast Business, we're committed to delivering reliable service and work hard to keep prices stable for our customers. To continue to deliver the programming you enjoy, your BTV fee may change up to \$12.60 per month and your RSN fee may change up to \$0.25 per month, effective December 18, 2025, due to increases in programming and service-related costs. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

EQUIPMENT FEE CHANGE NOTICE: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your Business Voice and/or Business Internet services will increase to \$27.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPDATE TO YOUR DIRECTORY LISTING MANAGEMENT FEE: At Comcast Business, we're committed to enhancing our services and technology. As a result, we periodically review our pricing structure to meet the evolving needs of our customers. Effective November 18, 2025, the charge for your Business Voice Directory Listing Management fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPDATE TO YOUR VOICE NETWORK INVESTMENT FEE: At Comcast Business, we continue to invest in our network and technology to ensure we maintain a high-quality network for our Voice customers. As a result, you'll see new pricing reflected on your upcoming billing statement. Effective November 18, 2025, the charge for your Business Voice Network Investment fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Comcast Business Update: Starting November 7, 2025, Willow TV will no longer be available for purchase as a standalone channel. If you're already subscribed to Willow TV, your subscription will stay active until you make a change to video service or receive further notice.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

We've made updates to our Comcast Business Services Customer Terms and Conditions, including changes to the arbitration provisions. You can review the updated agreement at business.comcast.com/terms-conditions-smb.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.



Date	Détails	Qty.	Each	Amount
12-19-25	T253536970015	10	10.49	104.90
	CRYSTAL SPRINGS 5G PURIFIED WATER	5	4.49	22.45
	CUP PLASTIC FLAT 7 OZ CLEAR 50 CT	10	6.00	60.00
	5.0 GALLON BOTTLE DEPOSIT	-18	6.00	-108.00
	5.0 GALLON BOTTLE RETURN	1	14.99	14.99
	DELIVERY FEE			0.00
	Sales Tax			0.00
	Total			94.34
	R2535622541350			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	10.99	10.99
	BOTTOM LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	6.99	6.99
	Sales Tax			0.00
	Total			17.98
	Total New Charges:			373.11

How to Read Your Bill

Delivery Calendar:
Your scheduled deliveries for the next three months.

Customer Account Number:
For prompt service, please use this number when referring to your account.

Summary:
Previous balance and posted payments since last bill.

Total New Charges:
This information provides totals for various products and transactions.

Important Monthly Message

Important Monthly Promotions:
Register online for access to your account. You can view and pay your bill, check delivery schedule and order products all online.

Bottle Deposits:
Highlights bottle deposits and returns.

Easy to Pay:
Pay your invoice through the mail, online at www.water.com or call us to expedite your remittance with automatic credit card payments

Mail Remittance With Payment To:
Please detach remittance and mail using business envelope provided.

Billing Rights Summary

In case of Errors or Questions About Your Bill:
If you think your bill is incorrect, or if you need more information about a transaction on your bill, write us as soon as possible on a separate sheet, at P.O. Box 660579, Dallas, TX 75266-0579. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. Your bill shall be deemed correct unless disputed within 60 days from receipt. You can telephone us, but doing so will not preserve your rights.

- In your letter, give us the following information:
- Your name and complete account number.
 - The dollar amount of the suspected error.
 - Describe the error and explain why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the amount of your bill that is not in question. While we investigate your questions, we cannot report you as delinquent or take any action to collect the amount you question.

Electronic Funds Transfer Notice

If you pay by check, it will be converted into an "Electronic Funds Transfer" (EFT), a process in which your financial institution is electronically instructed to transfer funds from your account to ours in lieu of processing the check. By sending your completed check to us, you authorize us to use the account information therein to create an EFT for the amount indicated on the check. If the EFT cannot be processed for technical or other reasons, you authorize us to process an image replacement document, draft, or copy of your check.

OPT OUT NOTICE: If you do not wish to participate in this check conversion program, please write to us on a separate sheet at: P.O. Box 660579, Dallas, TX 75266-0579.

Insufficient Funds Notice

If your check is returned for insufficient or uncollected funds (NSF), your signature on your check gives us permission to debit your checking account electronically for the uncollected amount. Payment by check constitutes your acceptance of these terms.

We appreciate your business.

As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA).
For further information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

Please print only new address below and check the appropriate box on reverse side. Thank you.

Address Changes

Mailing address only Mailing and delivery address

Name

Address

City

State

Zip Code

()

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

- ✓ Detach this remittance and return with your payment.
- ✓ Write the complete account number on your check.
- ✓ Mail remittance and payment using the enclosed envelope.



ACCOUNT NAME		ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms		764139	12/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007504691	Dec 1- Dec 31, 2025	\$70.00	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$70.00	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JANUARY 31, 2026
Sampson Creek Cdd/Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7608 or local@cc.gannett.com FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
12/1/25	Balance Forward	\$70.00
12/17/25	PAYMENT - THANK YOU	-\$70.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/9/25	11887313	SAG St Augustine Record	MEETING		\$70.00

001.310.51300.48000

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$70.00
Service Fee 3.99%	\$2.79
*Cash/Check/ACH Discount	-\$2.79
*Payment Amount by Cash/Check/ACH	\$70.00
Payment Amount by Credit Card	\$72.79

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sampson Creek Cdd/Gms		764139		0007504691		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$70.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7608		\$72.79
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000076413900000000000000075046910000700067179



Remit To:
 JANI-KING OF JACKSONVILLE
 5700 ST. AUGUSTINE ROAD
 JACKSONVILLE FL 32207
 (904) 346-3000

Invoice	
Date 01/01/2026	Number JAK01260030
Due Date 01/31/2026	Cust # 126069
Invoice Amount \$ 1,611.00	Amount Remitted

Sold To:
 SAMPSON CREEK C.D.D.

For:
 Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

Make All Checks Payable To: JANI-KING OF JACKSONVILLE
 RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE
Commercial Cleaning Services
 (904) 346-3000



Sold To:
 SAMPSON CREEK C.D.D.
 219 ST. JOHNS GOLF DRIVE
 ST. AUGUSTINE FL 32092

For:
 Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK01260030	01/01/2026	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	01/31/2026
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR JANUARY				1611.00	1611.00
Janitorial Cleaning 320-57200-45300						
Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable To: JANI-KING OF JACKSONVILLE						
					Amount of Sale	\$ 1,611.00
					Sales Tax	\$ 0.00
					Total	\$ 1,611.00



225 N. Pearl St.
Jacksonville, FL
32202-4513

SAMPSON CREEK COMMUNITY

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 1487324200	Amount Due \$215.60 Please pay by 01/07/26 to avoid 1.5% late payment charge.
Bill Date: 12/16/25	
Cycle: 15	

TOTAL SUMMARY OF CHARGES

Irrigation	\$	215.60
Total New Charges	\$	215.60

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	204.31
Payment(s) Received		-204.31
Balance Before New Charges		0.00
New Charges	\$	215.60

A late payment charge will be assessed for unpaid balance. \$ **215.60**

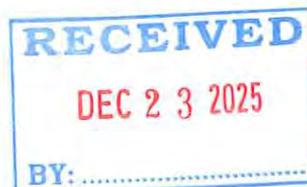


001.320.54100.43100 Dec 2025

MESSAGES

! Please pay \$215.60 by 01/07/26 to avoid 1.5% late payment charge and service disconnections.

🚰 Identify and fix dripping taps and leaky pipes immediately. Even a small leak can waste thousands of gallons of water annually.



PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 1487324200	Bill Date: 12/16/25
Please pay by 01/07/26 to avoid 1.5% late payment charge.	
\$215.60	TOTAL AMOUNT PAID

015904 000000088
SAMPSON CREEK COMMUNITY
DEVELOPMENT DISTRICT
5385 N NOB HILL RD
SUNRISE FL 33351-4761



*** JEA ***
PO BOX 45047
JACKSONVILLE FL32232-5047

0262148732420000000000000000004000021560010100000001500017



Account #: 1487324200 Bill Date: 12/16/25 Cycle: 15

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 1013 MEADOW VIEW LA APT IR01
 Service Period: 11/12/25 - 12/14/25 Reading Date: 12/14/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	32	306	Regular	3/4	25000 GAL

Basic Monthly Charge	\$	18.23
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		96.47
Total Current Irrigation Charges	\$	142.64

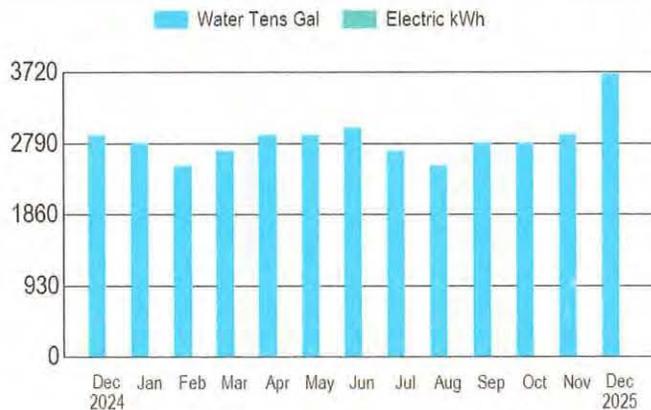
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 784 EAGLE POINT DR APT IR01
 Service Period: 11/12/25 - 12/14/25 Reading Date: 12/14/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	32	2587	Regular	3/4	12000 GAL

Basic Monthly Charge	\$	18.23
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		26.79
Total Current Irrigation Charges	\$	72.96

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	29,000	29,000	37,000	1,156





225 N. Pearl St.
Jacksonville, FL
32202-4513

SAMPSON CREEK COMMUNITY

Phone: (904) 665-6000 Online: jea.com
Business Customers: (904) 665-6250

Account #: 8274324200	Amount Due \$2,616.48 Please pay by 01/08/26 to avoid 1.5% late payment charge.
Bill Date: 12/17/25	
Cycle: 15	

TOTAL SUMMARY OF CHARGES

Water	\$	1,908.02
Sewer		117.20
Irrigation		591.26
Total New Charges	\$	2,616.48

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	4,013.22
Payment(s) Received		-4,013.22
Balance Before New Charges		0.00
New Charges	\$	2,616.48

A late payment charge will be assessed for unpaid balance. \$ 2,616.48



Water \$1,908.02
Sewer \$117.20
Irrigation \$591.26

MESSAGES

! Please pay \$2,616.48 by 01/08/26 to avoid 1.5% late payment charge and service disconnections.

🚰 Identify and fix dripping taps and leaky pipes immediately. Even a small leak can waste thousands of gallons of water annually.

001.320.54100.43100
Dec 2025

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 8274324200	Bill Date: 12/17/25
Please pay by 01/08/26 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
\$2,616.48	

017433 000000139
SAMPSON CREEK COMMUNITY
DEVELOPMENT DISTRICT
5385 N NOB HILL RD
SUNRISE FL 33351-4761



*** JEA ***
PO BOX 45047
JACKSONVILLE FL32232-5047

12428274324200000000000000004000261648010100000001500014



Phone: (904) 665-6000

Online: jea.com

SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 12/17/25

Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
1054 EAGLE POINT DR	I	\$30.20	Irrigation 1 - Commercial	11/12/25 - 12/14/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		11.97													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74457419</td> <td>32</td> <td>501</td> <td>Regular</td> <td>3000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74457419	32	501	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74457419	32	501	Regular	3000 GAL											
1148 STONEHEDGE TRAIL LN APT 1	I	\$119.73	Irrigation 1 - Commercial	11/12/25 - 12/14/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		27.48													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		64.31													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514012958</td> <td>32</td> <td>297</td> <td>Regular</td> <td>19000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514012958	32	297	Regular	19000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514012958	32	297	Regular	19000 GAL											
1401 CRESTED HERON CT	I	\$175.04	Irrigation 1 - Commercial	11/17/25 - 12/17/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		50.63													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		96.47													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>62253178</td> <td>30</td> <td>9532</td> <td>Regular</td> <td>25000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	62253178	30	9532	Regular	25000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
62253178	30	9532	Regular	25000 GAL											
219 SAINT JOHNS GOLF DR	W	\$21.29	Commercial - Water/Sewer	11/12/25 - 12/14/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.23													
Water Consumption Charge		3.06													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514050548</td> <td>32</td> <td>2</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	32	2	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	32	2	Regular	1000 GAL											
219 SAINT JOHNS GOLF DR	W	\$1,865.44	Swimming Pool - Water	11/17/25 - 12/17/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		78.40													
Water Consumption Charge		1,787.04													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>94648188</td> <td>30</td> <td>5367</td> <td>Regular</td> <td>584000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	94648188	30	5367	Regular	584000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
94648188	30	5367	Regular	584000 GAL											
219 SAINT JOHNS GOLF DR	S	\$58.60	Commercial - Water/Sewer	11/12/25 - 12/14/25	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		53.43													
Sewer Usage Charge		5.17													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514050548</td> <td>32</td> <td>2</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	32	2	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	32	2	Regular	1000 GAL											



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
219 SAINT JOHNS GOLF DR APT 1	W	\$21.29	Commercial - Water/Sewer	11/12/25 - 12/14/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.23													
Water Consumption Charge		3.06													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86955411</td> <td>32</td> <td>147</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	32	147	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	32	147	Regular	1000 GAL											
219 SAINT JOHNS GOLF DR APT 1	S	\$58.60	Commercial - Water/Sewer	11/12/25 - 12/14/25	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		53.43													
Sewer Usage Charge		5.17													
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Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	32	147	Regular	1000 GAL											
380 SAINT JOHNS GOLF DR	I	\$26.21	Irrigation 1 - Commercial	11/12/25 - 12/14/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		7.98													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514034028</td> <td>32</td> <td>42</td> <td>Regular</td> <td>2000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514034028	32	42	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514034028	32	42	Regular	2000 GAL											
825 HAMPTON CROSSING WAY	I	\$38.63	Irrigation 1 - Residential	11/12/25 - 12/14/25	Residential Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1-7 KGal @ \$4.02)		20.40													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>83711246</td> <td>32</td> <td>409</td> <td>Regular</td> <td>5000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83711246	32	409	Regular	5000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83711246	32	409	Regular	5000 GAL											
884 EAGLE POINT DR APT 1	I	\$39.45	Irrigation 1 - Commercial	11/12/25 - 12/14/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		27.48													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		11.97													
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Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83715860	32	384	Regular	3000 GAL											
885 EAGLE POINT DR	I	\$78.32	Irrigation 1 - Commercial	11/12/25 - 12/14/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		32.15													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>81849996</td> <td>32</td> <td>539</td> <td>Regular</td> <td>13000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	81849996	32	539	Regular	13000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
81849996	32	539	Regular	13000 GAL											
982 EAGLE POINT DR	I	\$83.68	Irrigation 1 - Commercial	11/12/25 - 12/14/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		37.51													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>82580203</td> <td>32</td> <td>1367</td> <td>Regular</td> <td>14000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82580203	32	1367	Regular	14000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
82580203	32	1367	Regular	14000 GAL											





Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 12/16/2025 **Invoice #** 12810738 **Terms:** Due at event **PO#**

Customer name: Sampsons Creek CDD **Event type:** Polar Plunge

Billing address: 219 St. Johns Golf Drive, St. Sugustine, Fl. 32092

Original contact person: Julie Tallaksen **W**-904-599-9093 **C:** **E-mail/ fax:** jtallaksen@vestapropertyservices.com

At event contacts with cell: Same

Event date: Saturday January 10, 2026 **Hours of event:** 10:00 am -12:00 pm **Hours of service:** Same

Approximate set up time: Between: 8:30am -9:00 am

Location name and address:

Where to set up at location: Poolside **Power within 75':**

Set up-grass or pavement: PV **Water within 75':** NA **Covered area for entertainer:** Yes

Notes:
SERVICES NEEDED:

* Interactive DJ Service with tent for DJ

Reg. Rate	\$	695.00	Your Cost	\$	495.00
------------------	----	--------	------------------	----	--------

Your Total Savings \$100.00

Special Events
320-57200-49400

Sub Total:	\$	495.00
Sales Tax:	\$	-
Invoice Total:	\$	495.00
50 % Deposit required	\$	Waived
Balance due at set up	\$	495.00
Payments received	\$	-
Current Balance	\$	495.00

Due no Later than event date or \$50 Late Charge

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ Date: _____



INVOICE

Date	Invoice#
Dec 31,2025	791515

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Stephanie Taylor
Sampson Creek CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Agreement with:
Sampson Creek CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jan 30,2026	

Description	Price	Total
Landscape Management For December As Per Contract, Due Jan 30, 2026 Maintenance \$8598.51 Irrigation \$1149.06 <p style="color: red; text-align: center;">Landscape Maintenance 320-54100-46200</p>	\$9,747.58	\$9,747.58

For billing questions contact Colleen Ryan Tel: 904-778-1030
For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$9,747.58
Sales Tax:	\$0.00
Amount Due:	\$9,747.58

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 430042
Date 01/01/2026
Terms Net 30
Due Date 01/31/2026
Memo

Bill To
Sampson Creek CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Monthly fees	1	16,090.91	16,090.91
Golf cart	1	200.00	200.00

Total 16,290.91

001.320.54100.34000

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Sampson Creek CDD
St. Johns Golf and Country Club
219 St Johns Golf Dr.
Saint Augustine, FL 32092

Invoice details

Invoice no.: 5090
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JANUARY	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	5	\$7.95	\$39.75
3.	LIQUID BLEACH	PER GAL	270	\$4.75	\$1,282.50
4.	SULFURIC ACID	PER GAL	30	\$8.70	\$261.00

Total **\$3,433.25**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Pool Maintenance
320-57200-45200

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Sampson Creek CDD
St. Johns Golf and Country Club
219 St Johns Golf Dr.
Saint Augustine, FL 32092

Repairs and Maintenance - Amenity
320-57200-54502

Invoice details

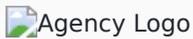
PO: SPLASH PAD

Invoice no.: 5189
Terms: Net 30
Invoice date: 01/02/2026
Due date: 02/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	REPLACE BALL FLOAT VALVE	1	\$906.31	\$906.31
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	1	\$150.00	\$150.00

Total **\$1,056.31**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095



Invoice

INVOICE DATE

12/15/2025

INVOICE NUMBER

1543267

BILLED FROM

OFF DUTY
 St Johns County Sheriff's Office
 St. Augustine, FL 32084

BILLED TO

SHARYN HENNING
 5385 North Nob Hill Road
 Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
6005739	12/15/25	:	St Johns Golf	10343	0.00 A 4.00 A 0.00 E 0.00 V 0.00 M	2.00	\$60.00	\$120.00
001.320.57200.34500 \$130.20 *Separate Check*					TOTAL OFFICERS PAY			\$120.00
					TOTAL JURISDICTION FEES			\$4.00
					Admin			\$4.00
					SERVICE FEE			\$6.20
					TAX			\$0.00
					TOTAL DUE			\$130.20

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC
 PO BOX 641142 DALLAS, TX 75264

Invoice

INVOICE DATE

12/30/2025

INVOICE NUMBER

1553657

BILLED FROM

OFF DUTY
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

SHARYN HENNING
5385 North Nob Hill Road
Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
6065290	12/29/25		St Johns	10343	0.00 A 8.00 A 0.00 E 0.00 V 0.00 M	4.00	\$60.00	\$240.00

001.320.57200.34500
\$260.40
Separate Check

TOTAL OFFICERS PAY	\$240.00
TOTAL JURISDICTION FEES	\$8.00
Admin	\$8.00
SERVICE FEE	\$12.40
TAX	\$0.00

TOTAL DUE \$260.40

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC
PO BOX 641142 DALLAS, TX 75264

District Credit Card Receipt Report 2025

Card Holder:	Sampson Creek CDD		Month:	November 10 2025 - December 9 2025	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Amazon	11/9/2025	1.320.57200.54600	\$ 6.64	\$ 6.64	Supplies- Magnets
Constant Contact	11/9/2025	1.320.57200.41050	\$ 99.00	\$ 99.00	Web Email Subscription
Amazon	11/11/2025	1.320.57200.54600	\$ 37.90	\$ 37.90	Supplies-Paper Towels
Slide Renu	11/11/2025	1.320.57200.54500	\$ 250.00	\$ 250.00	Repairs & Maintenance-Slide Inspection
Cronin Ace Hardwa	11/11/2025	1.320.57200.54500	\$ 5.99	\$ 5.99	Repairs & Maintenance-Sparkplug
Amazon	11/12/2025	1.320.57200.54600	\$ 189.99	\$ 189.99	Supplies-Leaf Blower
Amazon	11/12/2025	1.320.57200.54600	\$ 29.99	\$ 29.99	Supplies Leaf Blower Plan
Amazon	11/14/2025	1.320.57200.54600	\$ 99.98	\$ 99.98	Supplies-Trash Bags
Amazon	11/17/2025	1.320.57200.54600	\$ 58.95	\$ 58.95	Supplies-Toilet Paper
Neon Entertainment	11/18/2025	1.320.57200.49400	\$ 1,650.00	\$ 1,650.00	Event Supplies-Countdown to Christmas
Amazon	11/22/2025	1.320.57200.49400	\$ 47.35	\$ 47.35	Event Supplies-Letters from Santa
Dunkin*	11/29/2025	1.320.57200.49400	\$ 12.84	\$ 12.84	Event Supplies-Golden Mornings
Amazon	11/30/2025	1.320.57200.54502	\$ 39.99	\$ 39.99	Repairs & Maintenance Amenity-Steel Plate
Cookies By Design	12/2/2025	1.320.57200.49400	\$ 237.45	\$ 237.45	Event Supplies - Countdown to Christmas
Mr. Bartenderr	12/2/2025	1.320.57200.49400	\$ 427.75	\$ 427.75	Event Supplies-Cocktail Class
Cronin Ace Hardwa	12/2/2025	1.320.57200.54600	\$ 26.56	\$ 26.56	Supplies-Ant Deterrent
Home Depot	12/3/2025	1.320.57200.54502	\$ 91.41	\$ 91.41	Repairs and Maintenance Amenity-Spring Rider
Cronin Ace Hardwa	12/4/2025	1.320.57200.54600	\$ 17.98	\$ 17.98	Supplies - Greaser
Amazon	12/5/2025	1.320.57200.49400	\$ 91.95	\$ 91.95	Event Supplies-Countdown to Christmas
Publix	12/6/2025	1.320.57200.49400	\$ 193.36	\$ 193.36	Event Supplies - Cocktail Class
Amazon	12/7/2025	1.320.57200.54600	\$ 24.33	\$ 24.33	Supplies-Command Hooks
Amazon	12/7/2025	1.320.57200.54502	\$ 39.99	\$ 39.99	Repairs & Maintenance Amenity-Steel Plate
			\$ 3,679.40	\$ 3,679.40	

*missing the receipt



Final Details for Order #111-8792237-0874657

Order Placed: November 7, 2025
Amazon.com order number: 111-8792237-0874657
Order Total: \$6.64

Shipped on November 9, 2025	
Items Ordered	Price
1 of: LOVIMAG Fridge Magnets 12Pcs Refrigerator Whiteboard Small Strong Magnet Classroom Kitchen Accessories Decorative Locker Set Decor Must Haves Office Calendar Refrigerador Magnetic Cute Crafts Black Sold by: LOVIMAG (seller profile) Business Price Condition: New	\$6.64
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$6.64 Shipping & Handling: \$0.00 ----- Total before tax: \$6.64 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$6.64 -----

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$6.64 Shipping & Handling: \$0.00 -----
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$6.64 Estimated Tax: \$0.00 ----- Grand Total: \$6.64
Credit Card transactions	MasterCard ending in 9319: November 9, 2025: \$6.64

To view the status of your order, return to [Order Summary](#) .

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Supplies

320-57200-54600



[Print](#)

Billing Activity - Payments

Sampson Creek CDD
Attn: Haley Hadd
5385 N Nob Hill Rd
Sunrise FL 33351
US
P.: 904-599-9093

Today's Date: 12/10/2025
User Name: sampsoncreekamenities

Payments from 11/09/2025 to 12/02/2025

Date	Description	Charge Amount	Credit Amount
11-09-2025 02:40:04 AM	Payment - Credit Card (MasterCard) *****9319		\$99.00

Billing questions? [Contact Support](#)

Constant Contact - 890 Winter St - Waltham, MA 02451 US

Website Email Service
320-57200-41050



Final Details for Order #111-1547930-7893015

Order Placed: November 10, 2025
Amazon.com order number: 111-1547930-7893015
Order Total: \$37.90

Shipped on November 11, 2025	
Items Ordered	Price
1 Of: Pacific Blue Basic Recycled Multifold Paper Towels (23304), Brown, 250 Towels/Pack, 16 Packs/Case Sold by: Amazon (seller profile) Business Price Condition: New	\$37.90
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$37.90 Shipping & Handling: \$0.00 ----- Total before tax: \$37.90 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$37.90 -----

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$37.90 Shipping & Handling: \$0.00 -----
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$37.90 Estimated Tax: \$0.00 ----- Grand Total: \$37.90
Credit Card transactions	MasterCard ending in 9319: November 11, 2025: \$37.90

To view the status of your order, return to [Order Summary](#) .

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Supplies

320-57000-54600



Payment receipt

You paid \$250.00

to Sliderenu Service LLC on 11/11/2025

Invoice no.	1163
Invoice amount	\$250.00
Total	\$250.00
Status	Paid
Payment method	PayPal
Authorization ID	1ARODZTB1186

Thank you



Sliderenu Service LLC

2102844550

<https://sliderenuservice.com/> | admin@sliderenuservice.com

12703 Spectrum Dr., San Antonio, TX 78249

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Repairs & Maintenance

320-57200-54500

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

11/11/25 12:00PM SEJ 555 SALE

7091697 1 EA \$5.99 EA W
RCJ6Y CHAMP SPARKPLUG \$5.99
SUB-TOTAL:\$ 5.99 TAX: \$.00
TOTAL: \$ 5.99
BC AMT: \$ 5.99

BK CARD#: XXXXXXXXXXXX9319
MID:*****6883 TID:***4807
AUTH: 01689E AMT: \$ 5.99
Host reference #:170657 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041016
TVR : 0000008000
IAD : 1910607003220000E2EA000000000000
TSI : E800
ARC : 00
MODE : issuer
CVM :
Name : MASTERCARD
ATC :0054
AC : 918F55611442DD00
TxnID/ValCode: 661103

Bank card USD\$ 5.99

Total Items:1



==> JRNL# B70657/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059

Repairs & Maintenance
320 - 57200 - 54500

Tell us about your experience
today and Enter to win a \$500
gift card!

To participate
* Visit: TalkTo.AceHardware.com



Final Details for Order #111-1114131-1261804

Order Placed: November 12, 2025
Amazon.com order number: 111-1114131-1261804
Order Total: \$189.99

Shipped on November 12, 2025	
Items Ordered	Price
1 of: RIDALIYA 79CC Backpack Leaf Blower, 4.3HP Heavy-Duty Gas Powered Blower with 900 CFM Air Volume & 210 MPH Wind Speed , High-Performance 2-Stroke Engine for Commercial Lawn, Farm, and Jobsite Cleanup Sold by: LOFIKEDI US (seller profile) Condition: New	\$209.99
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$209.99 Shipping & Handling: \$0.00 Your Coupon Savings: -\$20.00 ----- Total before tax: \$189.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$189.99 -----

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$209.99 Shipping & Handling: \$0.00 Promotion applied: -\$20.00 -----
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$189.99 Estimated Tax: \$0.00 ----- Grand Total: \$189.99
Credit Card transactions	MasterCard ending in 9319: November 12, 2025: \$189.99

To view the status of your order, return to [Order Summary](#) .

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Supplies

320-57200-54000



Final Details for Order #111-6221157-9181841

Order Placed: November 12, 2025
Amazon.com order number: 111-6221157-9181841
Order Total: \$29.99

Shipped on November 12, 2025	
Items Ordered	Price
1 of: ASURION 2 Year B2B Lawn and Garden Warranty Extension Protection Plan (\$200 - \$249.99) Sold by: Asurion, LLC (seller profile) Condition: New	\$29.99
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$29.99 Shipping & Handling: \$0.00 ----- Total before tax: \$29.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$29.99 -----

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$29.99 Shipping & Handling: \$0.00 -----
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$29.99 Estimated Tax: \$0.00 ----- Grand Total: \$29.99
Credit Card transactions	MasterCard ending in 9319: November 12, 2025: \$29.99

To view the status of your order, return to [Order Summary](#) .

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Supplies

320-57200 - 54600



Final Details for Order #113-6955570-7962639

Supplies
320-57200-54600

Order Placed: November 14, 2025
Amazon.com order number: 113-6955570-7962639
Order Total: \$99.98

Shipped on November 14, 2025	
Items Ordered	Price
1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA	\$49.99
Sold by: Reli. (seller profile)	
Business Price	
Condition: New	
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$49.99 Shipping & Handling: \$0.00 ----- Total before tax: \$49.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$49.99 -----

Shipped on November 14, 2025	
Items Ordered	Price
1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA	\$49.99
Sold by: Reli. (seller profile)	
Business Price	
Condition: New	
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$49.99 Shipping & Handling: \$0.00 ----- Total before tax: \$49.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$49.99 -----

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$99.98 Shipping & Handling: \$0.00 -----
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$99.98 Estimated Tax: \$0.00 -----



Final Details for Order #111-4896509-1377025

Order Placed: November 17, 2025
Amazon.com order number: 111-4896509-1377025
Order Total: \$58.95

Supplies
320-57800-54600

Shipped on November 17, 2025	
Items Ordered	Price
1 of: <i>Scott Professional Coreless High-Capacity Jumbo Roll Bulk Toilet Paper (07006), 2-Ply, Elevated Design, White (12 Rolls at 1,150' Each, 13,800'/Case)</i> Sold by: Amazon.com Condition: New	\$58.95
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$58.95 Shipping & Handling: \$0.00 ----- Total before tax: \$58.95 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$58.95 -----

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$58.95 Shipping & Handling: \$0.00 -----
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$58.95 Estimated Tax: \$0.00 -----
	Grand Total: \$58.95
Credit Card transactions	MasterCard ending in 9319: November 17, 2025: \$58.95

To view the status of your order, return to [Order Summary](#) .

Payment for 12/13/2025

From Payments at Neon Entertainment <accounting@neon-entertainment.com>

Date Tue 11/18/2025 1:50 PM

To Stephanie N. Taylor <staylor@vestapropertyservices.com>

You don't often get email from accounting@neon-entertainment.com. [Learn why this is important](#)

Hi Stephanie

Thank you for your payment submission. We will confirm with you shortly that the payment has been completed and your card was charged. If you have any questions please email your agent or accounting@neon-entertainment.com for more information.

Thank you for your business.

Event Name (Company / University / School / Person Name)

Sampson Creek CDD

Contact Name

Stephanie Taylor

Contracted Item / program or invoice number

127593

Event Date

12/13/2025

Email

staylor@vestapropertyservices.com

Contract Payment

\$1,650.00

Section Break

Payment Method

MASTERCARD
XXXXXXXXXXXX9319
Haley Hadd

Cardholder Details

Stephanie Taylor

Special Events

320-57200-49400



Final Details for Order #111-5475509-2652266

Order Placed: November 20, 2025
Amazon.com order number: 111-5475509-2652266
Order Total: \$47.35

Special Events
320-57200-49400

Shipped on November 20, 2025	
Items Ordered	Price
3 of: SmilinFit Christmas Stickers, Toddlers Stocking Stuffers for Kids, DIY Christmas Crafts for Kids Party Favors Supplies, Party Activity Games Classroom Decorations Gifts Sold by: Smilinfit US (seller profile) Condition: New	\$5.59
1 of: Fancy Land North Pole Self Inking Stamp Christmas Santa Stamp for Holiday Mail Envelope Supplies Xmas Seal Decor 2 Pcs Sold by: fancy land (seller profile) Condition: New	\$14.99
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$31.76 Shipping & Handling: \$0.00 ----- Total before tax: \$31.76 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$31.76 -----

Shipped on November 22, 2025	
Items Ordered	Price
1 of: Avery Easy Peel Printable Address Labels with Sure Feed, 1" x 2-5/8" Customizable Stickers, White, 1,500 Blank Mailing Labels, Great for Mailing, Shipping, and More (2-Pack of 08160) Sold by: Amazon (seller profile) Business Price Condition: New	\$15.59
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$15.59 Shipping & Handling: \$0.00 ----- Total before tax: \$15.59 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$15.59 -----

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$47.35



Final Details for Order #111-9564600-8849867

Order Placed: November 28, 2025
Amazon.com order number: 111-9564600-8849867
Order Total: \$39.99

Repairs + Maintenance
Amenity
320-57200-54508

Shipped on November 30, 2025	
Items Ordered	Price
1 Of: Jkacok Steel Plate. Premium A36 Hot Rolled Mild Steel Plate. Perfectly Laser Cut Metal Plate. (17"x13'& apos;, 1/4", 1) Sold by: Aaron H&G Store (seller profile) Condition: New	\$39.99
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00 Total before tax: \$39.99 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$39.99

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$39.99 Estimated Tax: \$0.00
	Grand Total: \$39.99
Credit Card transactions	MasterCard ending in 9319: November 30, 2025: \$39.99

To view the status of your order, return to [Order Summary](#).

We are working hard to get your order prepared. Thank you for shopping with us.

Special Events
320-57200-49400

Order summary



Christmas Decorating Kit × 5

20 Cookies

 COOKIES15 (-\$31.45)

\$209.95

\$178.50

Subtotal

\$178.50

Shipping

\$58.95

Taxes

\$0.00

Total

\$237.45 USD

You saved \$31.45

Customer information

Shipping address

Julie Tallaksen
Vesta Property Services
409 Chicopee Ct
Jacksonville FL 32259
United States

Billing address

Sampson Creek CDD
219 Saint Johns Golf Drive
St. Augustine FL 32092
United States

Delivery Method

Standard Shipping

From:
Destiny Whitehead
Mr.Bartenderr
9042359433
mrbartenderr@gmail.com



Bill To: **Stephanie Taylor**
 staylor@vestapropertyservices.com

Project: **Julie's Project**

Type Other

Date Dec 06, 2025

Time 7:00 pm - 8:00 pm

Location 219 Saint Johns Golf Drive Saint Augustine, FL 32092

PAYMENT CONFIRMATION

You've completed 2 of 2 payments for "Julie's Project Smart File"

INVOICE	#000913-001
TOTAL	\$427.75
CHARGE DATE	03:01 pm | Dec 02, 2025
DUE DATE	Dec 03, 2025
PAYMENT METHOD	mastercard (XXXX-9319)

Special Events
320-57200-49406

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

12/02/25 11:30AM HVC 553 SALE
5390638 1 EA \$8.99 EA N
KICKDOWN DOCK HLD4"SN \$8.99
7415128 1 EA \$5.59 EA N
ANT&ROACH KLLR17.5OZ \$5.59
70867 2 EA \$5.99 EA N
KILLR FIREANT GRAN 3.5# \$11.99
SUB-TOTAL:\$ 26.56 TAX: \$.00
TOTAL: \$ 26.56
BC AMT: \$ 26.56

BK CARD#: XXXXXXXXXX9319
MID:*****6883 TID:***4807
AUTH: 0444CE AMT: \$ 26.56
Host reference #:175635 Bat#

Supplies

320-57200-54600

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A000000041010
TVR : 0000000000
IAD : 19106070032200007407000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : MASTERCARD
ATC :0055
AC : 37CD880DE765536B
TxnID/ValCode: 672221

Bank card USD\$ 26.56

Total Items:4



==>> JRNL# B75635/1
CUST NO: #6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059

Tell us about your experience
today and Enter to win a \$500



**How doers
get more done.**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00054 72055 12/03/25 12:21 PM
SALE CASHIER NATALIYA

045242353224	3/8TITSHWV <A>	
	MKE SHOCKWAVE TITANIUM 3/8" BIT 1PC	
	2@14.27	28.54N
045242353309	1/2TITSHWV <A>	
	MKE SHOCKWAVE TITANIUM 1/2" BIT 1PC	
	2@20.47	40.94N
887480285819	WASHER <A>	
	LOCK WASHER SS 1/2	
	2@1.47	2.94N
887480035520	NUTS&WSHRS <A>	
	1/2" NUTS, WSHR AND LOCK WSHR ZP	
		3.97N
887480286014	WASHER <A>	
	LOCK WASHER SS 3/8	
	2@1.47	2.94N
887480251616	LOCK NUT 3/8 <A>	
	LOCK NUT ZINC 3/8-16	
	2@1.47	2.94N
887480073324	NUTS <A>	
	LOCK NUT ZINC 1/2-13 10PC	
		3.97N
887480035421	NUTS&WSHRS <A>	
	3/8" NUTS, WSHR AND LOCK WSHR ZP	
		3.97N
AME	3/8X1 1/2HBLT <A>	
	HEX BOLT ZINC 3/8 X 1-1/2 (AME)	
	4@0.30	1.20N

SUBTOTAL 91.41
TAX + PIF 0.00

TAX EXEMPT
TOTAL \$91.41
XXXXXXXXXXXX9319 MASTERCARD
USD\$ 91.41
AUTH CODE 04154E/4540281 TA
Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: PLAYGROUND
1324 12/03/25 12:21 PM



1324 54 72055 12/03/2025 2744

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/03/2026

*Repairs - Maintenance
Amenity
320-57200-54502*

THANK YOU FOR SHOPPING AT
CRONIN ACE SAINT JOHNS
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

12/04/25 9:28AM JDB 553 SALE

8008859 1 EA \$9.99 EA N
PENTRATING GREASE PB 8OZ \$9.99
2296556 1 EA \$7.99 EA N
CM SCKT 3/8DR 3/4 12PTDP \$7.99

SUB-TOTAL:\$ 17.98 TAX: \$.00
TOTAL: \$ 17.98
BC AMT: \$ 17.98

Supplier

320-57200-54600

PK CARD#: XXXXXXXXXXXX9319
MID:*****6883 TID:***4807
AUTH: 02096E AMT: \$ 17.98
Host reference #:176001 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000060041010
TVR : 000006000
IAD : 19106070032200JOB48400000000000
TSI : E800
ARC : 00
MODE : Issuer
CVN :
Name : MASTERCARD
ATC :0057
AC : E31170CE7869C768
TransID/ValCode: 673106

Bank card USD\$ 17.98

Total Items:2



==>> JRNL# B76001/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059

Tell us about your experience
today and Enter to win a \$500
gift card!



Final Details for Order #111-5287944-2089048

Order Placed: December 2, 2025
Amazon.com order number: 111-5287944-2089048
Order Total: \$91.95

Special Events
320-57200 -49400

Shipped on December 5, 2025	
Items Ordered	Price
3 of: 30 Pack Kodak 4PASS Real Photo (2.1"x3.4") & Laminate Process Cartridge, All-in-One Paper and Color Ribbon Refill-Compatible with Kodak Mini 2, Mini 2 Plus, Mini 2 Retro, Mini Shot, Mini Shot 2 Retro Sold by: Vagari LLC (Serial Number Recorded) (seller profile) Business Price Condition: New	\$30.65
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$91.95 Shipping & Handling: \$0.00 Total before tax: \$91.95 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$91.95

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$91.95 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$91.95 Estimated Tax: \$0.00
	Grand Total: \$91.95
Credit Card transactions	MasterCard ending in 9319: December 5, 2025: \$91.95

To view the status of your order, return to [Order Summary](#) .

Publix

John's Creek Center
 2845 County Rd. 210 W
 St Johns, FL 32259
 Store Manager: Dan Sax
 304-230-3939



1099 C6Q 019 276

PUBLIX SPRNG 24PK			
1 @ 3 FOR	11.00	3.67	F
You Saved	0.95		
BAKED GOODS	52.99		F
FRESH FRUIT PLTR L	39.99		T F
PBX NIBBLER PLTR L	54.99		T F
STACY MULTI GRN PI	5.35		F
STACYS TST GAR BGL	5.35		F
STACYS TST GAR BGL	5.35		F
Promotion	-5.35		F
STACY MULTI GRN PI	5.35		F
DIA TTHPK L'E XL	5.35		T
RITZ CRKR	4.69		F
RITZ EVERYTHING	4.69		F
NAB WHEAT THINS	6.49		F
HW CLEAR FORK	4.45		T
TAX EXEMPT			

Special Events
 320-57200-49400

Order Total		193.36
Grand Total		193.36
Credit	Payment	193.36
TAX FORGIVEN		6.81
Change		0.00

Savings Summary
 Special Price Savings 6.30

 * Your Savings at Publix *
 * 6.30 *

 * IN THE MARKET *
 * FOR \$1,000 IN GROCERIES? *
 * *
 * Use this receipt to complete a *
 * survey at PublixSurvey.com for *
 * a chance to win \$1000 in *
 * Publix gift cards. *
 * *
 * NO PURCH NEC. You must be legal *
 * age+. Other eligibility *
 * restrictions apply. See Official *
 * Rules (publixsurvey.com) for *
 * eligibility & prize info, odds, *
 * free entry method & *
 * other details. *
 * *
 * ¿LE GUSTARÍAN \$1000 PARA SU *



Final Details for Order #111-5977478-5814669

Order Placed: December 3, 2025
Amazon.com order number: 111-5977478-5814669
Order Total: \$24.33

Supplies
320-57200-54600

Shipped on December 7, 2025

Items Ordered

Price

1 of: Command 5 lb Large Utility Hooks, 7 Wall Hooks and 12 Command Strips, Damage-Free Hanging with Adhesive Strips, No Tools for Hanging Christmas Decorations Sold by: Amazon (seller profile) Business Price Condition: New	\$11.99
1 of: COCHIE Penguin Christmas Decorations Indoor, Cute Penguins Winter Tiered Tray Decor Set of 3, Wooden Penguin Blocks Xmas Table Decoration for Party Home Office Shelf Door (Red) Sold by: COCHIE Direct (seller profile) Business Price Condition: New	\$12.34

Shipping Address:

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:

Amazon Day Delivery

Item(s) Subtotal:	\$24.33
Shipping & Handling:	\$0.00

Total before tax:	\$24.33
Sales Tax:	\$0.00

Total for This Shipment: \$24.33

Payment information

Payment Method:

MasterCard | Last digits: 9319

Billing address

Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	\$24.33
Shipping & Handling:	\$0.00

Total before tax:	\$24.33
Estimated Tax:	\$0.00

Grand Total: \$24.33

Credit Card transactions

MasterCard ending in 9319: December 7, 2025: \$24.33

To view the status of your order, return to [Order Summary](#).



Final Details for Order #111-7189013-7276207

Order Placed: December 4, 2025
Amazon.com order number: 111-7189013-7276207
Order Total: \$39.99

Repairs = Maintenance
Amenity
300-57200-54502

Shipped on December 7, 2025	
Items Ordered	Price
1 of: Jkacok Steel Plate. Premium A36 Hot Rolled Mild Steel Plate. Perfectly Laser Cut Metal Plate. (17"x13'8 apos.; 1/4", 1) Sold by: Aaron H&G Store (seller profile) Condition: New	\$39.99
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00 Total before tax: \$39.99 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$39.99

Payment information	
Payment Method: MasterCard | Last digits: 9319	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$39.99 Estimated Tax: \$0.00
	Grand Total: \$39.99
Credit Card transactions	MasterCard ending in 9319: December 7, 2025: \$39.99

To view the status of your order, return to [Order Summary](#).

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/26	00107	12/22/25 25288	202512 600-53800-60000	FLOLINE PIPE SOLUTIONS	*	22,920.00	
							22,920.00 000273
TOTAL FOR BANK B						22,920.00	
TOTAL FOR REGISTER						22,920.00	



Invoice

Date	Invoice #
12/22/2025	25288

4570 Orange
Boulevard
Sanford, FL 32771

034.600.53800.60000

Bill To
475 West Town Place Suite 114 Saint Augustine, Florida 32092

P.O. No.	Terms	Project
		Sampson Creek CDD -Curb...

Quantity	Description	Rate	Amount
	INLET S50A Repair		
	INSPECTION		
1	Cleaning (S50-S50A/18" RCP)	1,750.00	1,750.00
1	CCTV (18" RCP)	1,700.00	1,700.00
	REPAIR		
1	Repair Damaged Structure	1,575.00	1,575.00
1	Excavate, Investigate, Backfill Void	3,785.00	3,785.00
1	Remove/Replace Curb Inlet Apron	2,900.00	2,900.00
1	Remove/Replace Asphalt	2,685.00	2,685.00
1	Clean Up & Restoration	1,250.00	1,250.00
	ADMIN		
1	Mobilization	3,000.00	3,000.00
	CO #1 - REPAIR		
1	Delete Repair Damaged Structure	-1,575.00	-1,575.00
1	Add Remove/Replace Curb Inlet Apron	2,900.00	2,900.00
2	Add Excavate & Pour Concrete Collar	1,475.00	2,950.00
		Total	\$22,920.00