

**EAST NASSAU
STEWARDSHIP
DISTRICT**

May 16, 2024

GOVERNING BOARD

**REGULAR MEETING
AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**AGENDA
LETTER**

East Nassau Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 9, 2024

Board of Supervisors
East Nassau Stewardship District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the East Nassau Stewardship District will hold a Regular Meeting on May 16, 2024 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034. The agenda is as follows:

1. Call to Order
2. Roll Call
3. Chairman's Opening Remarks
4. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of March 31, 2024
 - B. Approval of April 18, 2024 Regular Meeting Minutes
5. Consideration of Amendments to Landscape and Irrigation Maintenance Agreement
 - A. Third Amendment
 - B. Fourth Amendment
6. Consideration of Forms for Application for Mobility Fee Credit and Authorization to Apply for Mobility Fee Credit for Applicable Improvements
 - A. Mobility Fee Reimbursement Reservation Agreement
 - B. Cover Letter to County for Submittal
 - C. Draft County Notification Letter Transmitting Request for Reimbursement to Nassau County Board of County Commissioners
 - D. Developer Consent to Submit to County
7. Consideration of The Greenery Inc. Roundabout Replacement Proposal

8. Consideration of Non-Exclusive Grant of Easement [to JEA for Wawa, LLC Service Line Connection]
 9. Consideration of Wawa Florida, LLC License Agreement for Restoration and Repair of Easement Property in Relation to JEA Water Utility Service Connection Lines
 10. Public Comments (*limited to 3 minutes per person*)
 11. Development Update/Staff Reports
 - A. Developer
 - B. District Counsel: *Kutak Rock LLP*
 - C. District Engineer: *England-Thims & Miller, Inc.*
 - Update: ETM Traffic Calming Analysis
 - D. Field Operations: *CCMC*
 - E. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Update: Dock Repair Near YMCA
 - NEXT MEETING DATE: June 20, 2024 at 10:00 AM
- QUORUM CHECK

SEAT 1	MIKE HAHAJ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ROB FANCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	TOMMY JINKS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JAIME NORTHRUP	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MAX HORD	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

**EAST NASSAU
STEWARDSHIP DISTRICT**

**CONSENT
AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**EAST NASSAU STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	General Fund	Special Revenue Fund DSAP #1	Special Revenue Fund DSAP #2	Special Revenue Fund Commerce Park	Debt Service Fund 2018	Debt Service Fund 2021	Debt Service Fund DSAP #2	Capital Projects Fund 2018	Capital Projects Fund 2021	Total Governmental Funds
ASSETS										
Cash	\$ 1,470,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,470,396
SunTrust debit	4,811	-	-	-	-	-	-	-	-	4,811
Investments										
Revenue	-	-	-	-	337,345	377,340	-	-	-	714,685
Reserve	-	-	-	-	160,225	337,200	-	-	-	497,425
Prepayment	-	-	-	-	34,876	221,906	-	-	-	256,782
Construction	-	-	-	-	-	-	-	2,116	36,949	39,065
Construction reserve: Wildlight Ave*	-	-	-	-	-	-	-	-	385,876	385,876
Sinking	-	-	-	-	-	96	-	-	-	96
Undeposited funds	311,436	-	-	-	-	-	-	-	-	311,436
Due from FPL 2022	-	1,813	-	-	-	-	-	-	-	1,813
Due from Wildlight LLC	333	49,899	-	-	-	78,762	-	-	-	128,994
Due from Wildlight Residential	12,646	-	-	-	-	-	-	-	-	12,646
Due from Wildlight Commercial	12,646	-	-	-	-	-	-	-	-	12,646
Due from general fund	-	1,212,386	-	189,762	409	244,687	222	-	11,689	1,659,155
Prepaid expense	4,144	-	-	-	-	-	-	-	-	4,144
Security deposit	3,000	-	-	-	-	-	-	-	-	3,000
Total assets	<u>\$ 1,819,412</u>	<u>\$ 1,264,098</u>	<u>\$ -</u>	<u>\$ 189,762</u>	<u>\$ 532,855</u>	<u>\$ 1,259,991</u>	<u>\$ 222</u>	<u>\$ 2,116</u>	<u>\$ 434,514</u>	<u>\$ 5,502,970</u>
LIABILITIES AND FUND BALANCES										
Liabilities:										
Accounts payable	\$ -	\$ 17,819	\$ -	\$ -	\$ -	\$ -	\$ 222	\$ -	\$ -	\$ 18,041
Contracts payable	-	-	-	-	-	-	-	-	107,957	107,957
Due to Wildlight LLC	-	-	-	-	-	-	28,358	-	-	28,358
Due to special revenue fund - DSAP #1	1,212,386	-	-	-	-	-	-	-	-	1,212,386
Due to special revenue fund - Commerce Park	189,762	-	-	-	-	-	-	-	-	189,762
Due to debt service fund - series 2018	409	-	-	-	-	-	-	-	-	409
Due to debt service fund - series 2021	244,687	-	-	-	-	-	-	-	-	244,687
Due to debt service fund - DSAP 2	222	-	-	-	-	-	-	-	-	222
Due to capital projects fund	11,689	-	-	-	-	-	-	-	-	11,689
Landowner advance	6,500	-	-	-	-	-	-	-	-	6,500
Total liabilities	<u>1,665,655</u>	<u>17,819</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,580</u>	<u>-</u>	<u>107,957</u>	<u>1,820,011</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	25,625	51,712	-	-	-	78,762	-	-	-	156,099
Unearned revenue	615	21,781	-	-	-	81,417	-	-	-	103,813
Total deferred inflows of resources	<u>26,240</u>	<u>73,493</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>160,179</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>259,912</u>
Fund balances:										
Restricted for:										
Debt service	-	-	-	-	532,855	1,099,812	(28,358)	-	-	1,604,309
Capital projects	-	-	-	-	-	-	-	2,116	326,557	328,673
Unassigned	127,517	1,172,786	-	189,762	-	-	-	-	-	1,490,065
Total fund balances	<u>127,517</u>	<u>1,172,786</u>	<u>-</u>	<u>189,762</u>	<u>532,855</u>	<u>1,099,812</u>	<u>(28,358)</u>	<u>2,116</u>	<u>326,557</u>	<u>3,423,047</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,819,412</u>	<u>\$ 1,264,098</u>	<u>\$ -</u>	<u>\$ 189,762</u>	<u>\$ 532,855</u>	<u>\$ 1,259,991</u>	<u>\$ 222</u>	<u>\$ 2,116</u>	<u>\$ 434,514</u>	<u>\$ 5,502,970</u>

*Construction Reserve for Wildlight Ave obligations

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 26	\$ 18,713	\$ 20,565	91%
Assessment levy: off-roll	153,860	179,250	214,271	84%
Lease reimbursements	-	7,930	34,343	23%
Total revenues	<u>153,886</u>	<u>205,893</u>	<u>269,179</u>	76%
EXPENDITURES				
Professional & administrative				
District engineer	1,073	6,901	12,000	58%
General counsel	9,590	27,886	50,000	56%
UF environmental	-	-	40,000	0%
District manager	4,000	24,000	48,000	50%
Audit	-	-	7,000	0%
Postage	-	387	500	77%
Printing and binding	83	500	1,000	50%
Insurance - GL, POL	-	17,481	14,000	125%
Legal advertising	-	12,345	6,500	190%
Miscellaneous - bank charges	87	217	1,000	22%
Office lease	4,144	21,519	43,003	50%
Office utilities	267	3,015	6,000	50%
Office supplies	-	216	2,563	8%
Meeting room	-	-	500	0%
Website				
Hosting & maintenance	-	753	705	107%
ADA compliance	-	210	210	100%
Annual district filing fee	-	175	175	100%
Property taxes	-	-	900	0%
Evolution Turfman	-	12,989	-	N/A
Total professional & administrative	<u>19,244</u>	<u>128,594</u>	<u>234,056</u>	55%
Other fees & charges				
Property appraiser and tax collector	-	374	642	58%
Total other fees & charges	<u>-</u>	<u>374</u>	<u>642</u>	58%
Total expenditures	<u>19,244</u>	<u>128,968</u>	<u>234,698</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	134,642	76,925	34,481	
Fund balances - beginning	(7,125)	50,592	105,121	
Fund balances - ending				
Assigned:				
3 months working capital	69,175	69,175	69,175	
Unassigned	58,342	58,342	70,427	
Fund balances - ending	<u>\$ 127,517</u>	<u>\$ 127,517</u>	<u>\$ 139,602</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 756	\$ 548,921	\$ 599,466	92%
Assessment levy: off-roll	207,043	207,043	324,290	64%
Total revenues	<u>207,799</u>	<u>755,964</u>	<u>923,756</u>	82%
EXPENDITURES				
Field operations				
Field operations	12,806	39,958	116,893	34%
Administration and accounting	833	5,000	10,000	50%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape	34,426	313,022	694,064	45%
Lake maintenance	-	4,875	19,108	26%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	6,299	31,543	111,150	28%
Repairs & maintenance	3,485	9,611	25,000	38%
Electricity	26	420	984	43%
Irrigation (potable)	398	1,874	41,169	5%
Landscape replacement	-	-	69,406	0%
Parts & supplies	353	421	3,000	14%
Contingency	-	-	250	0%
Insurance	-	-	5,000	0%
Debt service fund accounting: series 2018	625	3,750	7,500	50%
Debt service fund accounting: series 2021	625	3,750	7,500	50%
Arbitrage rebate calculation	-	500	1,000	50%
Dissemination agent	167	1,000	2,000	50%
Trustee (series 2018 bonds)	-	4,246	4,000	106%
Trustee (series 2021 bonds)	-	-	4,000	0%
Total field operations	<u>60,043</u>	<u>419,970</u>	<u>1,145,024</u>	37%
Other fees & charges				
Property appraiser and tax collector	<u>7,500</u>	<u>18,463</u>	<u>18,733</u>	99%
Total other fees & charges	<u>7,500</u>	<u>18,463</u>	<u>18,733</u>	99%
Total expenditures	<u>67,543</u>	<u>438,433</u>	<u>1,163,757</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	140,256	317,531	(240,001)	
Fund balances - beginning	1,032,530	855,255	624,494	
Assigned:				
3 months working capital	294,689	294,689	294,689	
Disaster recovery	75,000	75,000	75,000	
Unassigned	803,097	803,097	14,804	
Fund balances - ending	<u>\$ 1,172,786</u>	<u>\$ 1,172,786</u>	<u>\$ 384,493</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #2
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 9,000	0%
Total revenues	-	-	9,000	0%
EXPENDITURES				
Field operations				
Administration and accounting	-	-	7,500	0%
Contingency	-	-	500	0%
Dissemination agent	-	-	1,000	0%
Total expenditures	-	-	9,000	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
Fund balances - beginning	-	-	4,250	
Fund balances - ending	\$ -	\$ -	\$ 4,250	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - COMMERCE PARK
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 81	\$ 58,634	\$ 64,434	91%
Assessment levy: off-roll	-	-	101,269	0%
Lot closing	-	92,981	-	N/A
Total revenues	<u>81</u>	<u>151,615</u>	<u>165,703</u>	91%
EXPENDITURES				
Field operations				
Field operations	-	-	17,018	0%
Administration and accounting	-	-	250	0%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape	-	-	74,024	0%
Lake maintenance	-	-	8,522	0%
Pest control	-	-	500	0%
Street cleaning	-	-	4,200	0%
Street light lease	-	-	17,160	0%
Repairs & maintenance	-	-	5,000	0%
Electricity	-	-	1,800	0%
Irrigation (potable)	-	-	11,058	0%
Landscape replacement	-	-	7,402	0%
Parts & supplies	-	-	1,500	0%
Contingency	-	-	250	0%
Insurance	-	-	5,000	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>163,684</u>	0%
Other fees & charges				
Property appraiser and tax collector	<u>2,015</u>	<u>3,186</u>	<u>2,014</u>	158%
Total other fees & charges	<u>2,015</u>	<u>3,186</u>	<u>2,014</u>	158%
Total expenditures	<u>2,015</u>	<u>3,186</u>	<u>165,698</u>	2%
Excess/(deficiency) of revenues over/(under) expenditures	(1,934)	148,429	5	
Fund balances - beginning	191,696	41,333	4	
Fund balances - ending	<u>\$ 189,762</u>	<u>\$ 189,762</u>	<u>\$ 9</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	\$ 414	\$ 300,659	\$ 340,148	88%
Assessment prepayments	15,417	93,252	-	N/A
Interest	1,542	7,672	-	N/A
Total revenues	<u>17,373</u>	<u>401,583</u>	<u>340,148</u>	118%
EXPENDITURES				
Debt service				
Principal	-	30,000	90,000	33%
Principal prepayment	-	60,000	-	N/A
Interest	-	117,713	234,149	50%
Total debt service	<u>-</u>	<u>207,713</u>	<u>324,149</u>	64%
Other fees & charges				
Property appraiser	-	-	3,543	0%
Tax collector	6	6,010	7,086	85%
Total other fees and charges	<u>6</u>	<u>6,010</u>	<u>10,629</u>	57%
Total expenditures	<u>6</u>	<u>213,723</u>	<u>334,778</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	17,367	187,860	5,370	
Fund balances - beginning	<u>515,488</u>	<u>344,995</u>	<u>287,568</u>	
Fund balances - ending	<u><u>\$ 532,855</u></u>	<u><u>\$ 532,855</u></u>	<u><u>\$ 292,938</u></u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	\$ 441	\$ 320,619	\$ 351,047	91%
Special assessment: off-roll	162,834	162,834	337,780	48%
Assessment prepayments	-	10,848	-	N/A
Interest	3,552	19,087	-	N/A
Total revenues	<u>166,827</u>	<u>513,388</u>	<u>688,827</u>	75%
EXPENDITURES				
Debt service				
Principal	-	-	260,000	0%
Interest	-	208,943	419,730	50%
Total debt service	<u>-</u>	<u>208,943</u>	<u>679,730</u>	31%
OTHER FINANCING SOURCES/(USES)				
Property appraiser	-	-	3,657	0%
Tax collector	6	6,409	7,313	88%
Total other financing sources/(uses)	<u>6</u>	<u>6,409</u>	<u>10,970</u>	58%
Total expenditures	<u>6</u>	<u>215,352</u>	<u>690,700</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	166,821	298,036	(1,873)	
Fund balances - beginning	<u>932,991</u>	<u>801,776</u>	<u>556,569</u>	
Fund balances - ending	<u>\$ 1,099,812</u>	<u>\$ 1,099,812</u>	<u>\$ 554,696</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - DETAILED SPECIFIC AREA PLAN #2
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>222</u>	<u>25,558</u>
Total debt service	<u>222</u>	<u>25,558</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (222)	 (25,558)
 Fund balances - beginning	 <u>(28,136)</u>	 <u>(2,800)</u>
Fund balances - ending	<u><u>\$ (28,358)</u></u>	<u><u>\$ (28,358)</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 8	\$ 2,116
Total revenues	<u>8</u>	<u>2,116</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	8	2,116
Fund balances - beginning	<u>2,108</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 2,116</u></u>	<u><u>\$ 2,116</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ -	\$ 607,061
Miscellaneous revenue	-	95,192
Interest	1,811	14,693
Total revenues	<u>1,811</u>	<u>716,946</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,811	716,946
Fund balances - beginning	<u>324,746</u>	<u>(390,389)</u>
Fund balances - ending	<u><u>\$ 326,557</u></u>	<u><u>\$ 326,557</u></u>

**EAST NASSAU
STEWARDSHIP DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a Regular Meeting on April 18, 2024 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present were:

Mike Hahaj	Chair
Tommy Jinks	Vice Chair
Jamie Northrup	Assistant Secretary
Max Hord	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Michelle Rigoni	District Counsel
Zach Brecht	District Engineer
Todd Haskett	CCMC
Carol Brown	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Hahaj, Jinks, Northrup and Hord were present. Supervisor Fancher was not present.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj thanked everyone for attending.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of February 29, 2024**
- B. Approval of March 21, 2024 Regular Meeting Minutes**

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, as listed.

FIFTH ORDER OF BUSINESS

Consideration of Reserve Study Proposals

Mr. Haskett presented a summary of the three proposals submitted to perform a Reserve Study, to include roadways, sidewalks, signage, stormwater infrastructure and pond amenities. Community Advisors, LLC, bid \$4,200.

Ms. Brown stated that she has experience with Community Advisors. In her opinion, a Reserve Study is a helpful reference for on-site staff and Supervisors to know the useful life and replacement cost of District assets and anticipated repairs or replacements.

Mr. Haskett stated he is very familiar with Reserve Advisors, from his time in Celebration; the Reserve Advisors Reserve Study was very useful, constantly referenced and well-organized regarding component replacements. Reserve Advisors bid \$5,300.

Mr. Haskett stated that Association Reserves was the highest bidder at \$8,480. He is familiar with Association Reserves, which performed both the 2020 Reserve Studies for the residential associations and the commercial associations, which will be revised this year and will also be sent out to bid. If the Board would like a recommendation, his preference would be to engage Reserve Advisors. Mr. Hahaj asked if that is the vendor the District engaged last time. Mr. Haskett replied no; Association Reserves, the highest bidder, was engaged the last time.

Ms. Brown stated that she has utilized Reserve Advisors and thinks their Reserve Studies are well done and well laid out. In the coming months, the Association Boards will re-bid their Reserve Studies. She does not think that there is a need to restrict them to one vendor.

The Board and Staff discussed the proposals and whether there is a need to consolidate the vendors and use the same vendor used by the POAs. Mr. Haskett feels that the current Reserve Study layouts are more challenging and that each company structures theirs differently. He noted that Reserve Advisors provides ample backup and reasons for the components that need to be replaced. In his experience, updates are performed by the same engineer and staff, providing continuity; he is not certain that Association Reserves offers the same. Ms. Brown thinks Community Advisors offers to provide the same support.

Ms. Brown voiced her opinion that both Community Advisors and Reserve Advisors are strong bidders that provide great products and reports; she will defer to Mr. Haskett's preference to engage Reserve Advisors, as he will be the Staff member using the Study.

Mr. Hahaj asked if this expenditure is budgeted. Ms. Brown stated that the Reserve Study is an unbudgeted expense; she suggested that now is the time to build a reserve fund for the assets addressed in the Study.

Discussion ensued regarding whether to defer the Reserve Study and justification of not delaying it, given the POA's requirement to perform a Reserve Study every three to five years.

On MOTION by Mr. Hahaj and seconded by Mr. Hord with all in favor, the Reserve Advisors proposal for a Reserve Study, in the amount of \$5,300, was approved.

SIXTH ORDER OF BUSINESS

Consideration of The Greenery of North Florida, Inc. Second Amendment to Landscape and Irrigation Maintenance Agreement

Mr. Haskett distributed and presented the updated Addendum, with Exhibit A, and The Greenery of North Florida, Inc. Second Amendment to Landscape and Irrigation Maintenance Agreement.

On MOTION by Mr. Jinks and seconded by Ms. Northrup with all in favor, The Greenery of North Florida, Inc. Second Amendment to Landscape and Irrigation Maintenance Agreement, as amended, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses and Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing Emergency Expenses; Providing for Ratification of Such Expenses; and Providing for Severability and an Effective Date

Mr. Torres presented Resolution 2024-04. Ms. Rigoni stated this Resolution formalizes current administrative procedures occurring between meetings and limits Management's expenditures on non-continuing expenses to \$10,000 with approval of the District Manager and \$15,000 with approval of the District Manager in consultation with the Chair. These limits are consistent with recommendations for Stewardship Districts of this size.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, Resolution 2024-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses and Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing Emergency Expenses; Providing for Ratification of Such Expenses; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of England-Thims & Miller, Work Authorization No. 6 for Traffic Calming Analysis

Mr. Torres stated that this subject was discussed in previous meetings.

Mr. Brecht presented England-Thims & Miller Work Authorization No. 6 for a Traffic Calming Analysis to evaluate current development, speed limits, traffic patterns and traffic counts. The Report to the Board can be used to inform the HOA, POAs and residents, who have requested speed bumps and more, and enable recommendations on traffic calming devices, such as speed humps, speed bumps, revisions to the right-of-way (ROW), graphics and other options. The scope includes an hourly fee schedule with an estimated fee of \$40,000.

It was noted that the scope of work will be coordinated with the Landowner, as it will affect what is built and planned in the future. Mr. Brecht stated that work will also be coordinated with Staff and the County.

Discussion ensued regarding the exclusion of non-District roads, such as Wildlight Avenue, Curiosity Avenue, Crosstown Avenue and the alleys. Mr. Brecht stated they will still be considered in relation to the overall traffic pattern; however, no improvements can be made.

It was noted that both temporary and permanent measures, both during development and long-term, should be articulated. It was noted that the finished product will be specific recommendations at specific locations. Additional work will be needed for construction documents, etc.

Mr. Torres stated there will be numerous unfunded expenditures in Fiscal Year 2024, including the golf cart and erosion repairs. The last Deficit Funding Agreement with the Landowner/Developer was in Fiscal Year 2019; he recommended considering a Deficit Funding Agreement, in the event the General and Special Revenue Funds are inadequate to fund these items. He discussed the Unaudited Financials and noted that further recommendations will be provided.

Ms. Brown recommended the Board review the budget for this type of expenditure. She noted that the proposed Fiscal Year 2025 budget is being drafted and the Board can consider deferring items to the next fiscal year. The Traffic Enforcement Agreement is in progress; once executed and in circulation, the Sheriff's Office will assist in enforcing speed limits. She and Ms. Rigoni have discussed the possibility of engaging the Sheriff's Office to address speeding.

Discussion ensued regarding prioritization of and funding for the project.

On MOTION by Mr. Hahaj and seconded by Mr. Hord with all in favor, England-Thims & Miller Work Authorization No. 6 for a Traffic Calming Analysis and requesting the financial analysis and follow up with any resulting Developer Funding Agreement, were approved.

NINTH ORDER OF BUSINESS

Consideration of Wildlight Residential Association's Request for Acquisition of Coin Toss Pond, Mobility Trail & Trail Easement located within POD 4N

Ms. Rigoni stated that Mr. Hahaj sits on the Board of the HOA. These improvements were part of the District's Capital Improvement Plan (CIP) that was inadvertently turned over to the Residential Association. This is a cleanup item to convey the title to the correct party. There is no Acquisition Agreement between the Residential Association and the District that would govern this specifically; the same general process and documentation that all parties are subject to would be followed. Because there is no Acquisition Agreement, no bond funds will be spent; it is an administrative cleanup transfer request. The improvements are a stormwater pond, mobility trail, easement, and a portion of the Florida Power & Light (FPL) trail.

It was noted that mobility trails are not intended to be private; the District is the intended owner, rather than the Residential Association.

On MOTION by Mr. Jinks and seconded by Ms. Northrup, with all in favor, Wildlight Residential Association's Request for Acquisition of Coin Toss Pond, Mobility Trail & Trail Easement located within POD 4N, was approved.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, authorizing Mr. Jinks to work with District Staff to finalize acquisition, was approved.

TENTH ORDER OF BUSINESS**Consideration of Vallencourt Construction Co. Inc. Crosswalk Proposal [Floco Ave. at Slash Pine Place]**

Mr. Haskett presented the Vallencourt Construction Co. Inc. Crosswalk Proposal for Floco Avenue at Slash Pine Place to provide safe access to mailboxes across the street. The total bid price is \$16,319.66. In addition, Harbinger proposed \$4,400 for additional signage as part of the project; the bid includes tax, so the total would be reduced accordingly to remove tax.

It was noted that this is a resident-requested unbudgeted expense.

The consensus was to table this item, pending completion of the Traffic Study.

ELEVENTH ORDER OF BUSINESS**Consideration of PDP 4, Series 2024 Project Items:**

Ms. Rigoni presented the following and recommended approval in substantial form:

- A. Acquisition Agreement by and between the District and Wildlight LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property [Garden District Phase 1]**
- B. Assignment of Chester Road Widening Project Construction Agreement with Vallencourt Construction**
- C. Temporary Construction Easement for Chester Road Widening Project**

On MOTION by Mr. Jinks and seconded by Mr. Hord with all in favor, the Acquisition Agreement by and between the District and Wildlight LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property for Garden District Phase 1; the Assignment of Chester Road Widening Project Construction Agreement with Vallencourt Construction; and the Temporary Construction Easement for Chester Road Widening Project, all in substantial form, were approved.

TWELFTH ORDER OF BUSINESS**Public Comments (limited to 3 minutes per person)**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Development Update/Staff Reports**

A. Developer

Ms. Brown discussed and requested the following:

- Next meeting agenda item: Discussion of Curiosity Phase 3
- Asked for on-site staff to have access to Resolutions, Agreements and minutes.
- Next Agenda Discussion Item: District Engineer to explore and advise the District and Landowner regarding next steps from 4 O'clock Park to Coin Toss Park to accommodate pedestrians, bicyclists and golf cart usage.

Ms. Brown asked if there is a way to avoid a gap in landscaping and pond management services between when conveyances occur. Ms. Rigoni stated that maintenance proposal items can always be approved in advance, with the assumption that the transfer will finalize, so long as these actions occur in tandem. Timing can be addressed by starting maintenance one month before conveyance; she relies on Field staff's information as to when to prepare Addendums for proposals.

Discussion ensued regarding the three tracts conveyed today, which could have included proposals in the agenda, and that these activities could have been preapproved.

Ms. Rigoni stated she will review the Agreement and propose an Amendment. The Operation & Maintenance (O&M) does not squarely fit with the Capital Improvement side; this might also be addressed in the Developer Request Letter, where the District can request that they include a statement such as "In conjunction with the conveyance, we would like to request the District start the maintenance takeover." The letter would inform the District of the outline for that particular conveyance, with regard to O&M.

Regarding the Mobility Trail, Mr. Hahaj thinks the District Engineer will need to review the matter and provide recommendations regarding signage and other features to ensure that there are no conflicts or issues. Asked if it is that simple or if something needs to be rebuilt, Ms. Brown voiced her belief that this is a conversation for the Development Team, to determine how best to assist the District in looking at that tract and creating a hybrid. It was noted that this is another unbudgeted expense and the intent is not to set a precedent whereby infrastructure is conveyed and then enhanced in some way.

B. District Counsel: Kutak Rock LLP

Ms. Rigoni stated that she is working with the Landowner on developing an approach to take over some Mobility Trail areas that are in spots that will trigger zoning or other development issues. Typically, where bond funds are spent, the District gets the underlying

land under the improvements that are paid for in the title but that might not be feasible in cases where a setback issue might roll over into other complex issues. She will work with the Developer because, while perpetual easements for public improvements have generally been allowed, it has not been allowed in this instance. Bond Counsel will need to sign off to ensure that all entities involved are protected.

Discussion ensued regarding focusing on parcelizing and fee simple transactions in the future. It was noted that a plan is needed going forward.

C. District Engineer: England-Thims & Miller, Inc.

There was no report.

D. Field Operations: CCMC

The Monthly Operations Report was included for informational purposes.

Mr. Haskett provided a picture of a trail that runs along a pond recently conveyed to the District. He stated that vehicles from outside the community access the trail to the back side of the pond for fishing and other activities. He asked for bollards or a gate to be installed to prevent large vehicles from accessing the area, while still allowing bicycle and pedestrian access. It was noted that the Developer is working to address the issue expeditiously. It was confirmed that the District has title to the trail that runs all the way to the commerce park.

Mr. Haskett provided a \$23,751 proposal for dock erosion repairs provided by Chris Hill of Wildlight. The plan would provide an extension of the dock as more of a ramp, with alterations to add a railing that would make it Americans with Disabilities Act (ADA) accessible. The proposal would correct the issue of washout. Mr. Brecht stated he received the proposal yesterday; from what he sees, he has no objections and recommended consulting Mr. Jeff Brooks. Mr. Haskett stated Mr. Brooks was present with the dock company representative and had input regarding the proposal. Mr. Brecht recalled that there were previous erosion issues; the installation has been problematic over the years.

A Board Member asked for a sketch to be included in the proposal.

A Board Member suggested a temporary solution be implemented, for safety purposes, before the permanent solution can be undertaken, since this is another unbudgeted expense.

Discussion ensued regarding funds in the operating account at the start of Fiscal Year 2024 and three months' working capital that was established to pay for expenditures that occur at the beginning of the fiscal year before assessment revenue collections are received.

Mr. Torres discussed the Board's decision to use unassigned funds to avoid an assessment increase in the previous fiscal year and stated approximately \$19,000 remains in the "Repair and maintenance" line item.

Managing unbudgeted expenditures, spend tracking and the goal of avoiding the need to amend the budget were discussed.

A Board Member suggested providing a summary of remaining funds and funds spent to aid in the approval process when such requests are presented.

Mr. Haskett stated that he met with representatives from Egis, the District's insurance company, for a risk management walkthrough at the end of March. No critical issues were found; two recommendations will be provided later.

Ms. Brown asked for the Report to be distributed to the Board and Staff.

E. District Manager: Wrathell, Hunt and Associates, LLC

I. 977 Registered Voters in District as of April 15, 2024

II. NEXT MEETING DATE: May 16, 2024 at 10:00 AM

○ QUORUM CHECK

Supervisors Hahaj, Jinks, Northrup and Hord confirmed their attendance at the May 16, 2024 meeting.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

The Board and Staff discussed the new electronic submission requirement for Form 1.

Mr. Torres advised that Supervisors must register for an account with the Florida Commission on Ethics (FCOE) and stated he will email a link to Ms. Northrup.

Ms. Rigoni recommended Supervisors complete the free ethics training courses offered by the FCOE. Coursework completed in 2024 will be notated when filing Form 1 in 2025.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, the meeting adjourned at 11:01 a.m.

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328 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

5A

Addendum to Commercial Landscape Maintenance Contract

THIS ADDENDUM #3 is made and entered into as of the 29th day of April 2024 by and between East Nassau Stewardship District and THE GREENERY, INC., (“Greenery”).

WITNESSETH

WHEREAS, East Nassau Stewardship District and The Greenery executed a Commercial Landscape Maintenance Contract dated the 1st of October, 2023 for the provision

WHEREAS, the parties desire to amend the Agreement in order to modify the cost of maintenance, scope of work and terms of monthly payment associated there with to the Agreement;

NOW, THEREFORE, for and in good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

ADDENDUM # 3: Effective Date: May 1, 2024

1. Modification to Scope of Work

A. Addition of Area “Coin Toss ” highlighted on the map

\$2,570.00/month

- Includes 6 turf applications
- Includes 2 ornamental applications
- Includes monthly irrigation wet checks
- Pinestraw and palm tree pruning is not included and will be invoiced separately at time of service

See attached pricing matrix

(Authorized Signature)

(Print Name, Date)

Melissa Brock, Director of Business Development The Greenery Inc.

(Date)

Addendum to Commercial Landscape Maintenance Contract

THIS ADDENDUM #3 is made and entered into as of the 29th day of April, 2024 by and between East Nassau Stewardship District and THE GREENERY, INC., ("Greenery").

Revised Pricing - Summary

 the greenery, inc.® — EMPLOYEE OWNED —	Monthly \$	Annual \$
Original Contract Total	\$ 41,583.00	\$ 498,996.00
Addendum #1 - Approved	\$ 3,036.00	
Addendum #2 - Approved	\$ 11,649.00	
Addendum #3	\$ 2,570.00	
Addition of Coin Toss		
Revised Contract Total Year 1	\$ 58,838.00	
Year 2 Contract Amount	\$ 60,603.00	\$ 727,236.00
Year 3 Contract Amount	\$ 62,421.00	\$ 749,052.00

Addendum to Commercial Landscape Maintenance Contract

THIS ADDENDUM #3 is made and entered into as of the 23rd day of April, 2024 by and between East Nassau Stewardship District and THE GREENERY, INC., ("Greenery").

Coin Toss



**EAST NASSAU
STEWARDSHIP DISTRICT**

5B



843-785-3848 | PO BOX 6569 | Hilton Head, SC 29938

Addendum to Commercial Landscape Maintenance Contract

THIS ADDENDUM #4 is made and entered into as of the 29th day of April 2024 by and between East Nassau Stewardship District and THE GREENERY, INC., (“Greenery”).

WITNESSETH

WHEREAS, East Nassau Stewardship District and The Greenery executed a Commercial Landscape Maintenance Contract dated the 1st of October, 2023 for the provision

WHEREAS, the parties desire to amend the Agreement in order to modify the cost of maintenance, scope of work and terms of monthly payment associated there with to the Agreement;

NOW, THEREFORE, for and in good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

ADDENDUM # 4: Effective Date: May 1, 2024

1. Modification to Scope of Work

A. Addition of Area “Wildlworks Ave ” highlighted on the map

\$6,441.00/month

- Includes 6 turf applications
- Includes 2 ornamental applications
- Includes monthly irrigation wet checks
- **Pinestraw, mulch, seasonal color and palm tree pruning is not included and will be invoices separately at time of service**

See attached pricing matrix

(Authorized Signature)

(Print Name, Date)

Melissa Brock, Director of Business Development The Greenery Inc.

(Date)

Addendum to Commercial Landscape Maintenance Contract

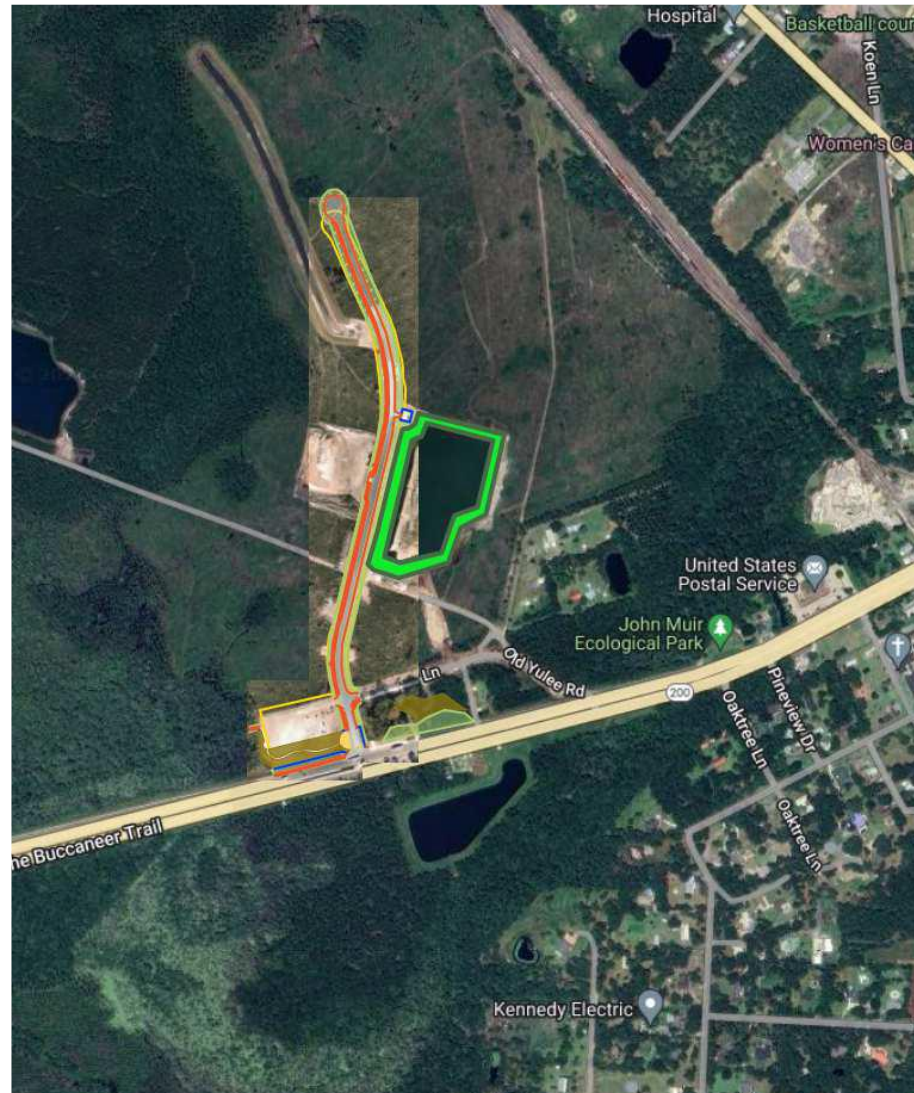
THIS ADDENDUM #4 is made and entered into as of the 29th day of April, 2024 by and between East Nassau Stewardship District and THE GREENERY, INC., ("Greenery").

Revised Pricing - Summary

 the greenery, inc.® — EMPLOYEE OWNED —	Monthly \$	Annual \$
Original Contract Total	\$ 41,583.00	\$ 498,996.00
Addendum #1 - Approved	\$ 3,036.00	
Addendum #2 - Approved	\$ 11,649.00	
Addendum #3 - Approval Pending	\$ 2,570.00	
Addendum #4	\$ 6,441.00	
Addition of Wildworks		
Revised Contract Total Year 1	\$ 65,279.00	
Year 2 Contract Amount	\$ 67,237.00	\$ 806,844.00
Year 3 Contract Amount	\$ 69,254.00	\$ 831,048.00

Addendum to Commercial Landscape Maintenance Contract

THIS ADDENDUM #4 is made and entered into as of the 25th day of April, 2024 by and between East Nassau Stewardship District and THE GREENERY, INC., ("Greenery").



**EAST NASSAU
STEWARDSHIP DISTRICT**

6A

FORM

EAST NASSAU COMMUNITY PLANNING AREA MOBILITY IMPROVEMENT RESERVATION AGREEMENT [PORTION OF CURIOSITY AVENUE]

This Reservation Agreement is made and entered into by and between **NASSAU COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as the “County,” and **[MOBILITY IMPROVEMENT BUILDER]**, a _____ (hereinafter, “Mobility Improvement Builder”), as of the ___ day of _____, 2024.

RECITATION OF FACTS

A. **WHEREAS**, Nassau County is a political subdivision of the State of Florida; and,

B. **WHEREAS**, on May 23, 2011, Nassau County Board of County Commissioners adopted the Nassau County 2030 Comprehensive Plan (“Comprehensive Plan”) by Ordinance 2011-04; and,

C. **WHEREAS**, the Comprehensive Plan includes provisions for the East Nassau Community Planning Area (the “ENCPA”); and,

D. **WHEREAS**, on June 24, 2013, the Nassau County Board of County Commissioners adopted a development agreement recorded at Official Records Book 1866, Page 1416 of the public records of Nassau County, Florida, between Nassau County, TerraPointe LLC, and other parties, establishing the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement, as amended by the First Amendment to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated July 20, 2015, recorded at Official Records Book 1993, Page 22 of the Nassau County, Florida, public records and as amended by the Second Amendment to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated October 25, 2021, recorded at Official Records Book 2509, Page 1962 of the Nassau County, Florida, public records (the “Mobility Fee Development Agreement”), and providing for the collection of a mobility fee from development within the ENCPA to fund, in part, transportation and mobility improvements needed to support proposed development within the ENCPA (the “ENCPA Mobility Network”); and,

E. **WHEREAS**, pursuant to a merger and name change TerraPointe LLC changed its name to Raydient LLC dba Raydient Places + Properties LLC (“Raydient”) and Raydient

remains a party to the Mobility Fee Development Agreement by virtue of this merger and name change; and,

F. **WHEREAS**, on June 24, 2013, the Nassau County Board of County Commissioners adopted Ordinance 2013-11, approving a Development Order for a portion of the ENCPA known as the East Nassau Employment Center Detailed Specific Area Plan Development Order of the East Nassau Community Planning Area, as subsequently amended, (the “DSAP” or “DSAP DO”), which specifies the conditions and commitments for development of the DSAP; and,

G. **WHEREAS**, Mobility Improvement Builder is _____ of approximately _____ acres located near Yulee in Nassau County, Florida, known as the DSAP Central Planning Area and more particularly described and depicted in **Exhibit A** attached hereto (the “Property”); and,

H. **WHEREAS**, certain transportation/mobility facilities which are part of the ENCPA Mobility Network will be needed to serve development of the Property; and,

I. **WHEREAS**, as authorized in the Mobility Fee Development Agreement, the County and Mobility Improvement Builder desire to enter into this Agreement (as defined below) to provide for reimbursement for (i) right-of-way, which [will be or has been dedicated to the County by evidence of the _____ in the public records of Nassau County, Florida (the “Plat”) or deed]; and (ii) [will fund or funding (or causing to be funded) by the Mobility Improvement Builder or its affiliates the design, permitting and construction of the Mobility Improvement (as defined below)]; and,

J. **WHEREAS**, the County Office of Management and Budget (“OMB”) has determined that the proposal of the Mobility Improvement Builder is complete and valid and has confirmed the calculation of funding pursuant to the Mobility Fee Development Agreement and this Agreement; and,

K. **WHEREAS**, the required public hearings before the Board of County Commissioners were held; and,

L. **WHEREAS**, the Board of County Commissioners has determined that this Agreement complies with the terms of the Mobility Fee Development Agreement and with the County’s applied construction standards;

NOW, THEREFORE, in consideration of the mutual covenants herein set forth, together with other good and valuable consideration, the County and Mobility Improvement Builder agree to the terms of this Agreement.

AGREEMENT OF THE PARTIES

1. Recitals and Definitions.

1.1 Recitals. The matters set forth in the Recitation of Facts paragraphs of this Agreement are true and correct as of the date hereof and are incorporated herein by reference.

1.2 Definitions. The terms used in this Agreement shall have the following meanings:

(a) **“Agreement”** shall mean this East Nassau Community Planning Area Mobility Improvement Reservation Agreement [Portion of Curiosity Avenue].

(b) **“County”** shall mean Nassau County, Florida, a political subdivision of the State of Florida.

(c) **“DSAP”** shall mean the Detailed Specific Area Plan adopted pursuant to Section 163.3245, Florida Statutes, for lands which include the Property and as further defined in **WHEREAS** paragraph F.

(d) **“Effective Date”** shall mean the date provided in Section 3 below.

(e) **Intentionally Deleted.**

(f) **“ENCPA Mobility Network”** shall mean the improvements specified in Section 3.1 of the Mobility Fee Development Agreement and as further provided in **WHEREAS** paragraph D.

(g) **“ENCPA Mobility Network Fund”** shall have the meaning as described in Sections 3.2 and 3.3 of the Mobility Fee Development Agreement.

(h) **“ENCPA Mobility Revenue Allocation Subsidy”** shall have the meaning ascribed in Section 3.2 of the Mobility Fee Development Agreement.

(i) **“ENCPA Mobility Revenue Allocation Subsidy Ordinance”** shall be Nassau County Ordinance 2013-10, as amended by Ordinance 2015-08 and Ordinance 2021-17, and as may be further amended.

(j) **“FDOT”** shall mean the Florida Department of Transportation, an agency of the State of Florida.

(k) **“Mobility Fee”** shall mean the mobility fee assessed and collected by the County for all development within the ENCPA pursuant to the Mobility Fee Development Agreement.

(l) **“Mobility Improvement Builder”** shall mean _____, who, with the consent of Raydient (as defined below), shall undertake to [dedicate property for right-of-way for the Proposed Mobility Improvement and/or fund the acquisition of such right-of-way, design, permitting, and construction of the Proposed Mobility Improvement].

(m) **“Mobility Fee Development Agreement”** as defined in **WHEREAS** paragraph D.

(n) **“Notification Date”** shall mean the date on which the Mobility Improvement Builder received written notification by the County, pursuant to the Mobility Fee Development Agreement, that the proposal by the Mobility Improvement Builder for this Agreement was complete and valid.

(o) **“OMB”** shall mean the Nassau County Office of Management and Budget.

(p) **“Property”** shall mean the real property located in Nassau County and described and depicted more particularly in Exhibit A to this Agreement.

(q) **“Mobility Improvement”** shall mean the improvements described in Section 4 below and described and depicted in Exhibit B attached hereto, which is an improvement within the ENCPA Mobility Network. Such improvements may include but are not limited to: roadways; interchange and/or intersection improvements; pedestrian sidewalks, crossings, paths or trails; bicycle paths or lanes; mass transit facilities, including stops, transfers, and/or park-and-ride facilities; rail crossings; and, for any such improvements, associated landscaping, irrigation, signage, signalization, lighting, utilities, stormwater facilities, and mitigation.

(r) **“Raydient”** shall mean Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability company and its assignees or transferees.

2. Consent of Raydient

As required in the Mobility Fee Development Agreement, the written consent of Raydient to this Agreement is evidenced by the letter dated _____, 2024, and attached hereto as Exhibit C.

3. Effective Date and Duration of Agreement.

3.1 This Agreement shall become effective upon execution by the Board of County Commissioners (“Effective Date”). This Agreement shall remain valid and effective for a period of thirty (30) years after Effective Date. The duration of this Agreement may be extended by an amendment to this Agreement as described in Section 7.11 or as otherwise provided by law. The parties acknowledge that it may be necessary and prudent for the County to grant extensions to the duration of this Agreement in order to allow for the completion of the Mobility Improvement, the full funding of such improvement, the full recoupment of expenses for such improvement pursuant to this Agreement, and the full use of any and all credits as provided in the Mobility Fee Development Agreement or this Agreement. Therefore, the County agrees that it will not unreasonably withhold an extension to the duration of this Agreement in the event such an extension is sought for such purposes by Mobility Improvement Builder and/or its transferees.

3.2 Notwithstanding Section 3.1 above, this Agreement shall terminate upon recordation in the public records of Nassau County of written confirmation by the Mobility Improvement Builder, Raydient, and the County of the following: (i) the completion of construction, dedication, and acceptance of all of the Mobility Improvement; (ii) the full funding of such improvement; and (iii) the full recoupment of expenses for such improvement pursuant to this Agreement.

4. Funding and Mobility Improvement.

Set forth below is description of the Mobility Improvement and provisions for the funding and construction of the Mobility Improvement.

4.1 Mobility Improvement.

The following improvement (followed by the projected cost) comprises the Mobility Improvement, which is located within the DSAP, and is described and depicted in Exhibit B to this Agreement.

- (1) Portion of Curiosity Avenue \$_____
- (a/k/a portion of the DSAP Western Loop Collector
as set forth in the Mobility Fee Development Agreement)

The improvements which comprise the Mobility Improvement may be amended by an amendment of this Agreement pursuant to Section 7.11 herein.

4.2 Credits for Mobility Improvement.

Credits may be issued to Mobility Improvement Builder pursuant to the Mobility Fee Development Agreement in the form of a credit issuance letter as approved by the County pursuant to the Mobility Fee Development Agreement. Mobility Improvement Builder may use or transfer such credits pursuant to the Mobility Fee Development Agreement.

4.3 Payment of Funds from the ENCPA Mobility Network Fund for Improvements by Mobility Improvement Builder within the ENCPA Mobility Network.

Payments from the ENCPA Mobility Network Fund to Mobility Improvement Builder shall be made pursuant to the Mobility Fee Development Agreement and this Agreement as provided in this Section. Funds from the ENCPA Mobility Network Fund shall be spent on the Mobility Improvement in accordance with the Mobility Fee Development Agreement and this Agreement.

- (a) Mobility Improvement Builder shall [dedicate property for right-of-way for the Proposed Mobility Improvement and/or fund the acquisition of such right-of-way

and/or fund the design, permitting, and/or construction of the Proposed Mobility Improvement, including a phase or portion of the Proposed Mobility Improvement].

(b) [In the instance of right-of-way, which is to be dedicated and accepted, the Mobility Improvement Builder has provided an appraisal (by an MAI appraiser) to the County of the right-of-way to be dedicated and accepted and a projected calculation of the funds to be paid pursuant to this Section. The value of the right-of-way shall be the valuation based upon land in its unimproved state at the time of dedication excluding any enhanced value attributed to uses resulting from the contemplated improvements.]

(c) [In the instance of the funding by the Mobility Improvement Builder of the acquisition of right-of-way which is to be dedicated and accepted, the Mobility Improvement Builder has provided evidence of actual costs incurred in the acquisition of the right-of-way to be dedicated and accepted and a projected calculation of the funds to be paid pursuant to Section ____ below.]

(d) [In the instance of funding the design, permitting, and construction of the Proposed Mobility Improvement, the Mobility Improvement Builder has provided a description of the Proposed Mobility Improvement, the name of the DSAP(s) in which the Proposed Mobility Improvement is located or which is otherwise served by the improvement, and a projected calculation of the funds to be paid (per DSAP, where the improvement is in multiple DSAPs) pursuant to Section, including estimates for any actual costs as described in herein.]

(e) [Payment from the ENCPA Mobility Network Fund for the Mobility Improvement right-of-way to be dedicated and accepted by the County pursuant to the _____ is allowed under this Agreement because it is being sought in conjunction with payment for the construction of the Mobility Improvement.]

(f) The County shall pay funds which are in, or may be deposited in, the ENCPA Mobility Network Fund to the Mobility Improvement Builder pursuant to the terms and conditions as set forth in the Mobility Fee Development Agreement and in this Agreement.

(i) The funds to be paid to the Mobility Improvement Builder were calculated using (1) FDOT cost methodologies for road construction (as of the date of contract execution) as applied to the Mobility Improvement constructed, (2) any dedicated and accepted right-of-way values (established by the appraisal by an MAI appraiser, as described above) and (3) actual costs, excluding profit and overhead (established by evidence of costs incurred) for any funded acquisition of right-of-way and for construction of any extraordinary improvements not included in FDOT road construction cost methodologies (including, by way of example and not limitation, design, engineering and permitting costs; intersection costs and railroad crossings). [Amounts shall be calculated per DSAP where the improvement is in multiple DSAPs.]

(ii) Upon the completion, dedication, and acceptance of the Proposed Mobility Improvement by the [County or the governmental entity with jurisdiction over the Proposed Mobility Improvement], the County shall pay the Mobility Improvement Builder funds in the ENCPA Mobility Network Fund up to the total amount of the funds calculated pursuant to this Section [per DSAP, where the improvement is in multiple DSAPs]. The funds shall be paid quarterly from the sub-account for the approved DSAP(s) in which the Proposed Mobility Improvement is located [or which is otherwise served by the improvement].

(iii) If insufficient funds are in the DSAP sub-account in the ENCPA Mobility Network Fund to pay the amount as described in this Section, then future funds to be deposited in the DSAP sub-account in the ENCPA Mobility Network Fund shall be reserved for payment to the Mobility Improvement Builder upon availability.

(iv) The funds shall be paid and/or reserved on a “first come first serve” basis using the Notification Date and as provided in the Mobility Fee Development Agreement.

(v) Upon payment of such funds, any credits held by the Mobility Improvement Builder for use within the DSAP shall be reduced by the amount of the payment.

(g) Nothing herein shall be construed to obligate the County to provide funding for the Mobility Improvement Builder’s construction of and dedication of right-of-way for the Mobility Improvement in any amount exceeding the amount which, pursuant to the terms of the Mobility Fee Development Agreement and this Agreement, is available to be paid from the DSAP sub-account to the ENCPA Mobility Network Fund. It is further understood and acknowledged by Mobility Improvement Builder and the County that the ENCPA Mobility Network Fund is to be funded only by Mobility Fees, the ENCPA Mobility Revenue Allocation Subsidy, and interest earned thereon as provided in the Mobility Fee Development Agreement and in the ENCPA Mobility Revenue Allocation Subsidy Ordinance. The County is not obligated to transfer any other funds to the ENCPA Mobility Network Fund.

5. No Obligation of County to Construct Improvements

The Mobility Improvement Builder understands and acknowledges that, in entering into this Agreement, the County is not obligated to fund the acquisition of right-of-way, design, permitting, and construction of the Mobility Improvement.

6. Defaults and Remedies.

6.1 County Default.

(a) If the County defaults in the performance of any obligation under this Agreement required to be performed by the County, then Mobility Improvement Builder, its transferees or assignees shall deliver written notice of such default to the County. The County

shall commence to cure such default within thirty (30) days after the delivery of such notice of default and shall diligently pursue such cure to completion within sixty (60) days after delivery of such notice as to any default.

(b) If the County does not cure such default within the time periods provided, Mobility Improvement Builder may pursue any available remedies in law or equity.

6.2 Mobility Improvement Builder

(a) If Mobility Improvement Builder, a transferee or assignee defaults in the performance of any obligation imposed upon it under this Agreement, the County shall deliver written notice of such default to the Mobility Improvement Builder, transferee or assignee, respectively. The defaulting party shall commence to cure such default within thirty (30) days after delivery of such notice of default and shall diligently pursue such cure to completion within sixty (60) days after delivery of such notice as to any default.

(b) If the defaulting party does not cure such default within the time periods provided, the County may pursue any available remedies in law or equity.

7. Miscellaneous Provisions.

7.1 Notices, Demands and Communications Between the Parties. Notices, demands and communications between the parties shall be given by depositing the same in the United States Mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

Notices, demands and communications to the County:

Nassau County Planning Department
96161 Nassau Place
Yulee, Florida 32097
Attention: Planning Department Director

With a copy to:

Nassau County Manager
96135 Nassau Place, Suite 1
Yulee, Florida 32097

With a copy to:

Nassau County Attorney
96135 Nassau Place, Suite 6
Yulee, Florida 32097

Notices, demands and communications to Mobility Improvement Builder or Raydient:

[Mobility Improvement Builder]

Raydient LLC dba Raydient Places + Properties LLC
1 Rayonier Way
Wildlight, Florida 32097
Attention: John Campbell

With a copy to:

Copies of all notices, demands and communications required under this Agreement shall be provided to Raydient.

Notices given as provided above shall be deemed given and shall be effective when delivered to the addressee at the address set forth above, or when deposited in the United States Mail, postage prepaid. Either party may change its address as to notices, demands and communications and shall give written notice of such change to the other party.

7.2 Assignability. Mobility Improvement Builder may assign or transfer its rights and obligations under this Agreement, which assignment or transfer shall be recorded in the public records of Nassau County. Additionally, a notice of such assignment or transfer, identifying the assignee or transferee and containing an acknowledgement by the assignee to the County of its assumption of all rights and obligations of the assignor, shall be filed with the County Manager.

7.3 Dates. When payment, delivery, notification, or other action is required by a specified date in this Agreement and such date falls on a weekend or government-designated holiday, the action shall be required by 5:00 p.m. on the Monday or non-holiday date, respectively, immediately following the otherwise specified date.

7.4 Monitoring Official. The County Manager shall be the County official with the responsibility to monitor compliance with this Agreement and enforce this Agreement. The County shall be responsible for the assessment and collection of Mobility Fees as provided in the Mobility Development Agreement and, in coordination with the County Clerk, shall

maintain the ENCPA Mobility Fee Network Fund and expenditures therefrom. From time to time, as needed, the County and Mobility Improvement Builder shall coordinate to reconcile information regarding credits, funds transfers, and other information related to this Agreement.

7.5 No Liability of Officials, Officers or Employees. No official, officer or employee of the County or Mobility Improvement Builder shall be personally liable for any nonperformance or delay in performance by the County or Mobility Improvement Builder, respectively, or for any amount which may become due under any provisions of this Agreement.

7.6 Approvals. Approvals, transfers of funds, or issuances of credits by the County under Section ____ above shall not be unreasonably withheld or delayed. Unless otherwise required by this Agreement and except to the extent in conflict with general law, all approvals or disapprovals shall be written and shall be provided within thirty (30) days of delivery of any documents requiring approval. Any disapproval shall state the reasons for disapproval and the actions needed for approval. If no approval or disapproval is given within the time required by this Section, the approval shall be deemed given and conclusively established.

7.7 Successors and Assigns. This Agreement is binding upon and inures to the benefit of the County, Mobility Improvement Builder, and their respective assigns and transferees.

7.8 Severability. If any part of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall continue to be enforceable.

7.9 Agreement Executed in Counterparts. This Agreement shall be executed in one or more counterparts, each of which is considered and shall be deemed to be an original.

7.10 Merger of Agreement Terms. This Agreement constitutes the entire understanding and agreement of the parties as to the subject matter hereof, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter. Section and subsection headings included in this Agreement are for convenience only and shall have no effect upon the meaning or construction of this Agreement.

7.11 Amendment of Agreement. Unless otherwise provided in this Agreement, no amendment or modification of this Agreement shall be effective or binding upon any party hereto unless such amendment or modification is in writing, signed by an authorized officer of the party claiming to be bound and delivered to the other party.

7.12 Compliance with Laws. The parties shall comply with any and all applicable federal, state and local laws, ordinances, codes, rules and regulations as the same exist and may be amended from time to time.

7.13 Cooperation and Further Assurances. The parties hereto agree to cooperate in all reasonable respects to ensure the performance of their obligations pursuant to

this Agreement and agree to execute such additional documents and instruments as may be reasonably required to carry out the intent of this Agreement.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates written below their respective names.

Signed, Sealed and Delivered in the Presence Of: _____ Print Name: _____ _____ Print Name: _____	[MOBILITY IMPROVEMENT BUILDER] By: _____ Name: _____ Title: _____ Attest: _____ Title: _____ Date: _____
--	---

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2024, by _____ the _____ of _____, on behalf of the _____,

(Print Name _____)

NOTARY PUBLIC

State of Florida at Large

Commission # _____

My Commission Expires:

He/she is [check one]:

Personally Known _____

OR Produced I.D. _____

Type of Identification Produced _____

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

By: _____
Its: Chairman

Attest as to Chairman's signature:

Its: Ex-Officio Clerk

APPROVED AS TO FORM BY THE
NASSAU COUNTY ATTORNEY:

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ____ day of _____, 2024, by
_____, the Chairman of the Board of County Commissioners
of Nassau County, Florida, on behalf of the County,

(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:
He/she is [check one]:
Personally Known _____
OR Produced I.D. _____
Type of Identification Produced _____

EXHIBIT A

the Property

EXHIBIT B

Mobility Improvement

EXHIBIT C
Raydient Consent

**EAST NASSAU
STEWARDSHIP DISTRICT**

6B

[Date]

This is a draft form of letter from the Nassau County Office of Management and Budget to [Mobility Improvement Builder]

Re: ENCPA Mobility Improvement Reservation Agreement for a portion of Curiosity Avenue

Dear _____:

_____ is a [landowner, developer, or builder] of property within the East Nassau Community Planning Area (“ENCPA”) who, with the consent of Raydient LLC dba Raydient Places + Properties LLC, [is proposing to or has dedicated property for right-of-way and/or fund the acquisition of such right-of-way and/or the design, permitting, and construction for a portion of Curiosity Avenue a/k/a DSAP Western Loop Collector (“Mobility Improvement”). As a [landowner, developer, or builder] of property within the ENCPA, you are subject to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement between Nassau County and other parties dated June 24, 2013, as amended by the First Amendment to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated July 20, 2015, and as subsequently amended by the Second Amendment to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated October 25, 2021 (the “Mobility Fee Development Agreement”). In connection with such [dedication or acquisition of right-of-way and/or design, permitting, and construction] of the Mobility Improvement, pursuant to Section 3.5 of the Mobility Fee Development Agreement, you have submitted a proposal to the County to enter into a reservation agreement with the County (“Reservation Agreement”) regarding the payment of funds which are in, or may be deposited in, the ENCPA Mobility Network Fund, as that term is defined in the Mobility Fee Development Agreement.

This letter serves as notification to you, pursuant to Section 3.5 of the Mobility Fee Development Agreement, that as of the date of this letter, the proposal for a Reservation Agreement has been received by the County, is complete and valid, the calculation of funds as

set forth in the Reservation Agreement to be paid from the ENCPA Mobility Network Fund for the Mobility Improvement is confirmed, and the Reservation Agreement shall be submitted to the Board of County Commissioners for the introduction legislation approving the Reservation Agreement, as proposed.

If you have any questions, please do hesitate to contact me at (904) 530-6010.

Sincerely,

Chris Lacambra, OMB Director
Nassau County Board of County Commissioners

cc: Elizabeth Backe, AICP, County Planning Department
Keith Ellis, Building Official CBO, CFM, CEAP, MCP, County Building Department

**EAST NASSAU
STEWARDSHIP DISTRICT**

6C

_____, 2024

Elizabeth Backe, AICP, Director
Nassau County Planning Department
96161 Nassau Place
Yulee, FL 32097

Chris Lacambra, Director
Nassau County Office of
Management and Budget
96135 Nassau Place, Suite 2
Yulee, FL 32097

Re: Proposal for ENCPA Mobility Improvement Reservation Agreement for a portion of Curiosity Avenue

Dear Elizabeth and Chris:

Please accept this letter and the enclosures as a proposal by _____ for Nassau County, Florida (“County”) to enter into the ENCPA Mobility Improvement Reservation Agreement [Portion of Curiosity Avenue] (the “Reservation Agreement”). The purpose of the Reservation Agreement is to obtain payment to _____ from the ENCPA Mobility Network Fund in connection with _____’s causing the dedication of right-of-way to the County and funding (or causing the funding of) the design, permitting and construction of improvements for a portion of Curiosity Avenue (a/k/a DSAP Western Loop Collector) located within the East Nassau Employment Center Detailed Specific Area Plan (the “DSAP”).

This proposal and the enclosed Reservation Agreement are consistent with Section 3.5 of the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated June 24, 2013, as amended by the First Amendment to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated July 20, 2015, and as further amended by the Second Amendment to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated October 25, 2021 (the “Mobility Fee Agreement”). Please accept this letter and the enclosures as confirmation that the portion of Curiosity Avenue subject to this proposal is located within the DSAP. The following documents are enclosed in support of this proposal:

1. The Reservation Agreement;
2. Sketch of the portion of Curiosity Avenue (the ENCPA Mobility Network improvement) that is subject to this proposal (attached as **Exhibit B** to the Reservation Agreement);
3. Consent of Raydient LLC dba Raydient Places + Properties LLC for submittal of this proposal (signed and attached as **Exhibit C** to the Reservation Agreement);

4. Appraisal of the dedicated right-of-way by an MAI-certified appraiser;
5. Calculation of the funds to be paid (\$_____) to _____ from the ENCPA Mobility Network Fund which include the fair market value of the land in accordance with the enclosed appraisal (\$_____) and the FDOT cost estimates and actual costs for the roadway construction (\$_____);
6. Form of notification letter to _____ from the County Office of Management and Budget; and
7. Approved construction plans for the portion of Curiosity Avenue subject to this proposal. (Note: Please advise if you would like a copy of the plan set in a larger format or in digital/pdf).

We look forward to continuing to work with the County on this matter to further the goals of the ENCPA. If you have any questions, please do not hesitate to contact _____ by email at t_____ or by phone at _____.

Sincerely,

cc: Wes Hinton
Taco Pope, AICP

Enclosures

**EAST NASSAU
STEWARDSHIP DISTRICT**

6D

_____, 2024

Wildlight LLC
c/o Wes Hinton
1 Rayonier Way
Yulee, Florida 32097

Re: Consent for ENCPA Mobility Improvement Reservation Agreement for a portion
of Curiosity Avenue

Dear Wes:

Raydient LLC dba Raydient Places + Properties LLC (“Raydient”) hereby consents to _____ submitting to Nassau County, Florida, a Reservation Agreement and associated proposal dated _____, 2024 to obtain payment from the ENCPA Mobility Network Fund, for causing the dedication of right-of-way to the County and funding (or causing the funding) of the design, permitting and construction of improvements for the portion of Curiosity Avenue (a/k/a DSAP Western Loop Collector) generally depicted on **Exhibit A** to this letter. Raydient provides this consent consistent with Section 3.5 of the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated June 24, 2013, as amended by the First Amendment to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated July 20, 2015, and as further amended by the Second Amendment to the East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement dated October 25, 2021.

Please keep me informed as to the County approval process of the Reservation Agreement and any changes from the _____, 2024 proposal submitted to the County. Upon the approval of the Reservation Agreement by the Nassau County Board of County Commissioners and execution by the parties, please provide me with a copy.

Sincerely,

**RAYDIENT LLC DBA RAYDIENT PLACES +
PROPERTIES LLC**, a Delaware limited liability
company

By: _____
Name: John R. Campbell
Title: Vice President
Date: _____

EXHIBIT A

**EAST NASSAU
STEWARDSHIP DISTRICT**

7



Wildlight Round-a-Bout

Location: Wildlight Avenue, Wildlight, Yulee, FL 32097

Proposal Date:

Proposal #:

65564

Submitted By:

RICK SOTIROPOULOS

WLD - Wildlight RAB Re-Development

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE	NOTES
Site Preparation					\$5,209.88	
Site Prep - Transplanting - Removals/Demo	1.00	LS	\$2,115.96	\$2,115.96		
Fine Grading	1,650.00	SF	\$0.03	\$55.59		
Pre-emergent Herbicide Application	1,650.00	SF	\$0.02	\$39.48		
Soil Amendments	1,650.00	SF	\$0.67	\$1,113.06		
Amended Sandy Top Soil	18.00	CY	\$104.77	\$1,885.79		ALLOWANCE for remediated Soils based on conditions exposed
Irrigation					\$1,845.00	
Irrigation ALLOWANCE	1.00	EA	\$1,845.00	\$1,845.00		ALLOWANCE for Repairs and Modifications to the existing system
Trees					\$16,154.96	
Live Oak - 12" cal	1.00	12 IN	\$15,449.39	\$15,449.39		
Tree Staking >4"cal	1.00	EA	\$705.57	\$705.57		Cable and Guying for Large Tree
Shrubs					\$2,112.35	
Palm Sabal Minor - 7 Gal	12.00	7 Gallon	\$102.98	\$1,235.76		
Rose 'Coral Drift' - 3 Gal	26.00	3 Gallon	\$33.72	\$876.59		
Grasses and Groundcovers					\$1,515.38	
Muhly Grass Pink - 3 Gal	30.00	3 Gallon	\$20.22	\$606.45		
Native Perennial TBD - 1 Gal	80.00	1 Gallon	\$11.36	\$908.93		
Mulching					\$500.81	
Pine Straw Mulching	1,650.00	SF	\$0.30	\$500.81		
Total					\$27,338.38	

Alternates

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE	NOTES
Plantings					\$20,625.00	
Live Oak - 14" cal	1.00	12 IN	\$20,625.00	\$20,625.00		

Plantings				\$12,500.00	
Live Oak - 10" cal	1.00	12 IN	\$12,500.00	\$12,500.00	
Plantings				\$10,625.00	
Live Oak - 8" cal	1.00	12 IN	\$10,625.00	\$10,625.00	
Irrigation, Drainage and Lighting				\$656.25	
Lighting ALLOWANCE	1.00	LS	\$656.25	\$656.25	Repairs or modifications to the existing 120V system in place (if required)

DRAFT

GENERAL BID NOTES and CONDITIONS

This proposal/budgetary pricing is based on our best estimate from the plan and documents provided.

Additional pricing may be available for items outside the base scope of work, see *ALTERNATES*.

Pricing is subject to change if letter of intent, contract or executed contract is not received within 30 days of the date of this proposal.

Pricing is based on a single mobilization unless otherwise noted. Phasing or multiple mobilizations on this project may have additional cost implications.

The Greenery Inc. will be responsible for all public utility locations. Any private utility line locates outside normal location services is *EXCLUDED* and the responsibility of the owner.

Any necessary Bonding and Permitting is *EXCLUDED* from the proposal unless otherwise noted in the above cost schedule.

An initial mobilization fee, as itemized on the Schedule of Values and will be included in the initial billing or in the deposit schedule if applicable.

Unit pricing disclosed above shall not apply to Field Change Orders unless otherwise agreed upon.

The Greenery Inc reserves the right to file mechanics liens on all unpaid invoices over 60 days past due.

ESCALATION CLAUSE

The contract price for this construction project has been calculated based on the current prices for material, equipment, energy and existing scale of wages.

However, the market for these items specified is volatile, and sudden price increases could occur.

The Greenery, Inc. agrees to use its best effort to obtain the lowest possible prices from execution of this contract. A change in price of an item of material, equipment, energy and existing scale of wages will be adjusted by Change Order at time of applicable work.

LANDSCAPE NOTES and EXCLUSIONS

Top Soil and Rough Grading +/- 1"/10' is *EXCLUDED* from this proposal unless otherwise noted in the above cost schedule.

Landscape Site Preparation, Clearing, Pruning and Tree Work is *EXCLUDED* from this proposal unless otherwise noted in the above cost schedule.

Due to volatility in tree pricing and availability, pricing is subject to change outside the valid bid date.

Tree and Plant Specifications are seasonally dependent and subject to ASNS (American Standards for Nursery Stock) ANSI Z60.1-2014 Standards and may differ from Plan Schedule Specifications.

A Planting Guarantee shall apply to plantings under a contiguous maintenance agreement with The Greenery Inc.

The Planting Guarantee shall not apply to plants the loss of which is due to abuse, vandalism, animal, fire, lightning, hail, vehicular, freeze, owner neglect, or acts of God.

Plantings not under automated irrigation or transplanted plantings are not covered under the Planting Guarantee.

Staking of Trees and Palms is to be done as needed or as field directed unless otherwise noted in the above cost schedule.

A Transitional Maintenance Period as described in the above cost schedule.

Maintenance for trees, shrubs, groundcovers and grassing beyond the Transitional Maintenance Period shall be proposed under separate contract agreement and is *EXCLUDED* from this scope of work.

A full range Maintenance Management proposal is available upon request.

IRRIGATION and LIGHTING NOTES and EXCLUSIONS

The required power supply for associated controllers and components are *EXCLUDED* from this scope of and and are to be provided by others unless otherwise noted.

The required water source and RPZ is *EXCLUDED* from this proposal unless otherwise note. A standard Backflow Prevention Device is included unless otherwise noted.

Sleeving, Boring and Jetting is *EXCLUDED* unless otherwise noted. Alternate sleeving, if selected, assumes installation prior to road-base being laid and limits clarified by others.

**EAST NASSAU
STEWARDSHIP DISTRICT**

8

Prepared by and return to:

Project: _____

RE Parcel #: _____

NON-EXCLUSIVE GRANT OF EASEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT, made this ____ day of _____, 20____, by _____ and _____ between _____, a _____, whose address is _____ (the “Grantor”), and **JEA**, a body politic and corporate, whose address is 21 West Church Street, Jacksonville, Florida, 32202 (the “Grantee”).

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, either above or below the surface of the ground, facilities and associated equipment for water and sewer utilities, either or all, on, along over, through, across, or under the following described land situate in _____ County, Florida, to wit (the “Easement Property”):

See Exhibit A attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements under or in said Easement Property, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

GRANTOR represents and warrants that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed and Sealed in Our

GRANTOR:

Presence as Witnesses:

_____,
a _____

Sign _____
Print _____

By: _____
Print: _____
Title: _____

Sign _____
Print _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
20____ by (name) _____, the
(title) _____ of _____, a
_____, on behalf of the
_____. He/She is (check one) ___ personally known to me or ___
has produced _____ as identification.

Print _____
Notary Public, State and County aforesaid
Commission No.: _____
My commission expires: _____

(seal)

EXHIBIT A

**EAST NASSAU
STEWARDSHIP DISTRICT**

9

**LICENSE AGREEMENT FOR RESORATION AND REPAIR OF EASEMENT PROPERTY
IN RELATION TO JEA WATER UTILITY SERVICE CONNECTION LINES**

THIS LICENSE AGREEMENT ("License Agreement") is made and entered into as of this ____ day of _____, 2024, by and between:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, located in Nassau County with an address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"); and

WAWA FLORIDA, LLC, a Delaware limited liability company, with an address of 1911 US Hwy 301 North, Tampa, Florida 33619 (the "Licensee").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 2017-206, Laws of Florida; and

WHEREAS, the District owns and/or operates and maintains certain real property and associated improvements throughout the boundaries of the District; and

WHEREAS, pursuant to that certain *Easement Agreement* between the District and JEA, a body politic and corporate providing water utility services, recorded in Official Records of Nassau County, Florida, on or about the same date as this License Agreement ("Easement"), JEA owns, operates and maintains certain water utility service connection improvements benefitting the Licensee ("Improvements") upon a portion of District's real property referred to as "Easement Area" in the Easement and more particularly described in the attached **Exhibit A** (hereinafter referred to as "License Area") and incorporated herein by this reference; and

WHEREAS, as the ultimate beneficiary of the Easement, Licensee agrees to repair any damage to the License Area caused by JEA in its exercise of the Easement rights associated therewith, at sole cost and expense of Licensee; and

WHEREAS, the District and the Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSE. Pursuant to the terms and conditions stated herein, the District hereby grants to the Licensee a non-exclusive license ("License") to access, restore, repair and replace the License Area to the previously existing condition immediately prior to each occurrence of JEA's access to the

License Area in exercise of JEA's easement rights pursuant to the Easement to construct, operate, lay, maintain, improve, and/or repair, either above or below the surface of the ground, facilities and associated equipment for water and sewer utilities, either or all, on, along over, through, across, or under the License Area.

3. CONDITIONS ON THE LICENSE. The License granted herein is subject to the following terms and conditions:

A. Licensee understands and acknowledges that parties entering into this License Agreement is a condition precedent to the District's agreement to grant Easement to JEA for ultimate benefit of Licensee.

B. Licensee's access to License Area under this License Agreement is limited to reasonable ingress and egress to and from the License Area, for access to same to repair and replacement License Area and associated improvements necessitated by JEA's activities pursuant to Easement as more particularly described in the Easement and Section 2 above.

C. Licensee shall be solely responsible for any and all costs or fees associated with the acquisition, construction, installation, operation, maintenance, repair, replacement, and monitoring of the License Area as related to JEA's exercise of its Easement rights. Licensee shall restore and repair the License Area in conditions consistent with the standards of the District in its sole discretion.

D. Licensee understands and acknowledges that the District shall have the right to restore the License Area to the previously existing condition should Licensee fail to do so within a reasonable amount of time, the cost and expense for which shall be the sole responsibility of the Licensee.

4. EFFECTIVE DATE; TERM. The initial term of the License shall commence upon the date of recording of the Easement ("Effective Date") and thereafter shall continue in full force and effect so long as the Easement is in full force and effect, except as may be revoked or terminated earlier in accordance with Section 5, herein.

5. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at any time and at the sole discretion of the District. The District may terminate this License Agreement upon thirty (30) days' written notice to the Licensee. The provisions of Sections 7 and 8, below, shall survive any revocation, suspension or termination of this License Agreement.

6. COMPLIANCE WITH LAWS, RULES AND POLICIES. Licensee shall comply at all times with relevant statutes and regulations governing the installation, operation and maintenance of the License Area and shall, upon request of the District, provide proof of such compliance.

7. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District and the residents from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District, the residents and any third party as a result of the Licensee's

activities under this License Agreement, including any damage caused by its agents, authorized representatives or contractor. Licensee shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs in no event later than within seven (7) business days of such occurrence of damage. Any such repairs shall be at Licensee's sole expense. In the event that Licensee does not make the necessary repairs, the District may, in its sole discretion without creating any obligations to do so, make such repairs and invoice the Licensee for same; such invoices shall be paid promptly. The provisions of this Section 7 shall survive termination of this License Agreement.

8. INDEMNIFICATION.

A. Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, fines, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) all as ordered.

B. Licensee agrees to indemnify, defend and hold harmless the District, as well as any officers, supervisors, professional staff, agents, representatives, and successors and assigns, against all liability for damages and expenses of the foregoing paragraph A. resulting from, arising out of, or in any way connected with this License Agreement or Licensee's exercise of the privileges granted hereunder.

9. INSURANCE. Licensee shall, at its own expense, maintain insurance during the term of this License with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000

Licensee shall provide to District, upon request and prior to the commencement of any performance under this contract, a certificate naming the District and its officers, supervisors, and professional staff as an additional insured. Regardless whether a copy of the insurance is requested, at no time shall Licensee be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

11. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

12. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

14. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. ASSIGNMENT. Neither the District nor the Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void. Without limiting the generality of the foregoing, this License Agreement shall automatically be assigned to and be binding upon successor landowner to the Licensee who similarly benefit from the Improvements and the Easement. Licensee shall have the obligation to assign this License Agreement to its successor landowner and shall provide a written notice to the District of such assignment within seven (7) business days of completion of such assignment.

16. INDEPENDENT CONTRACTOR. In all matters relating to this License Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the activities contemplated by this License Agreement, is an employee of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

17. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A.	If to the District:	East Nassau Stewardship District 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Attn: District Manager
-----------	---------------------	---

	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
--	-----------------	---

B.	If to the Licensee:	Wawa Florida, LLC 1911 US Hwy 301 North Tampa, Florida 33619
-----------	---------------------	--

	With a copy to:	_____ _____
--	-----------------	----------------

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

18. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

19. COMPLIANCE WITH PUBLIC RECORDS LAWS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Licensee acknowledges that the designated public records custodian for the District is **Craig Wrathell** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, WRATHELLC@WHHASSOCIATES.COM, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

20. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties

agree that the exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Nassau County, Florida.

21. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

22. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

23. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

26. COUNTERPARTS. This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Mike Hahaj
Chair, Board of Supervisors

Witness

WAWA FLORIDA, LLC
a Delaware limited liability company

Signature of Witness

By: _____

Its: _____

Print Name of Witness

Exhibit A: License Area

Exhibit A

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " "
SHEET 01 OF 02

LEGAL DESCRIPTION

A PORTION OF TRACT C, AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PHASE 1A, RECORDED IN PLAT BOOK 8, PAGES 203 THROUGH 212, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT C; THENCE ALONG THE NORTH LINE OF SAID TRACT C THE FOLLOWING THREE (3) COURSES & DISTANCES, 1) THENCE RUN SOUTH 75°20'12" EAST, A DISTANCE OF 85.71 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE SOUTH 75°20'12" EAST, A DISTANCE OF 58.56 FEET TO THE POINT OF CURVATURE OF A 527.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°44'06" EAST AND A CHORD LENGTH OF 25.75 FEET; 3) THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°47'49", AN ARC DISTANCE OF 25.75 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 08°43'05" WEST, A DISTANCE OF 12.02 FEET TO A POINT ON A 539.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°46'13" WEST AND A CHORD LENGTH OF 26.99 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'01", AN ARC DISTANCE OF 27.00 FEET, TO THE POINT OF TANGENCY; THENCE RUN NORTH 75°20'12" WEST, A DISTANCE OF 38.91 FEET; THENCE RUN SOUTH 16°23'24" WEST, A DISTANCE OF 20.53 FEET; THENCE RUN NORTH 75°20'12" WEST, A DISTANCE OF 20.01 FEET; THENCE RUN NORTH 16°23'24" EAST, A DISTANCE OF 32.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,432 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF TRACT C HAS A BEARING OF SOUTH 75°20'12" EAST.
4. LINE WORK CONFIGURATION DEPICTED HEREON WAS PROVIDED BY ENGLAND-THIMS AND MILLER, INC.



Digitally signed by
Jeremy Hallick
Date: 2024.01.09
17:23:57 -05'00'

JEREMY D. HALICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

JOB SP2024.00030

SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH

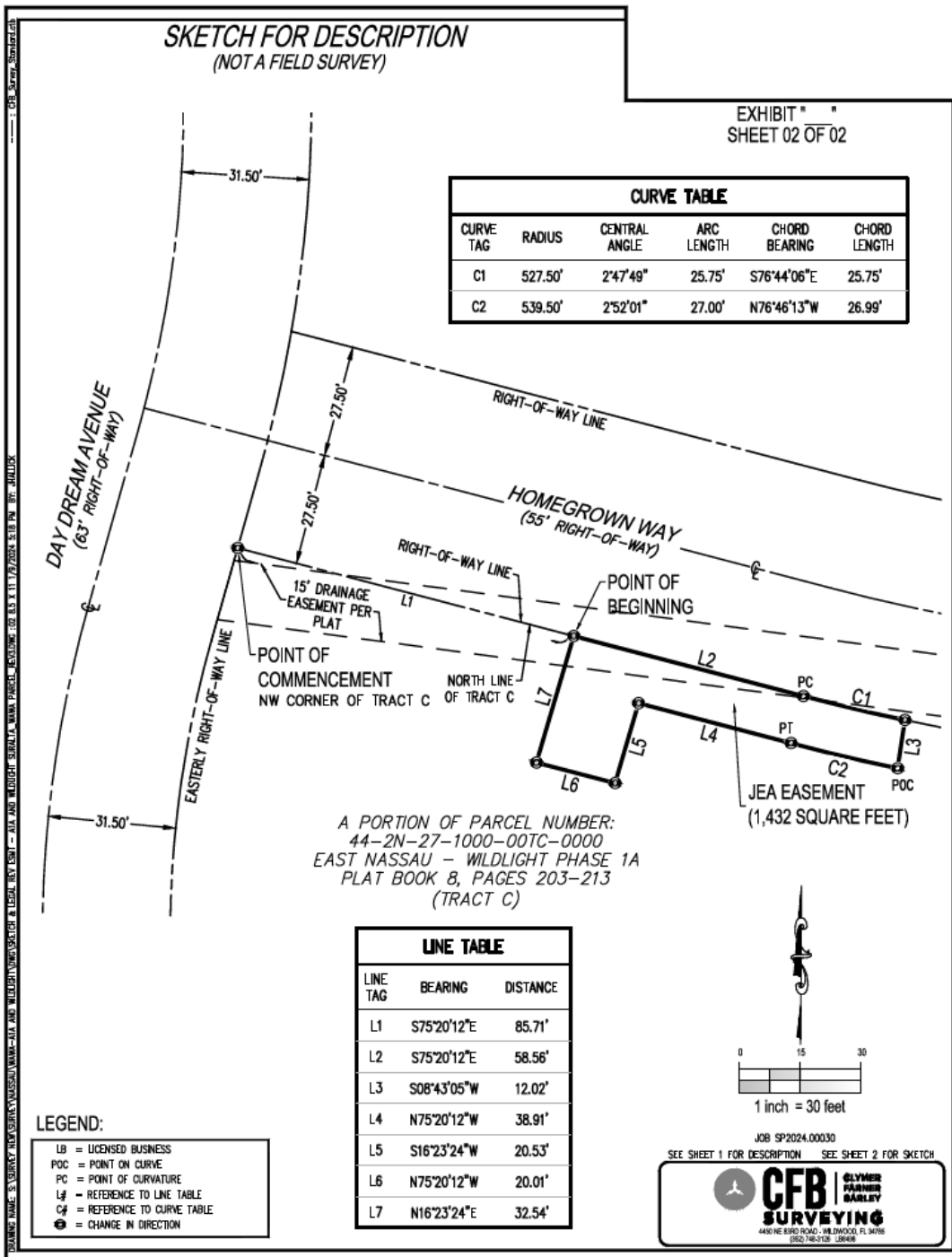


CFB SURVEYING
OLYMER
FARNER
BARKLEY
4480 NE 83RD ROAD, WILLOWOOD, FL 34786
(888) 764-2728

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " "
 SHEET 02 OF 02

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	527.50'	2°47'49"	25.75'	S76°44'06"E	25.75'
C2	539.50'	2°52'01"	27.00'	N76°46'13"W	26.99'



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S75°20'12"E	85.71'
L2	S75°20'12"E	58.56'
L3	S08°43'05"W	12.02'
L4	N75°20'12"W	38.91'
L5	S16°23'24"W	20.53'
L6	N75°20'12"W	20.01'
L7	N16°23'24"E	32.54'

LEGEND:

LB = LICENSED BUSINESS
POC = POINT ON CURVE
PC = POINT OF CURVATURE
L# = REFERENCE TO LINE TABLE
C# = REFERENCE TO CURVE TABLE
⊙ = CHANGE IN DIRECTION



JOB SP2024.00030
SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH



**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS D**



May 1, 2024

East Nassau Stewardship District

RE: Operations Report – April 2024
57 Homegrown Avenue, Unit 303
Wildlight, FL 32097

Below, you will find a summary of operation items for April 2024. Please let me know if you have any questions.

GENERAL OPERATIONS/ADMINISTRATIVE

- Dock near St. Clare
 - Jeff Brooks inspected the dock and surrounding areas and will provide a report to include a plan for correction. Staff worked with Chris Hill on a plan for corrective action to provide a temporary erosion repair. A proposal for the temporary repair will be included in the May agenda package.
- Temporary Signage
 - Staff worked with the development team to create temporary signage for Whistling Duck Pond. Signage will be placed at the entrance to the park upon receipt. Permanent signage is being developed per the adopted rules policy, which was reviewed by Egis.

MAINTENANCE

- Ponds
 - Florida Waterways treated the ponds on 04/04/2024, 04/12/2024 & 04/26/2024 for shoreline and floating weeds. See Exhibit “A.”
- Roadways
 - Speed humps were inspected on April 16th with no issues noted.
- Boardwalks, Sidewalks & Trails
 - Staff completed the monthly inspections of all boardwalks, sidewalks, and trails. See Exhibit “B.”

- Sidewalks were inspected as noted within the attached inspection reports. Repairs/replacement of a damaged sidewalk section on the trail in Forest Park located near Curiosity Ave was replaced the last week of April.
- Drainage Inlets
 - No drainage issues were noted during recent inspections.

LANDSCAPING

- Irrigation Inspections
 - Irrigation reports were not provided by The Greenery for the month of April.
- Landscape Maintenance
 - The Greenery performed routine landscape maintenance throughout the common areas with no issues noted. Roger Kintz and Zach from The Greenery completed weekly inspections of all areas, noting any deficiencies and a timeline to correct them. A punch list of items is reviewed and updated weekly. See Exhibit “C.”

Should you have any questions regarding this report, please contact thaskett@ccmcnet.com.

Sincerely,

CCMC

Todd Haskett, CMCA, AMS, PCAM
Field Operations Manager
Email: thaskett@ccmcnet.com

EXHIBIT "A"

Florida Waterways – April 2024 Pond Maintenance Reports

CUSTOMER SERVICE REPORT

Customer: Wildlight
 Customer ID: J19267
 Field Biologist: Paul Mosteller

Date of Visit: 4/4/2024
 Weather: 70 °F High
0% ☁

WATERWAY AND DITCH TREATMENTS

Site	13	14	15	16	17	18	19								
Algae															
Submersed Weeds															
Shoreline Grasses & Brush	x	x			x	x	x								
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal			x	x			x								

COMMENTS: The seven new ponds were visited on April 4. The shoreline grass on ponds 17, 18, and 19 were treated. Some cattails were physically removed from ponds 13 and 14. Trash was picked up from ponds 15, 16, and 19.

CARP PROGRAM

- ☐ Carp Observed
☒ Barriers Inspected

FLOW

- ☐ None
☐ Slight
☒ Visible

WATER CLARITY

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

WATER LEVELS

- ☐ High
☒ Normal
☐ Low

FISH/WILDLIFE OBSERVATIONS

- | | | | | |
|---|------------------------------------|---|---|---|
| ☒ Bass | ☐ Anhinga | ☐ Woodstork | ☒ Turtles | ☐ Other Species: |
| ☒ Bream | ☐ Cormorant | ☒ Ducks | ☐ Snakes | _____ |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☐ Alligator | _____ |
| ☐ Gambusia | ☐ Herons | ☐ Ibis | ☒ Frogs | _____ |

NATIVE/BENEFICIAL VEGETATION NOTED

- | | | | |
|---|--|---|---|
| ☐ Arrowhead | ☐ Bulrush | ☐ Lotus | ☒ Slender Spikerush |
| ☒ Cordgrass | ☒ Lily | ☐ Chara | ☐ Blue Flag Iris |
| ☐ Bacopa | ☐ Golden Canna | ☒ Naiad | ☐ Bladderwort |
| ☐ Pickerelweed | ☐ Spatterdock | ☐ Eelgrass | ☐ Pondweed |

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Wildlight
Customer ID: J19267
Field Biologist: Paul Mosteller

Date of Visit: 4/4/2024
Weather: 70 °F High
0% 🌧️



Pond 13



Pond 14



Pond 15



Pond 16



Pond 17



Pond 18

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Wildlight
Customer ID: J19267
Field Biologist: Paul Mosteller

Date of Visit: 4/4/2024
Weather: 70 °F High
0% 🌧️



Pond 19

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Wildlight
 Customer ID: J19267
 Field Biologist: Paul Mosteller

Date of Visit: 4/12/2024
 Weather: 80 °F High
0% ☁

WATERWAY AND DITCH TREATMENTS

Site	9	10	11	14											
Algae	x														
Submersed Weeds	x														
Shoreline Grasses & Brush	x			x											
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection		x	x												
Debris Removal															

COMMENTS: Pond 9 was a heavy focus on April 12, it was treated for for algae, submersed weeds, and shoreline grasses. The cattails on pond 14 were treated. Ponds 10 and 11 received inspections.

CARP PROGRAM

- ☐ Carp Observed
☒ Barriers Inspected

FLOW

- ☐ None
☐ Slight
☒ Visible

WATER CLARITY

- ☐ < 1' ☐ 2-4'
☐ 1-2' ☒ >4'

WATER LEVELS

- ☒ High
☐ Normal
☐ Low

FISH/WILDLIFE OBSERVATIONS

- | | | | | |
|---|------------------------------------|------------------------------------|---|---|
| ☐ Bass | ☐ Anhinga | ☐ Woodstork | ☒ Turtles | ☐ Other Species: |
| ☒ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | _____ |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☒ Alligator | _____ |
| ☐ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | _____ |

NATIVE/BENEFICIAL VEGETATION NOTED

- | | | | |
|--|---|---|--|
| ☐ Arrowhead | ☒ Bulrush | ☐ Lotus | ☐ Slender Spikerush |
| ☒ Cordgrass | ☒ Lily | ☐ Chara | ☐ Blue Flag Iris |
| ☐ Bacopa | ☐ Golden Canna | ☒ Naiad | ☐ Bladderwort |
| ☒ Pickerelweed | ☐ Spatterdock | ☐ Eelgrass | ☐ Pondweed |

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Wildlight
Customer ID: J19267
Field Biologist: Paul Mosteller

Date of Visit: 4/12/2024
Weather: 80 °F High
0% ☁



Pond 09



Pond 10



Pond 14

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Wildlight
 Customer ID: J19267
 Field Biologist: Paul Mosteller

Date of Visit: 4/26/2024
 Weather: 80 °F High


WATERWAY AND DITCH TREATMENTS

Site	1	2	3	4	5	6	7	8	9	12	13				
Algae															
Submersed Weeds															
Shoreline Grasses & Brush	x	x	x	x	x	x		x		x	x				
Floating Weeds			x		x		x	x							
Mosquito Larvicide															
Pond Dye															
Inspection									x						
Debris Removal															

COMMENTS: On April 26, ponds 1, 2, 3, 4, 6, 8, 12, and 13 were treated for shoreline grasses. Ponds 3, 5, 7, and 8 were treated for floating weeds. Pond 9 was inspected.

CARP PROGRAM

- ☐ Carp Observed
☒ Barriers Inspected

FLOW

- ☐ None
☒ Slight
☐ Visible

WATER CLARITY

- ☐ < 1' ☐ 2-4'
☐ 1-2' ☒ >4'

WATER LEVELS

- ☐ High
☒ Normal
☐ Low

FISH/WILDLIFE OBSERVATIONS

- | | | | | |
|---|------------------------------------|---|---|---|
| ☒ Bass | ☐ Anhinga | ☒ Woodstork | ☒ Turtles | ☐ Other Species: |
| ☒ Bream | ☐ Cormorant | ☒ Ducks | ☐ Snakes | _____ |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☒ Alligator | _____ |
| ☐ Gambusia | ☐ Herons | ☐ Ibis | ☒ Frogs | _____ |

NATIVE/BENEFICIAL VEGETATION NOTED

- | | | | |
|--|--|-----------------------------------|--|
| ☒ Arrowhead | ☐ Bulrush | ☐ Lotus | ☐ Slender Spikerush |
| ☒ Cordgrass | ☒ Lily | ☐ Chara | ☐ Blue Flag Iris |
| ☐ Bacopa | ☐ Golden Canna | ☐ Naiad | ☐ Bladderwort |
| ☒ Pickerelweed | ☐ Spatterdock | ☐ Eelgrass | ☐ Pondweed |

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Wildlight
Customer ID: J19267
Field Biologist: Paul Mosteller

Date of Visit: 4/26/2024

Weather: 80 °F High



Pond 02



Pond 03



Pond 04



Pond 05



Pond 06



Pond 07

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Wildlight
Customer ID: J19267
Field Biologist: Paul Mosteller

Date of Visit: 4/26/2024
Weather: 80 °F High
☁



Pond 08



Pond 09



Pond 12



Pond 13

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Exhibit “B”

Boardwalk & Trail Inspection Reports Aspril 2024

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/15/2024	
Inspector:	Roger Kintz	
Location:	Wildlight Pioneer Park Docks.	

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok			
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/15/2024	
Inspector:	Roger Kintz	
Location:	Dock behind St Clares	

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
Needs Work		In progress	Smooth transition between boardwalk and trail surface	Erosion Issue. ENSD sent Engineer out to look in Jan.
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK			Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/15/2024
Inspector:	Roger Kintz
Location:	Foret Park . Founders Park Mobility Tr

Boardwalks

	OK			Notes
	OK		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
Needs Work	Issue	In prtogress	Transition areas are smooth & free of trip hazards	2 Concrete slabs cracked and sinking. Work Order in Progress
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
			Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/15/2024
Inspector:	Roger Kintz
Location:	Dock At Whistling Duck Inspection

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK			Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/15/2024	
Inspector:	Roger Kintz	
Location:	Dock At Coin Toss	

Boardwalks

Needs Work				Notes
	OK		Handrails are in good repair	
	OK		No cracked or broken boards	
	OK		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok			
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/16/2024	
Inspector:	Roger Kintz	
Location:	Concrete Sidewalk Along ST RD 200 Inspection	

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/16/2024	
Inspector:	Roger Kintz	
Location:	Concrete Sidewalk In Common Area Inspections.	

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Issue		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Issue	In progress	Free of damage & major cracks	Cracked Sidewalk on Buttonwood Lp. Wok Order placed.
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/16/2024	
Inspector:	Roger Kintz	
Location:	Wildlight Boardwalk Along ST RD 200	

Boardwalks

Needs Work	OK	N/A		Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	In Progress		Surrounding vegetation clear of boardwalk	Some vegetation growing on handrails.

Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	4/16/2024	
Inspector:	Roger Kintz	
Location:	Hike and Bike Blacktop Trails	

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Issue	In Progress.	Surface material in good repair & free of trip hazards	raised area of blacktop on Wildlight Ext just past Curiosity
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	3/13/2024	
Inspector:	Roger Kintz	
Location:	Waterbug Trail	

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Issue	In Progress.	Surface material in good repair & free of trip hazards	raised area of blacktop on Wildlight Ext just past Curiosity
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:		
Inspector:	Roger Kintz	
Location:	Ponder Cr and Coin Toss Trail.	

Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

Needs Work	OK	N/A		Notes
	Issue	In Progress	Surface material in good repair & free of trip hazards	Sand is buidling up wher concrete meets trail from runoff
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

EXHIBIT “C”

The Greenery – April 2024 Landscape Maintenance Reports

MAINTENANCE UPDATE

PUNCH ITEMS - Completed this week

Area	Type	Description	Follow-up
Common Area	Weeds	Weeds in Blue Daze along Curiosity	OTT applied
Common Area	Weeds	Crack weeds down Floco	Planned for Friday 3/29
Common Area	Weeds	Crack weeds in Rayonier parking	Planned for Friday 3/29
Townhomes	Weeds	Vines in shrubs behind 206 Daydream	
Common Area	Weeds	Crack weeds and weeds in gravel by brewery	Planned for Friday 3/29
Common Area	Weeds	Weeds in palm beds down Wildlight Ave extension	
Common Area	Weeds	At Model Home Park beds	Planned for Friday 3/29
Townhomes	Weeds	Bioswale	

PUNCH ITEMS - OPEN

Area	Type	Description	Follow-up
Common Area	Irrigation	Corner of Daydream and Homegrown	Found valve, but no pressure. Check for breaks along the lines
Common Area	Irrigation	Check turf at Ponder Cir monument sign	Irrigation break, need to replace along with Ponder park
Common Area	Shrubs	Missing Magnolia on Extension	
Common Area	Shrubs	Leaning trees down Crosstown	
Common Area	Shrubs	Dead palm at extension	
Common Area	Plant Health Care	Ponder Cir park turf	What is your preference to schedule?
Common Area	Plant Health Care	Leaning tree on curiosity, homegrown, salt marsh loop	
Common Area	Mowing	Suckers and guide wires on trees at Office condo	
Common Area	Shrubs	Finish trimming bio swale while dry	
Common Area	Irrigation	Apparent break at Floco and Ponder Cir. Area flagged behind storm drain	
Common Area	Irrigation	Wildlight ext - irrigation top is missing on one box. Left side before Hathway	
Townhomes	Irrigation	Possible break by 217 Daydream curb	
Townhomes	Shrubs	Replace shrubs at 263 Daydream	
Common Area	Shrubs	Scale and ants in Coonties at pool	
Common Area	Enhancement opp	Lower drain into woods along path between school and Sawgrass	
Common Area	Irrigation	2-wire on top of soil. Office condos	
Common Area	Irrigation	Lower head on Floco (flagged)	
Townhomes	Mowing	Add soil to 251 Daydream washout	
Common Area	Shrubs	Start lifting trees along Homegrown and Tinker	
Common Area	Enhancement opp	Dead palm on Homegrown	
Common Area	Plant Health Care	White flies on Mags at Forest Park pond	
Common Area	Plant Health Care	Ant beds at Ponder Cir	
Common Area	Mowing	Repair ruts at Julep Park	
Common Area	Mowing	Start taking straps off trees at Extension	
Townhomes	Enhancement opp	Shrub replacement at townhomes	

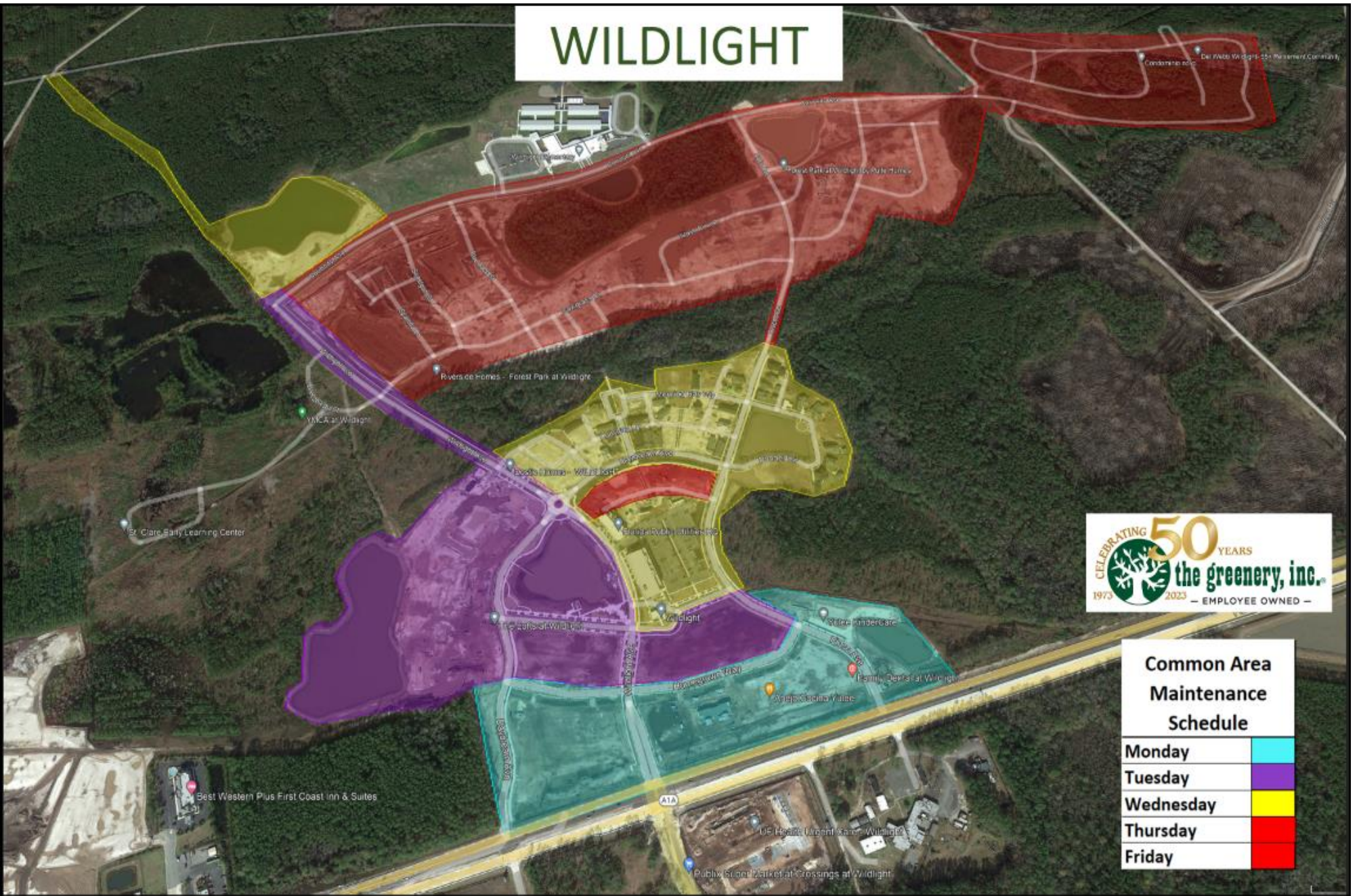
MAINTENANCE UPDATE

Townhomes	Weeds	Crack weeds in sidewalks	Scheduled for 4/5
Townhomes	Irrigation	Broken Riser at 226 Wildlight Ave	
Townhomes	Plant Health Care	Turf weeds at new townhomes	
Townhomes	Shrubs	Trim grasses off of sidewalk at 217 and 221 Daydream	Scheduled for 4/5
Common Area	Weeds	Dog Trot Park	Scheduled for 4/5
Common Area	Plant Health Care	Need to apply fungicide to Dog Trot Park	Scheduled for 4/5
Common Area	Irrigation	Lot of bubblers are stick up in the air. Need to resolve that	
Common Area	Weeds	Spray gravel parking lot at commercial area	
Common Area	Weeds	Spray buttonwood park parking area	Scheduled for 4/5
Common Area	Weeds	Sawgrass park	Scheduled for 4/5
Common Area	Plant Health Care	Look at pattern in grass at Palmetto Pl off od Sawgrass	Scheduled for 4/5
Common Area	Shrubs	Need to clean up beds on Curiosity at intersections of Floco and Muhly	Need to scrape sod and propose drainage

PUNCH ITEMS - HISTORICAL (1 month trailing)

[illegible]

Landscape Maintenance Schedule



MAINTENANCE UPDATE

PUNCH ITEMS - Completed this week

Area	Type	Description	Follow-up
Common Area	Shrubs	Scale and ants in Coonties at pool	
Common Area	Plant Health Care	White flies on Mags at Forest Park pond	
Common Area	Plant Health Care	Ant beds at Ponder Cir	
Townhomes	Weeds	Crack weeds in sidewalks	Scheduled for 4/5
Townhomes	Irrigation	Broken Riser at 226 Wildlight Ave	
Common Area	Weeds	Dog Trot Park	Scheduled for 4/5
Common Area	Plant Health Care	Need to apply fungicide to Dog Trot Park	Scheduled for 4/5
Common Area	Weeds	Spray gravel parking lot at commercial area	
Common Area	Weeds	Spray buttonwood park parking area	Scheduled for 4/5
Common Area	Weeds	Sawgrass park	Scheduled for 4/5
Common Area	Plant Health Care	Look at pattern in grass at Palmetto Pl off od Sawgrass	Scheduled for 4/5
Townhomes	Shrubs	Trim grasses off of sidewalk at 217 and 221 Daydream	Scheduled for 4/5
Common Area	Enhancement opp	Lower drain into woods along path between school and Sawgrass	Proposed with Mobility Trail
Common Area	Mowing	Cleaned storm drains along Wildlight Ave	
Common Area	Shrubs	Grasses at Morning Ray and Sawgrass were trimmed	

PUNCH ITEMS - OPEN

Area	Type	Description	Follow-up
Common Area	Irrigation	Corner of Daydream and Homegrown	Found valve, but no pressure. Check for breaks along the lines
Common Area	Irrigation	Check turf at Ponder Cir monument sign	Irrigation break, need to replace along with Ponder park
Common Area	Shrubs	Missing Magnolia on Extension	Alex
Common Area	Shrubs	Leaning trees down Crosstown	Alex
Common Area	Shrubs	Dead palm at extension and on Mobility Trail	Alex
Common Area	Plant Health Care	Ponder Cir park turf	Scheduled end of April
Common Area	Plant Health Care	Leaning tree on curiosity, homegrown, salt marsh loop	Alex
Townhomes	Plant Health Care	Turf weeds at new townhomes	Cory
Common Area	Irrigation	Apparent break at Floco and Ponder Cir. Area flagged behind storm drain	
Common Area	Irrigation	Wildlight ext - irrigation top is missing on one box. Left side before Hathway	
Townhomes	Irrigation	Possible break by 217 Daydream curb	
Common Area	Irrigation	2-wire on top of soil. Office condos	
Common Area	Irrigation	Lower head on Floco (flagged)	
Common Area	Irrigation	Lot of bubblers are stick up in the air. Need to resolve that	
Common Area	Shrubs	Finish trimming bio swale while dry	Bryan
Common Area	Shrubs	Start lifting trees along Homegrown and Tinker	Paul
Common Area	Mowing	Suckers and guide wires on trees at Office condo	Paul
Common Area	Mowing	Repair ruts at Julep Park	Bryan

MAINTENANCE UPDATE

Common Area	Mowing	Start taking straps off trees at Extension	Paul
Common Area	Weeds	Suckers on Oaks down Floco	Paul
Common Area	Weeds	Runners in asphalt hike & bike trail (along the wildlight extension)	Paul
Common Area	Mowing	Weedeat under chairs at parks	Bryan
Common Area	Mowing	Need to edge bioswale by townhomes and open lot	Bryan
Common Area	Mowing	Remove tree by Crosstown entrance	Alex
Common Area	Weeds	Turf weeds at Crosstown by Hawthorn	Bryan
Townhomes	Mowing	205 Daydream - hole under fence	Bryan
Townhomes	Weeds	224 Daydream	Paul
Townhomes	Mowing	Need to be careful edging when wet. Saw some mud kicked up on fences	Bryan
Townhomes	Enhancement opp	Shrub replacement at townhomes	Need proposal
Common Area	Enhancement opp	Dead palm on Homegrown	Need proposal

PUNCH ITEMS - HISTORICAL (1 month trailing)

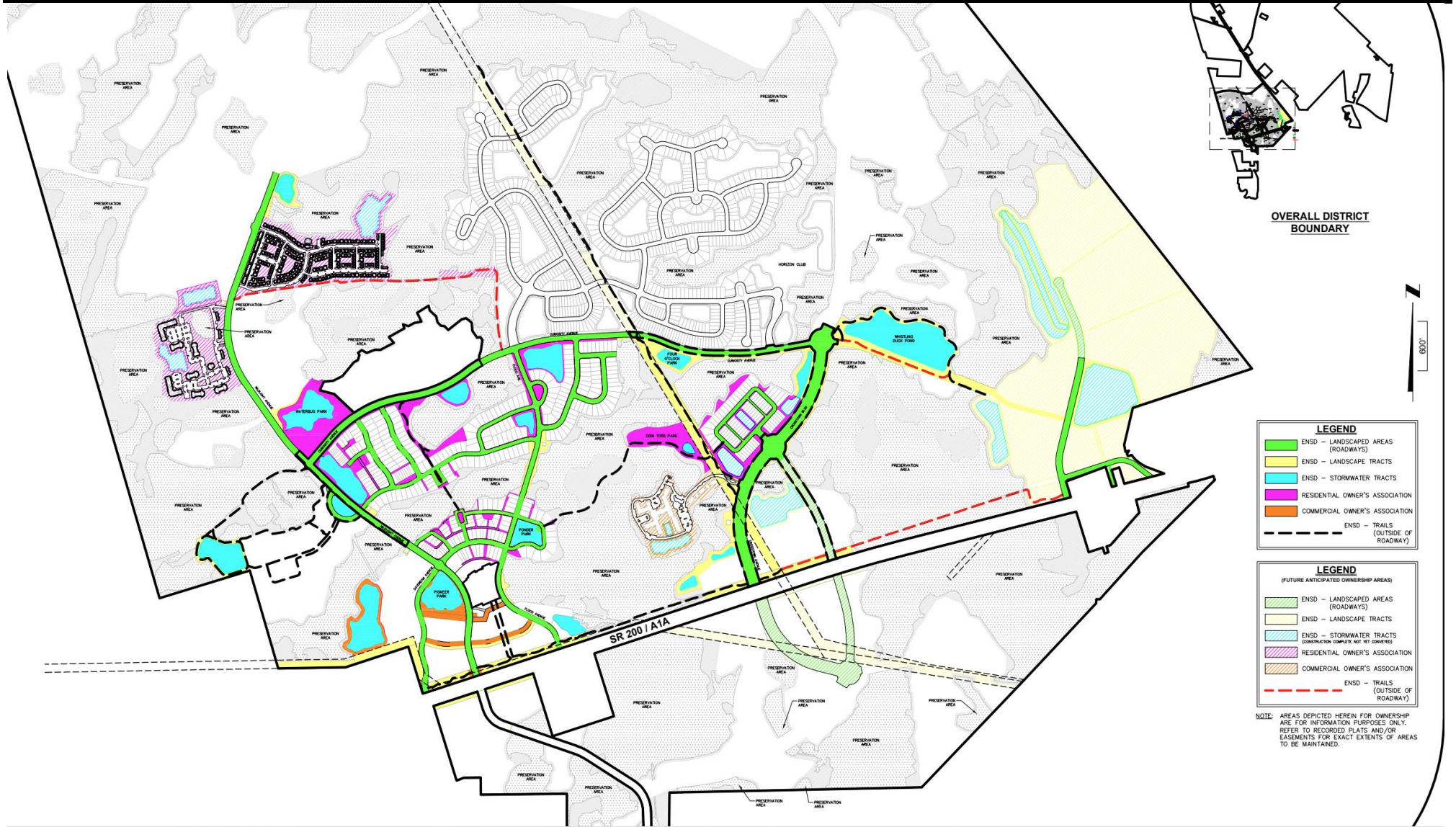
Area	Type	Description	Follow-up
Common Area	Shrubs	Trim shrubs in front of commercial lots	
Common Area	Mowing	Mowing and edging around construction entrance	
Common Area	Mowing	Mow entrance to boardwalk on Ponder Cir.	
Common Area	Weeds	Buttonwood Park	OTT applied
Common Area	Weeds	Waterbug Berm	OTT applied
Common Area	Weeds	Sawgrass park	OTT applied
Common Area	Plant Health Care	Turf weeds down Sawgrass	
Common Area	Weeds	Weeds in Blue Daze along Curiosity	OTT applied
Common Area	Weeds	Crack weeds down Floco	Planned for Friday 3/29
Common Area	Weeds	Crack weeds in Rayonier parking	Planned for Friday 3/29
Townhomes	Weeds	Vines in shrubs behind 206 Daydream	
Common Area	Weeds	Crack weeds and weeds in gravel by brewery	Planned for Friday 3/29
Common Area	Weeds	Weeds in palm beds down Wildlight Ave extension	
Common Area	Weeds	At Model Home Park beds	Planned for Friday 3/29
Townhomes	Weeds	Bioswale	

	Working on proposal. Not yet submitted.
	Proposal delivered. Waiting on reply
	Work not approved (declined)
	Work approved. Ones with completed date are finished

ENHANCEMENT OPPORTUNITIES/PROPOSALS

Opportunity #	Property Name	Opportunity Name	Opp Status	Estimated \$	Created Date	Complete Date	Lost Date
ESTIMATING							
		Crepe myrtles at walkway between townhomes?					
		Drainage for beds on North side of Curiosity past school					
DELIVERED							
59097		River birch Replant	Delivered	\$ 268	20-Oct		
58988		Irrigation at parallel parking spots by office condos.	Delivered	\$ 1,363	13-Oct		
58322		Bocee Ball synthetic turf option	Delivered	\$ 21,420	29-Sep		
58160	Wildlight Residential Association Tow	Sod replacement Front Yard 201 Daydream	Delivered	\$ 7,657	09/27/23		
58149	Wildlight Residential Association	Drainage Install Along Sidewalk by Forest Park Pond	Delivered	\$ 8,123	09/26/23	verbal	
58152	Wildlight Residential Association	Sod Replacement in Front of Pulte Models	Delivered	\$ 7,766	09/26/23		
58051	Crosstown at Wildlight	Crosstown Improvements	Delivered	\$ 22,582	09/25/23	verbal	
56567	Wildlight Waterbug Park	Washout Behind TV Wall	Delivered	\$ 3,955	08/18/23		
56158	Wildlight Residential Association Tow	Labor for Sod Install in Front of 222	Delivered	\$ 2,010	08/08/23		
56156	Wildlight Residential Association	Islands in Mobility Trail Park Replanting	Delivered	\$ 5,636	08/08/23		
56155	Wildlight Residential Association	Entrance to Mobility Trail Replanting	Delivered	\$ 3,290	08/08/23		
56153	Wildlight Residential Association	Julep Park Cord Grass Addition	Delivered	\$ 555	08/08/23		
56044	Wildlight Waterbug Park	Waterbug Game Park Drainage Install	Delivered	\$ 19,495	08/07/23		
52823	Wildlight Commercial Association	Irrigation Repairs at New Office Condos	Delivered	\$ 1,363	05/10/23		
LOST							
56656	Wildlight Residential Association Tow	Dog trot and Buttonwood loop Sod	Lost	\$ 5,778	08/22/23		
56161	Mark McHugh	Hardwood Mulch	Lost	\$ 2,490	08/08/23		
56160	Mark McHugh	Pinestraw	Lost	\$ 1,570	08/08/23		
56159	Wildlight Residential Association Tow	Labor for Sod Install in Front of 217	Lost	\$ 1,005	08/08/23		
56043	Wildlight Waterbug Park	Bocce Ball Court Replacement	Lost	\$ 34,121	08/07/23		
58059	Wildlight Curiosity Ave Enhancement	Repair Current Mainline Break	Lost	\$ 1,600	09/26/23		
WON							
58262	Skinner Wildlight Office Condos	Wildlight office condos-drainage	Won	\$ 5,967	09/28/23		
58146	Wildlight Residential Association	Ponder Cir Controller Decoder Replacement	Won	\$ 860	09/26/23		
58151	Wildlight Residential Association	Crepe Myrtle Replacement	Won	\$ 525	09/26/23		
56154	Wildlight Residential Association	Washingtonia Palm Replacement at Buttonwood	Won	\$ 790	08/08/23		
58161	Wildlight, LLC	Bush Hogging Parcels on Tinker	Won	\$ 1,175	09/27/23		
58060	Wildlight Curiosity Ave Enhancement	Moving Mainline and Wiring	Won	\$ 17,420	09/26/23		
56657	Wildlight Residential Association	Dog trot and Buttonwood loop Sod	Won	\$ -	08/22/23		

Landscape Maintenance Schedule



MAINTENANCE UPDATE

PUNCH ITEMS - Completed this week

Area	Type	Description	Follow-up
Townhomes	Plant Health Care	Turf weeds at new townhomes	Cory
Townhomes	Irrigation	Possible break by 217 Daydream curb	
Common Area	Irrigation	Lower head on Floco (flagged)	
Common Area	Shrubs	Start lifting trees along Homegrown and Tinker	Paul - in progress
Common Area	Mowing	Repair ruts at Julep Park	Bryan
Common Area	Mowing	Start taking straps off trees at Extension	Paul
Common Area	Plant Health Care	Ants at Publix and commercial area	Top choice scheduled for after aeration
Common Area	Shrubs	Trim Wax Myrtles at Hammock Park	
Common Area	Shrubs	Strap tree on Floco that keeps falling over	
Common Area	Mowing	Makesure we are weedeating around posts and hydrants along Curiosity	
Common Area	Weeds	Weeds at Mocama gravel	
Common Area	Weeds	Weeds along Tinker curbs	
Common Area	Plant Health Care	Turf weeds sprayed	

PUNCH ITEMS - OPEN

Area	Type	Description	Follow-up
Common Area	Irrigation	Corner of Daydream and Homegrown	Found valve, but no pressure. Check for breaks along the lines
Common Area	Irrigation	Check turf at Ponder Cir monument sign	Irrigation break, need to replace along with Ponder park
Common Area	Shrubs	Missing Magnolia on Extension	Alex
Common Area	Shrubs	Leaning trees down Crosstown	Alex
Common Area	Shrubs	Dead palm at extension and on Mobility Trail	Alex
Common Area	Plant Health Care	Ponder Cir park turf	Scheduled end of April
Common Area	Plant Health Care	Leaning tree on curiosity, homegrown, salt marsh loop	Alex
Common Area	Irrigation	Apparent break at Floco and Ponder Cir. Area flagged behind storm drain	
Common Area	Irrigation	Wildlight ext - irrigation top is missing on one box. Left side before Hathway	
Common Area	Irrigation	2-wire on top of soil. Office condos	
Common Area	Irrigation	Lot of bubblers are stick up in the air. Need to resolve that	
Common Area	Shrubs	Finish trimming bio swale while dry	Bryan
Common Area	Mowing	Suckers and guide wires on trees at Office condo	Paul
Townhomes	Mowing	205 Daydream - hole under fence	Bryan
Common Area	Mowing	Remove palm supports on palms at Forest Park	
Common Area	Irrigation	Down Curiosity, green spots are appearing around the heads. They may be leaking	Need to check to make sure they are reaching over exisitng turf when on
Common Area	Shrubs	Finish grasses on Ponder Cir	
Common Area	Shrubs	Trim shrubs by pool parking lot exit	
Common Area	Enhancement opp	Finish sod at Redbud	

MAINTENANCE UPDATE

Common Area	Enhancement opp	Dead pines along Saw Palmetto	Approved and scheduled
Common Area	Weeds	Pool deck pavers	
Common Area	Irrigation	Rain sensors	
Common Area	Mowing	Refresh palyground mulch	
PUNCH ITEMS - HISTORICAL (1 month trailing)			
Area	Type	Description	Follow-up
Common Area	Shrubs	Trim shrubs in front of commercial lots	
Common Area	Mowing	Mowing and edging around construction entrance	
Common Area	Mowing	Mow entrance to boardwalk on Ponder Cir.	
Common Area	Weeds	Buttonwood Park	OTT applied
Common Area	Weeds	Waterbug Berm	OTT applied
Common Area	Weeds	Sawgrass park	OTT applied
Common Area	Plant Health Care	Turf weeds down Sawgrass	
Common Area	Weeds	Weeds in Blue Daze along Curiosity	OTT applied
Common Area	Weeds	Crack weeds down Floco	Planned for Friday 3/29
Common Area	Weeds	Crack weeds in Rayonier parking	Planned for Friday 3/29
Townhomes	Weeds	Vines in shrubs behind 206 Daydream	
Common Area	Weeds	Crack weeds and weeds in gravel by brewery	Planned for Friday 3/29
Common Area	Weeds	Weeds in palm beds down Wildlight Ave extension	
Common Area	Weeds	At Model Home Park beds	Planned for Friday 3/29
Townhomes	Weeds	Bioswale	
Common Area	Shrubs	Scale and ants in Coonties at pool	
Common Area	Plant Health Care	White flies on Mags at Forest Park pond	
Common Area	Plant Health Care	Ant beds at Ponder Cir	
Townhomes	Weeds	Crack weeds in sidewalks	Scheduled for 4/5
Townhomes	Irrigation	Broken Riser at 226 Wildlight Ave	
Common Area	Weeds	Dog Trot Park	Scheduled for 4/5
Common Area	Plant Health Care	Need to apply fungicide to Dog Trot Park	Scheduled for 4/5
Common Area	Weeds	Spray gravel parking lot at commercial area	
Common Area	Weeds	Spray buttonwood park parking area	Scheduled for 4/5
Common Area	Weeds	Sawgrass park	Scheduled for 4/5
Common Area	Plant Health Care	Look at pattern in grass at Palmetto Pl off od Sawgrass	Scheduled for 4/5
Townhomes	Shrubs	Trim grasses off of sidewalk at 217 and 221 Daydream	Scheduled for 4/5
Common Area	Enhancement opp	Lower drain into woods along path between school and Sawgrass	Proposed with Mobility Trail
Common Area	Mowing	Cleaned storm drains along Wildlight Ave	
Common Area	Shrubs	Grasses at Morning Ray and Sawgrass were trimmed	
Common Area	Weeds	Runners in asphalt hike & bike trail (along the wildlight extension)	Paul
Common Area	Mowing	Weedeat under chairs at parks	Bryan
Common Area	Mowing	Need to edge bioswale by townhomes and open lot	Bryan

MAINTENANCE UPDATE

Common Area	Mowing	Remove tree by Crosstown entrance	Alex
Common Area	Weeds	Turf weeds at Crosstown by Hawthorn	Bryan
Common Area	Weeds	Suckers on Oaks down Floco	Paul
Townhomes	Weeds	224 Daydream	Paul
Townhomes	Mowing	Need to be careful edging when wet. Saw some mud kicked up on fences	Bryan
Townhomes	Enhancement opp	Shrub replacement at townhomes	Proposal approved
Common Area	Enhancement opp	Dead palm on Homegrown	Proposal approved
Common Area	Mowing	Mowed entire way down 200	
Common Area	Shrubs	Trimmed was myrtles along the 200 walking path	

	Working on proposal. Not yet submitted.
	Proposal delivered. Waiting on reply
	Work not approved (declined)
	Work approved. Ones with completed date are finished

ENHANCEMENT OPPORTUNITIES/PROPOSALS

Opportunity #	Property Name	Opportunity Name	Opp Status	Estimated \$	Created Date	Complete Date	Lost Date
ESTIMATING							
		Crepe myrtles at walkway between townhomes?					
		Drainage for beds on North side of Curiosity past school					
DELIVERED							
59097		River birch Replant	Delivered	\$ 268	20-Oct		
58988		Irrigation at parallel parking spots by office condos.	Delivered	\$ 1,363	13-Oct		
58322		Bocee Ball synthetic turf option	Delivered	\$ 21,420	29-Sep		
58160	Wildlight Residential Association Tow	Sod replacement Front Yard 201 Daydream	Delivered	\$ 7,657	09/27/23		
58149	Wildlight Residential Association	Drainage Install Along Sidewalk by Forest Park Pond	Delivered	\$ 8,123	09/26/23	verbal	
58152	Wildlight Residential Association	Sod Replacement in Front of Pulte Models	Delivered	\$ 7,766	09/26/23		
58051	Crosstown at Wildlight	Crosstown Improvements	Delivered	\$ 22,582	09/25/23	verbal	
56567	Wildlight Waterbug Park	Washout Behind TV Wall	Delivered	\$ 3,955	08/18/23		
56158	Wildlight Residential Association Tow	Labor for Sod Install in Front of 222	Delivered	\$ 2,010	08/08/23		
56156	Wildlight Residential Association	Islands in Mobility Trail Park Replanting	Delivered	\$ 5,636	08/08/23		
56155	Wildlight Residential Association	Entrance to Mobility Trail Replanting	Delivered	\$ 3,290	08/08/23		
56153	Wildlight Residential Association	Julep Park Cord Grass Addition	Delivered	\$ 555	08/08/23		
56044	Wildlight Waterbug Park	Waterbug Game Park Drainage Install	Delivered	\$ 19,495	08/07/23		
52823	Wildlight Commercial Association	Irrigation Repairs at New Office Condos	Delivered	\$ 1,363	05/10/23		
LOST							
56656	Wildlight Residential Association Tow	Dog trot and Buttonwood loop Sod	Lost	\$ 5,778	08/22/23		
56161	Mark McHugh	Hardwood Mulch	Lost	\$ 2,490	08/08/23		
56160	Mark McHugh	Pinestraw	Lost	\$ 1,570	08/08/23		
56159	Wildlight Residential Association Tow	Labor for Sod Install in Front of 217	Lost	\$ 1,005	08/08/23		
56043	Wildlight Waterbug Park	Bocce Ball Court Replacement	Lost	\$ 34,121	08/07/23		
58059	Wildlight Curiosity Ave Enhancement	Repair Current Mainline Break	Lost	\$ 1,600	09/26/23		
WON							
58262	Skinner Wildlight Office Condos	Wildlight office condos-drainage	Won	\$ 5,967	09/28/23		
58146	Wildlight Residential Association	Ponder Cir Controller Decoder Replacement	Won	\$ 860	09/26/23		
58151	Wildlight Residential Association	Crepe Myrtle Replacement	Won	\$ 525	09/26/23		
56154	Wildlight Residential Association	Washingtonia Palm Replacement at Buttonwood	Won	\$ 790	08/08/23		
58161	Wildlight, LLC	Bush Hogging Parcels on Tinker	Won	\$ 1,175	09/27/23		
58060	Wildlight Curiosity Ave Enhancement	Moving Mainline and Wiring	Won	\$ 17,420	09/26/23		
56657	Wildlight Residential Association	Dog trot and Buttonwood loop Sod	Won	\$ -	08/22/23		

**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS E**

EAST NASSAU STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023	Regular Meeting	10:00 AM
November 16, 2023	Regular Meeting	10:00 AM
December 18, 2023	Regular Meeting	12:00 PM
December 21, 2023 CANCELED	Regular Meeting	10:00 AM
January 18, 2024	Regular Meeting	10:00 AM
February 15, 2024	Regular Meeting	10:00 AM
March 21, 2024	Regular Meeting	10:00 AM
April 18, 2024	Regular Meeting	10:00 AM
May 16, 2024	Regular Meeting	10:00 AM
June 20, 2024	Regular Meeting	10:00 AM
July 18, 2024	Regular Meeting	10:00 AM
August 15, 2024	Regular Meeting	10:00 AM
September 19, 2024	Regular Meeting	10:00 AM