

Grand Oaks
Community Development District

MAY 14, 2025

AGENDA

Grand Oaks Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.GrandOaksCDD.org

May 7, 2025

Board of Supervisors
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, May 14, 2025 at 1:30 p.m.** at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Consideration of Minutes of the April 9, 2025, Meeting
- IV. Discussion of Budget for Fiscal Year 2026
- V. Discussion of Fishing Policy
- VI. Ratification of Proposal for Air Compressor from Duck Duck Rooter
- VII. Consideration of Proposals
 - A. Landscape Enhancements
 - B. Termite Bonds
- VIII. Approval to Open Account with the State Board of Administration, Resolution 2025-05
- IX. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Manager
 - 1. Report on the Number of Registered Voters (751)
 - 2. Annual Form 1 Filing & Annual Ethics Training
- D. Operation Manager
 - 1. Report
 - 2. The Greenery Communications Report
- E. Amenity Center Manager - Report
- X. Supervisor's Request and Public Comments
- XI. Financial Reports
 - A. Financial Statements as of March 31, 2025
 - B. Summary of Operations and Maintenance Invoices
- XII. Next Scheduled Meeting – 06/11/25 @ 1:30 p.m. @ Grand Oaks Amenity Center
- XIII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Wednesday, April 9, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

John Dodson	Chairman
Dennis Smith	Vice Chairman
Linda Cruz	Supervisor
Clair Snyder	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Rich Gray	GMS
Matt Biagetti	GMS
Elena Barron	GMS
Allen Flannery	The Greenery

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:30 p.m. Four Board members were present constituting a quorum.

Mr. Dodson provided an update regarding the Landowner's Counsel having preliminary discussion with St. Johns County Administrators about the rescue plan. He has been working with Terracon and agreed on a payment plan of the \$22K invoice for previous work completed. One \$11K payment to be paid now and the other \$11K in FY26.

Mr. Haber noted the work Terracon performed was done in order to bring the water management district permit for the project in compliance. That permit is in the name of the prior developer. Because the Board authorized that work, he believes the CDD is not in a great position with respect to Terracon to deny payment for the work they performed. Mr. Haber noted this is

about resolving an outstanding dispute only with Terracon and should not be viewed as waiving any claim against the prior developer or an acknowledgement that the CDD has any obligation to bring the permit in compliance.

SECOND ORDER OF BUSINESS**Public Comments** *(Regarding Agenda Items Listed Below)*

Angela Greaves – Spoke about 5 law suits against Day Late Enterprises involving some the CDD. Will the residents be responsible for any of the things that were not turned over to the CDD? Will have Day Lates attorney provide an update.

Resident – Asked if the developer is no longer with them & the rescue plan works and phase 2 opens, who will pay for the infrastructure in Summer Bay? All of the master infrastructure has been put in. The builder would be putting in the community infrastructure. Asked about lake maintenance, (pond 15) lake not taken care of. Mr. Dodson noted there was a boat access issue. Matt is planning to meet with Greenery and the pond company.

Resident – Pond is a mess with weeds not only on pond banks but growing inside the pond. If there is a plan, what is the timeline? Mr. Dodson stated Day Lates attorney met with the county administrators' staff last week and they are working toward putting a proposal together that will be shared with you.

Resident – Asked if the rescue plan includes giving some support to the CDD in terms of paying off this building. Mr. Dodson noted as far as maintenance; landscape is doing much better.

Resident – Noted there is no grass along the road towards 16, empty patches everywhere. Irrigation is probably not working.

Resident – Noted the neighborhood looks like a cow pasture, nobody wants to buy there. Property value is plummeting. Mr. Dodson noted they are working toward getting that fixed and needs the community's assistance.

Resident – Asked why the CDD doesn't hire their own attorney instead of using Day Lates. Mr. Dodson noted there are 2 different things – a rescue plan for the community and then Wes Haber is District Counsel. Another attorney was hired by the CDD to investigate the use of funds by the previous management company.

Resident - Noted brown grass at mailboxes, doesn't look good that community property is brown but homes have green grass.

Resident – Questioned if proposal was denied by county? The attorney met with the county and is now drafting a proposal to present to them.

Resident – Recommended getting on the ponds before they are completely out of control.

Resident – Suggested somebody walk the community and take notes of unkept areas. Rich Gray noted that is his job. He just came onto the project and has been working diligently to get around the neighborhood and address issues. Areas need to be corrected by the landscape co. He will continue to stay on Lake Doctors.

Resident – Spoke about communication, sending out a weekly newsletter and the pond near his home. Asked for more information on what the lawyer is doing.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the February 12, 2025, Meeting

Mr. Oliver presented the minutes of the February 12, 2025, meeting. Ms. Cruz had a revision on page 2, 4th Order of Business: Linda Cruz did not make the statement noted about the mulch but was a resident instead.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, all in favor, the Minutes of the February 12, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Irrigation Repair

A. Commercial Fitness Products for Preventative Maintenance

Mr. Gray presented a proposal from Commercial Fitness Products for \$1,180 per year for quarterly service or \$295 per visit.

B. Southeast Fitness Repair for Preventative Maintenance

Mr. Gray presented the proposal from Southeast Fitness Repair for \$1,644 per year which comes out to \$411 per visit. He asked for a motion to approve the Commercial Fitness proposal.

On MOTION by Mr. Dodson, seconded by Mr. Snyder, all in favor, the Commercial Fitness Products for preventative maintenance for \$1,180 annually, was approved.

C. Irrigation Pump Station Preventative Maintenance

Mr. Gray presented two proposals for irrigation pump maintenance, four site visits each year for all four pumps. M & M Sales Service came in at \$3,800 and Florida Pump Service, Inc. at \$2,800 per year.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, all in favor, the Florida Pump Service proposal for quarterly preventative maintenance \$2,800 annually, was approved.

D. Tree Work

Mr. Gray noted an inspection was done of the conservation easement and the wooded area with a total of 21 trees recommended to be taken down. He noted the biggest difference between Taylor Tree Services and Roberts Tree Service is Roberts does not do any hauling off. Mr. Biagetti noted St. Johns River Water Management District states if a tree is hazardous, it can be removed. Most of these tree's border somebody's house.

On MOTION by Mr. Dodson, seconded by Mr. Smith, with all in favor, the Taylor Tree Services, Inc. Proposal for tree work throughout the District \$5,550, was approved.

Board member spoke about a big dead oak tree at 618 Natureland Circle that was approved by the Board to be taken down. The resident has had damage to their property from that tree. She thinks they have already paid to have it taken down so requested follow up on it.

FIFTH ORDER OF BUSINESS**Discussion of Fiscal Year 2026 Budget Process**

Mr. Oliver stated CDD's in Florida are required by Florida Statute to approve a proposed budget by June 15th of this year and then set a public hearing for budget adoption no sooner than 60 days after. The budget is typically approved in June and adopted in August after the public hearing. He will bring a preliminary budget to the May meeting, approve at the June meeting and then adopt the budget later in the summer after refining the budget. Ms. Cruz asked if they could have a meeting for the residents to walk them through the budget and explain how it works. Mr. Oliver noted he would be happy to do it at the May meeting.

SIXTH ORDER OF BUSINESS**Appointment of Audit Committee**

Mr. Oliver noted the audit committee is actually the audit RFP committee. This is to go through the RFP process to select an auditor for the Fiscal Year 2025 budget. He asked the Board to appoint themselves to be members of the audit committee.

On MOTION by Mr. Smith, seconded by Mr. Dodson, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber had nothing further to report.

B. Engineer

The engineer was not on the line today.

C. Manager

Mr. Oliver appreciated all the resident comments today and noted they will work harder especially with the ponds and landscape maintenance. He spoke about increased communication in the community and vendors checking in with staff and providing reports.

D. Operation Manager – Report

Mr. Gray reviewed the Field Operations Report. He asked for a NTE \$2,000 budget to bring in a commercial pressure washer for the bigger items such as sidewalks, curbing and bigger areas of the buildings. Board direction, no motion needed. He will be implementing the report for the landscape as well as the ponds. Regarding the ponds as the rainy season approaches, if there is a rain incident, they will pull off their project.

Resident – Asked for an updated report on pool conditions and status of the playground. Mr. Biagetti stated they are taking recommendation from the insurance provider right now. There is not a timeline. They can request an update and let the community know through the website. He asked for an update on the restrooms. Mr. Gray is hopeful that project is complete before summer arrives. The resident asked for reports. Mr. Oliver stated there are a lot of things going on behind the scenes where litigation is involved. They are trying to hold the appropriate party responsible

to save the District money. The District is trying to hold the contractor responsible for mold in the restrooms and the Districts insurance company was put on notice.

Resident – Asked if maintenance of the pool had been increased for the summer. Mr. Dodson noted per the agreement; it was two times a week in the off season but starting this week they have been out for additional service. Per the contract, it starts next week with three times per week.

Resident – Spoke about fishing being outlawed in the ponds and asked to get rid of the policy. The current CDD fishing policy will be reviewed and possibly modified.

Resident – Asked about liability and alligators. Mr. Dodson recommended contacting the Alligator Nuisance Hotline for a case number then contact staff with that number to authorize removal.

E. Amenity Center Manager – Report

Elena Barron introduced herself as the new amenity manager. She works Monday through Friday 9-12. Residents can email her anytime. She noted rentals are picking up for the amenity center.

Resident – Asked if the termite bond has been done for the Grand Oaks Amenity Center. Mr. Dodson stated it has not been completed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Resident – Asked for clarification on the rescue plan and \$5M proposal. Mr. Dodson stated that was an update, the rescue plan for the community to get the road built and lots released. He noted as far as anything with the communication with the county, that needs to come from the attorney.

Resident – Asked where they are with some of the mitigation efforts. He noted the areas removed near him are now just as bad if not worse than when that work was done. Chinese Tallum trees are invasive. This will cost a lot of money if they don't start thinking about that now. Mr. Dodson noted a split payment to Terracon was approved for what the Board approved on work that was done. After that, the Board is waiting for the original developer to bring the permit into compliance then the CDD would take that into compliance. But, the CDD has no obligation to that permit.

Resident – Heard conflicting information about per lot assessments. Mr. Oliver stated the net amount of the assessment goes to debt service and O&M. There are two ways to collect assessments, one being on the tax roll and the other is a direct bill assessment. The resident questioned Februarys financials, actual vs. adopted, is that a timing thing or an issue with collecting that? Mr. Oliver noted it could be a timing thing; it is a direct bill issued to the landowner that hasn't been paid yet.

Resident – Spoke about master HOA. Inframark management company has been terminated and in the process of looking for new management company.

NINTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of February 28, 2025**

Mr. Oliver presented the financial statements as of February 28, 2025.

On MOTION by Mr. Dodson, seconded by Mr. Smith, with all in favor, the Check Register, was adjourned.

B. Summary of Operations and Maintenance invoices

There is a positive variance in terms of expenditures. One of the direct bills have not been paid yet. Mr. Dodson confirmed any due invoices after this agreement with Terracon everything is caught up.

NINTH ORDER OF BUSINESS**Next Scheduled Meeting – 03/12/25 @ 1:30 p.m. at Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for May 17, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Dodson, seconded by Mr. Smith, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS

Grand Oaks Community Development District

Recreational Facilities Policies

(Date Adopted: April 26, 2023)

Definitions

“Board” – shall mean the District’s Board of Supervisors.

“District” – shall mean the Grand Oaks Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual who is invited and must be accompanied to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are eighteen (18) years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool, Playground, and Dog Park together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District’s policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
4. The Recreational Facilities is available for use by Patrons during normal operating hours to be established and posted by the District.
5. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage.
6. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
7. All Patrons may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
8. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
9. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
10. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
11. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
12. No fishing or swimming or wading is permitted in any District Stormwater Ponds.
13. Audio or Video playing devices must be kept at reasonable volumes.

14. Residents may fish from the pond banks at designated District Stormwater Ponds as shown on the map. However, the District has a “Catch and Release “ policy for all fish caught in these waters. Easements through residential backyards along the community’s storm water pond system is for maintenance purposes only and residents are not granted access for fishing or any other recreational purpose. You may fish from your backyard, but not beyond a CDD fenced area. Access to other residents’ backyards via these maintenance easements is prohibited. Unless individual property owners grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents. Fishing is not permitted within the boundaries of the CDD fully fenced ponds.
15. Audio or Video playing devices must be kept at reasonable volumes.
16. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
17. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
18. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
19. The District Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except usage and rental fees that have been established by the Board. The District Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs, and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will be required to compensate the District accordingly.
20. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager.

Designation of Renter to Use Resident’s Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Renter of their home as the beneficial users of the Resident’s membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident’s membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident’s membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pool Policies

1. There is no lifeguard on duty.
2. Children under the age of 14 years old must be supervised by a Patron.
3. No one should use the pool during inclement weather (especially when lightning is present).
4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
6. No glass containers are permitted in the fenced pool area.
7. No Food or Beverages are permitted in the pool or on the wet deck.
8. Patrons should shower before entering the pool.
9. No patrons can enter the clubhouse with wet bathing suits.
10. Pool Furniture or landscaping should not be removed from the fenced pool area or placed in the pool.
11. No profanity, harassment, diving, running, rough housing, chicken fighting, or horseplay is permitted.
12. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area.
13. No more than 5 guests, in addition to those members of the household that live in the residence of the key fob holder may be brought by any Patron household at any time. (Excluding patrons who rent the clubhouse with up to 40 guests).
14. No dogs or other animals are allowed in the pool, with the exception of authorized service animals.

Playground Policies

1. Children under the age of 14 years old must be supervised by a Patron.
2. All children must remain in the sight of parents/guardians.
3. All children are expected to play cooperatively with other children.
4. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
5. Mulch must not be picked up, thrown, or kicked for any reason.
6. No food, drinks or gum are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.

Dog Park Policies

1. Children under the age of 14 years old must be supervised by a Patron.
2. Patrons are legally responsible for their dogs and injuries caused by them.
3. Dogs are required to wear a basic flat buckle collar or harness with identification tags at all times.
4. Patrons must clean up after their dogs and immediately fill any holes their dogs dig.
5. Dogs showing aggression towards people may be removed from the dog park.
6. Dogs using the dog park must be at least 4 months old.
7. Dogs using the park must be up to date on their shots.
8. Dogs must never be left unattended.
9. Children must be under constant supervision.
10. Dogs "in heat" will not be allowed inside the dog park.
11. Dogs must be leashed before entering and leaving the dog park.
12. Except for treats, no food is allowed inside the dog park.
13. Dogs are the only type animals permitted in dog park.
14. Violators will be subject to removal from the dog park and suspension of privileges.
15. Dogs must be under voice command at all times.
16. No glass containers are permitted at the Dog Park.
17. Profanity, rough-housing, and disruptive behavior are prohibited.

Access Cards for the Use of the Pool

1. The District operates an access system for entry into the District's Pool to ensure that only Patrons and their Guests enjoy the pool.
2. The current owners of a home in the District will be issued 1 initial Access Card at no charge. If the current owners sell their property, then they may transfer their Access Cards to the purchaser of their home. If no transfer is made, then the new owners may purchase an Access Card from the District for a non-refundable fee of \$25.00 per card.
3. Renters who have proof of a valid rental agreement will be issued Access Cards after they pay the District a non-refundable fee of \$25.00 per Access Card.
4. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card. No more than 2 Access Cards (issued to those 18 years or older) may be held by any Patron's household at any time.
5. Under no circumstance should a Patron provide their Access Cards to another person to allow them to utilize the Pool. To obtain an Access Card, proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an Access Card.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
2. **Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file such report with the District Manager Attorney within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the District Manager**
 - a. The District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days or until the next Board meeting.
 - d. In determining the length of any suspension, the District Manager, shall consider the nature of the conduct and any prior violations.
4. **Appeal of Suspension**
 - a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.
 - f. In determining the appropriate action to be taken, the Board shall consider the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall consider the nature of the violation and any prior violations.

6. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

Grand Oaks Community Development

District Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report:

Signature of Staff Member writing this report:

Date:

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

District Office .2005 Pan Am Circle . Suite 300 . Tampa, Florida 33607 . (813) 873-7300 . Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “facilities”), located within the Grand Oaks community in St. Johns County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must attend the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (**see and initial**) attached. Please make checks (two, separate) payable to Grand Oaks CDD.
4. The undersigned, _____, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: _____
Purpose: _____
Date of Event: _____ Phone: _____
Time of Event (ALL Events shall end by 10:00_p.m.): _____
Extra Hours Required (\$25.00 per every (1) hour: _____
Number of Attendees (NOT TO EXCEED 40): _____
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specially understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District’s permission to the Applicant, its agents, employees and

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

District Office .2005 Pan Am Circle . Suite 300 . Tampa, Florida 33607 . (813) 873-7300 . Fax (813) 873-7070

invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of proper jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**Grand Oaks COMMUNITY DEVELOPMENT
DISTRICT**

B y :

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

District Office .2005 Pan Am Circle . Suite 300 . Tampa, Florida 33607 . (813) 873-7300 . Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Grand Oaks CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence**.*

DATE: ____/____/____

NAME OF ISSUER:

ADDRESS:

HOME PHONE: (____) _____

CELL PHONE: (____) _____

DRIVER LICENSE NUMBER:

(Attach copy of license)

PLACE OF EMPLOYMENT:

WORK PHONE: (____) _____

AMOUNT OF CHECK: \$ _____

REASON FOR CHECK:

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

District Office .2005 Pan Am Circle . Suite 300 . Tampa, Florida 33607 . (813) 873-7300 . Fax (813) 873-7070

RECREATION CLUBHOUSE CENTER POLICIES

The Recreation Center Clubhouse (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 10:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Grand Oaks Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date.

Without proper notice, rental fee is non-refundable. All persons using the Recreation Center do so at their own risk.

1. Children under the age of fourteen must be accompanied by an adult at all times while at the Recreation Center.
2. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS).
Glass beverage containers are NOT permitted at the Recreation Center.
3. Furniture shall NOT be removed from the Recreation Center at any time.
4. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center.
5. It shall be the responsibility of any resident using the Recreation Center to remove food or other items.
6. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
7. All persons using the Recreation Center shall obey the Saint Johns County Requirements as it relates to capacity limits as set by the Fire Marshall.
8. Glitter and Confetti are not allowed in Recreation Center
9. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit.

Grand Oaks
COMMUNITY DEVELOPMENT DISTRICT

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12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.**
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc.
Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. **ALL CLEANING MUST BE COMPLETED**, and the Recreation Center locked up securely (all windows and doors) by 10:00 pm of the rental day; persons in the Recreation Center **AFTER 10:00 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Saint John's County Sheriff's Office).
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action.
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events.
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center.
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes.
20. All exterior doors and windows must be closed when the air conditioning or heat is on, and temperatures reset to original settings.
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
22. Call 911 in the event of an emergency.
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors.

Applicant Signature _____

Applicant Printed Name and Date _____

Gym Policies

Introduction:

The following rules/policies apply to the use of the gym located inside the amenity center. The gym can only be accessed with the use of a key fob as issued by the onsite Staff. The following requirements apply to the use of the gym.

1. The gym may only be utilized during the published hours of operation.
2. In order to utilize the gym you must be 14 years of age or older.
3. Equipment must be used properly at all times and not misused in anyway.
4. When a Patron utilizes the equipment, they are responsible for putting all equipment back in the same place they found it.
5. After using any equipment in the gym, a Patron is responsible for wiping down the equipment with the wipes provided in the gym facility.
6. If a Patron utilizes the television located in the gym, they are responsible for turning off the television prior to leaving.
7. A Patron utilizing the gym is responsible for abiding by all other regulations set forth herein.

Non-Resident Registered Key Fob Holder

Introduction:

Any member of the public that does not maintain a residence at Grand Oaks Community Development District may apply for a Non-Resident Registered Key Fob Holder in order to utilize the facilities of the District. The Non-Resident Membership can be obtained by completing the following:

- Complete the Non-Resident Membership Fee Application;
- Sign the Release of Liability form;
- Pay the required annual fee of \$4,000.

Once these steps are completed, the Non-Resident Member will be allowed to utilize the facilities as long as all of the requirements of the Recreational Facilities Policies are adhered to. Any violation of these policies will subject the Non-Resident Member to penalties outlined herein.

Any individual that is not a resident and is not a registered key fob holder, will be considered as trespassing if they seek to utilize any of the District facilities.



Grand Oaks CDD Fishing Map

- *Fishing is permitted from the pond banks highlighted in Green, unless from your backyard only.
- *Catch and Release Only.

SIXTH ORDER OF BUSINESS



Duck Duck Rooter Plumbing, Septic & Air Conditioning
4567 Blanding Blvd, Jacksonville FL 32210
www.DuckDuckRooter.com
904-862-6769

Certified Plumbing Contractor - CFC 1429193
Mechanical Contractor - CMC 1250980
Master Septic Tank Contractor - SM0051487
Certified Underground Utility and Excavation Contractor - CUC 1225195

BILL TO

Grand Oaks
1055 Turnbull Creek Road
St. Augustine, FL 32092 USA

ESTIMATE
96932915

ESTIMATE DATE
Apr 14, 2025

JOB ADDRESS

Elena Barron
1055 Turnbull Creek Road
St. Augustine, FL 32092 USA

Job: 96882338

ESTIMATE DETAILS

Replace Warranty Compressor for Unit 2:

Specialized HVAC repair includes special order parts, equipment, or additional labor to complete. - Warranty Compressor

Specialized HVAC repair includes special order parts, equipment, or additional labor to complete. - Filter Drier

Add R-410A Refrigerant - \$75 per pound

Labor Rate Commercial: \$135/hr, per tech

Manufacturer Warranty: Remainder of Current Manufacturer Warranty / Labor Warranty: 30 days

SUB-TOTAL \$4,598.00

TAX \$0.00

TOTAL \$4,598.00

Thank you for choosing Duck Duck Rooter Plumbing, Septic & Air Conditioning. We greatly appreciate your business.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. You have the option to cancel this transaction within 3 business days of signing the estimate without incurring any penalties unless products have been installed on the specified date. The summary above is furnished by Duck Duck Rooter Plumbing, Septic & Air Conditioning as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A

SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Sign here

Date

SEVENTH ORDER OF BUSINESS

A.

Work Order Proposal



Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 4/24/2025
Proposal Work Order #: 78845
Prepared By: WILLIAM FLANNERY

Summer Bay / Rockwood Drive Sod Enhancement

Proposal Description – Sod Replacement Near Summer Bay and Rockwood Drive

This proposal includes the removal of existing turf and installation of new St. Augustine sod in a small area located near the intersection of Summer Bay and Rockwood Drive. The goal is to restore a healthy, uniform appearance to this visible area, enhancing the overall curb appeal and maintaining a clean, well-kept look in the community.

Scope of Work:

- Remove existing damaged or dead turf
- Prep soil and grade area for proper drainage and turf establishment
- Install fresh, high-quality St. Augustine sod
- Water in sod to ensure proper establishment
- Clean up and haul away any excess debris

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$499.65
Site Prep	1.00	LS	\$332.76	\$332.76	
Disposal/Refuse	1.00	LS	\$166.89	\$166.89	
Irrigation					\$77.69

Repairs and Adjustments	1.00	LS	\$77.69	\$77.69
Sod				\$5,895.16
St Augustine 'Floritam' Sodding	3,400.00	SF	\$1.73	\$5,895.16
Total for Work Order #78845				\$6,472.50







Between
Summer Bay 200 sq. ft.
+ Rockwood Drive

TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 4/24/2025
Proposal Work Order #: 78845
Prepared By: WILLIAM FLANNERY

Total: \$6,472.50
Deposit Amount (50%): \$3,236.25

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY
Date WILLIAM FLANNERY
4/24/2025
The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 5/1/2025
Proposal Work Order #: 78834
Prepared By: WILLIAM FLANNERY

Amenity clubhouse planters

Landscape Enhancement Proposal – Clubhouse Entrance Planters

We envision enhancing the two planters at the front entrance of the clubhouse and two planters on the backside of the clubhouse by installing plant material that adds both color and seasonal interest. The goal is to create a welcoming and visually appealing focal point that complements the surrounding landscape and enhances the overall curb appeal of the clubhouse area.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Irrigation					\$111.14
Repairs and Adjustments	1.00	LS	\$111.14	\$111.14	
We will need to reestablish irrigation in the planter pot					
Planting					\$458.45
Seasonal Annuals - 1 Gal	32.00	1 Gallon	\$14.33	\$458.45	
Total for Work Order #78834					\$569.59



TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 5/1/2025
Proposal Work Order #: 78834
Prepared By: WILLIAM FLANNERY

Total: \$569.59
Deposit Amount (50%): \$284.80

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY
Date WILLIAM FLANNERY
5/1/2025
The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 4/24/2025

Proposal Work Order #: 78844

Prepared By: WILLIAM FLANNERY

Property Name: Grand Oaks CDD

Address: 4185 FL-16, St. Augustine, FL 32092

Client Contact: Alison Mossing amossing@gmstnn.com

Client Phone #:

Amenity Clubhouse Sod Enhancement

Proposal Description – Sod Replacement at Amenity Clubhouse

This proposal includes the removal of existing turf and installation of new St. Augustine sod in a small area located in front of the amenity clubhouse. The goal is to restore a healthy, uniform appearance to this high-visibility area, enhancing the overall aesthetic and curb appeal of the clubhouse entrance.

Scope of Work:

- Remove existing damaged or dead turf
- Prep soil and grade area for proper drainage and turf establishment
- Install fresh, high-quality St. Augustine sod
- Water in sod to ensure proper establishment
- Clean up and haul away any excess debris

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$276.20
Site Prep	1.00	LS	\$199.62	\$199.62	
Disposal/Refuse	1.00	LS	\$76.58	\$76.58	

Irrigation					\$77.69
Repairs and Adjustments	1.00	LS	\$77.69	\$77.69	
Sod					\$512.84
St Augustine 'Floritam' Sodding	216.00	SF	\$2.37	\$512.84	
Total for Work Order #78844					\$866.73





TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 4/24/2025
Proposal Work Order #: 78844
Prepared By: WILLIAM FLANNERY

Total: \$866.73
Deposit Amount (50%): \$433.37

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY
Date WILLIAM FLANNERY
4/24/2025
The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 4/25/2025
Proposal Work Order #: 78918
Prepared By: WILLIAM FLANNERY

Amenity Clubhouse Mulch Project

Proposal Description:

This proposal includes the installation of mulch in the amenity clubhouse area using high-quality pine bark nuggets. Pine bark nuggets are an attractive and durable mulching option that provides long-lasting ground cover, helps retain soil moisture, suppresses weed growth, and enhances the overall appearance of the landscape. The scope of work includes site preparation, removal of any existing debris as needed, and even distribution of the mulch throughout the designated areas to ensure a clean, polished finish.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Mulch					\$3,564.00
Mulch Pine Bark Install	66.00	CY	\$54.00	\$3,564.00	
Total for Work Order #78918					\$3,564.00



TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
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claim to profits that may arise from use of images.

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Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 4/25/2025
Proposal Work Order #: 78918
Prepared By: WILLIAM FLANNERY

Total: \$3,564.00
Deposit Amount (50%): \$1,782.00

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY
Date WILLIAM FLANNERY
4/25/2025
The Greenery, Inc.

By _____
Date _____

B.

dsCorporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-3904 Corporex Park Drive, Suite 100 A Tampa, FL 33619, Ocala Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond Beach, FL 32174
Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 St. Mary's- 1721 Osborn Road, Suite B, St. Mary's, GA 31558
Toll Free: 800-225-5305 – www.turnerpest.com

Turner Pest Control, LLC

SUBTERRANEAN TERMITE ~~RETREATMENT~~ ONLY SERVICING AGREEMENT

This Agreement provides for the retreatment of a structure but does not provide for the repair of damages caused by wood destroying organisms.

PART 1 – GENERAL INFORMATION

Property Owner's Name	Grand Oaks CDD	Chemical Use	Termidor HE
Covered Premises Address	1055 Turnbull Creek Road	Initial Treatment Date	5/2025
City, State, Zip Code	Saint Augustine, FL, 32092	Sticker Location	
Billing Address (if different):		Contract Commencement Date	5/2025
City, State, Zip Code		Contract Anniversary Date	5/2026
Primary Telephone	904-759-8890	Contract Expiration Date	5/2032
Type of Structure	Commercial	Defined Treatment	X
Detached Structures Included	Building at pool	Preventative	X
LF 660		Corrective	

INITIAL TREATMENT PRICE: \$2,310+Tax if applicable

The obligations of **Turner Pest Control, LLC (herein "Turner")** under this Subterranean Termite Retreatment Only Servicing Agreement (the "Agreement") to the Structure and Detached Structures listed at the above Covered Premises Address ("Covered Premises") on behalf of the Property Owner's Name ("Owner") listed above, shall not become effective until full payment for the Initial Treatment is received and either clears Turner's account in the case of a check or confirmation is received of authorization from the credit card purveyor.

ANNUAL RENEWAL FEE: \$462+Tax if applicable

Upon receipt of payment of the Annual Renewal Fee, which is due on or before the annual Contract Anniversary Date, Turner Pest Control will perform an inspection of the interior and exterior of all the Covered Structures. This coverage is renewable from year-to-year. Either party may cancel this Agreement by providing written notice of its intent to do so to the other party within 30 days prior to the Contract Anniversary Date without cause. Moreover, Turner shall have the right to cancel the Agreement immediately should the annual renewal fee ("Renewal Fee") not be received prior to the annual Contract Anniversary Date.

RIGHT TO RE-INSPECT AND ADJUST RENEWAL FEE:

Turner will inspect the covered premises each year during the month of the Contract Anniversary. Turner reserves the right to re-inspect the covered premises at any time including prior to the Contract Anniversary date. Subsequent to such inspection and prior to the commencement of a new year Turner shall have the right to adjust the annual renewal fee as of the 1st renewal year, or any year thereafter, with the adjustment not to exceed 10% per year. Following expiration of the 9th year renewal, Turner reserves the right to require the covered premises to be completely retreated, at a rate to be determined by Turner, subject to Turner and owner entering into a new Termite Service Agreement.

SCOPE OF INSPECTIONS:

The Owner acknowledges that during the annual inspections performed by Turner that recommendations or conditions conducive to a termite infestation may be identified. While the corrections of such conditions are an important part of properly protecting the structure(s) from termite damage, it does not ensure that an infestation will not occur. The annual inspections are not intended to identify all existing conducive conditions that may exist. The Owner acknowledges that Turner is not a certified contractor and that the scope of the annual inspections is not intended to include a complete assessment of the integrity of the structures.

LIMITATION OF LIABILITY:

If a Subterranean or Formosan termite ("Covered Termites") infestation occurs to the Covered Premises while this Agreement is in effect, Turner shall for as long as this Agreement remains in effect, perform any further re-treatment it finds necessary, free of charge, subject to the terms and conditions of this Agreement. **By signing this Agreement, it is understood that there is no repair or replacement of damage to the structure or contents due to subterranean termites.**

DISCOVERY OF INFESTATION:

In the event that the Owner believes that a termite infestation exists, Owner agrees to notify Turner of such infestation within 48 hours of discovery of such infestation. To the extent Owner fails to notify Turner and Turner is prejudiced by such delay, such delay will act to decrease the Limitation of Liability in an amount to be determined.

By my execution below, I, as an authorized representative of Property Owner, authorize Turner to provide the treatment for the prevention and control of subterranean termites subject to the terms and conditions of all three (3) parts of this Agreement.

AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER

Name of Signatory: _____

Date: _____

Name: _____

AUTHORIZED REPRESENTATIVE OF TURNER

Turner Representative: _____

Date: _____

Name: _____

August 24, 2023

The Proposal and Pricing contained herein will be honored 30 days from printed date above.

**PART 2- SPECIFIC QUESTIONS REGARDING THE COVERED PREMISES
AND PRIOR CONDITIONS**

SPECIFIC QUESTIONS

- 1) In what year was the Covered Premises built?

- 2) Type of Construction
 - a. Slab type
Monolithic _____ Supported _____ Floating _____ Crawl _____ Other _____
 - b. Construction type
Wood Frame _____ Block _____ Metal _____ Other _____
 - c. Exterior Siding
Brick _____ Wood _____ Stucco _____ Other _____
- 3) List all repairs that exceeded \$1,000 that have been made to the Covered Premises in the past 10 years including.

- 4) List any know construction defects (repaired or not) to the Covered Premises that have been discovered in the past 10 years. *Construction defects should include, but not be limited to; roof leaks, window leaks, slab cracks, and structural instability.*

- 5) List any known issues with water leaks, moisture, mold or mildew as well as issues due to the accumulation of water from rain in the past 5 years. State when, where and if any steps were taken to remedy the situation.

- 6) List the date and chemical used of the last termite treatment along with the company that performed the treatment.

- 7) List the dates of any termite activity discovered and location within the past 10 years. Also include costs and steps taken to repair damage or to eradicate infestations.

During initial inspection completed by turner pest control. Termite activity found in the front entry way of the room and the first window on the same side of the front entry way.

The above answers to the questions in this section of the application are material to Turner accepting responsibility as set forth in this Agreement. To the extent any of these answers are found to be knowingly false any and all obligations of Turner under this contract are null and void and Turner reserves the right to cancel the Agreement forthwith which shall be effective immediately. Any such cancellation based on knowing false or misleading statements shall serve to excuse any and all obligations of Turner under the Agreement.

The undersigned, as authorized representative of the Owner of the Covered Premises, declares that, to the best of his/her knowledge and belief, after reasonable inquiry, the statements and responses in Part 2 of this application, as submitted, are true and complete and understands that Turner is relying upon the truthfulness of these responses to enter into this Agreement.

Signature _____

Name of Signatory: _____

GENERAL TERMS AND CONDITIONS

1. This Agreement provides for Turner to perform an initial treatment and any subsequent treatments as deemed necessary by Turner to the structure(s) at the Covered Premises if a live infestation of the Covered Termites is found in the structure during the effective period of the Agreement. Turner will perform such treatments as necessary, subject to the Limitations of Liability set forth in Part 1 of the Agreement above.
 - **This agreement does not cover, and Turner will not be responsible for re-treatment to any of the following:** Wood decks, wood steps, wood fences, wooden walk-ways, or other wooden structures outside the foundation perimeter of the covered premises, or any area(s) of the structure where wood members are in direct contact with the ground.
 - Area(s) where stucco, coquina, styrofoam and any other material is applied in a manner conducive to infestation or is in direct contact with the ground.
 - Area(s) where moisture conditions conducive to infestation exist, such as but not limited to faulty plumbing, roof leaks, elevations above slab levels such as planter boxes or any other conditions that supply water to termites allowing them to survive above ground.
 - Infestations resulting from moisture conditions including but not limited to fungus.
 - Damage to plants, trees, flowers, and/or shrubs adjacent to the structure.
 - Personal expenses incurred by the Owner including but not limited to lodging, meals, transportation, loss of use incurred as a result of treatment, and/or re-treatment.
 - Any indirect expenses or consequential damages relating to the existence of termites or termite damage, whether Covered Termites or not.
 - Damages or losses caused by war, fire, earthquake, floods, acts of god or force majeure or other natural or catastrophic causes beyond the control of Turner.
2. Customer warrants full cooperation with Turner during the term of this Agreement and any renewal period and agrees to maintain the structure free from any factors or conditions contributing to re-infestation by specified termites. It is the customer's responsibility to correct any conditions that may inhibit proper inspection and/or treatment deemed necessary by Turner. The customer agrees to pay all expenses to make all non-accessible areas accessible for treatment and/or inspection as deemed necessary by Turner. A failure to do so shall void any obligation that Turner may otherwise have for such area.
3. Property Owner acknowledges the existence of moisture has a significant negative effect on treatment of Covered Termites and may make the standard treatments for termites, which are contemplated by this Agreement, ineffective. Consequently, any warranty or representation as to the efficacious nature of treatment for Covered Termites otherwise contained in this Agreement is void should moisture conditions be found to exist in the area where termites are found and preexisted the presence of the termites.
4. Property Owner agrees to notify Turner (as set forth in Part 2 of the Agreement) of any known construction defects either at the commencement of the Contract, should it have prior knowledge of the condition, or within 30 days of becoming aware of the defect. A failure to notify Turner of any pre-existing construction defects known by Owner shall void any obligation of Turner under this Agreement.
5. With respect to all ground floor units that exist in the Covered Structure(s), Property Owner agrees to make all such units available for inspection once a year, upon the request of Turner.
6. In the event the Covered Property is sold, Turner agrees to transfer the Agreement to the New Owner, subject to all the remaining terms and conditions of this Agreement. Turner reserves the right to charge a transfer fee in the event the New Owner requests the Agreement to be transferred.
7. In the event of non-payment of the Initial Treatment, annual Renewal Fee, or any other fees due to Turner under this Agreement, Turner has the right to terminate this Agreement effective the due date of the unpaid fees.
8. In the event of a change in the existing law that has the effect of increasing the liability or responsibility of Turner as covered under this Agreement, Turner reserves the right to adjust the Renewal Fee amend the terms of this Agreement and/or terminate this Agreement. The State listed in Part 1 as the Covered Premise Address controls operation of this Agreement and the application of this section.
9. Any claim or complaint of dissatisfaction under the terms of this Agreement must be made in writing to Turner. Turner is only obligated to perform under this Agreement provided the Owner provides Turner access to the Covered Premises for any purposes contemplated by this Agreement, including but not limited to re-inspection, whether the inspection was requested by the Owner or deemed necessary by Turner.
10. Property Owner acknowledges that this Agreement only covers the items specifically set forth in this Agreement and does not cover those either not specifically included or those that are specifically excluded. This Agreement is not a guarantee that Covered Termites do not exist or will not exist during the term of this Agreement. Moreover, this Agreement is not and shall not act as an insurance policy or facsimile thereof for the Property Owner to insure or cover all incidences of termite infestation at the Covered Premises that result from the presence of termites, covered or not.
11. To the extent that any provision contained within this Agreement is found to be void, voidable or against public policy that provision shall have no effect but the remainder of the Agreement shall survive and be fully enforceable.
12. The Owner and Turner agree that any controversy or claim between them arising out of, or relating to, the interpretation, performance, or breach of any provisions of this agreement, shall be settled exclusively by arbitration administered by American Arbitration Association, under its commercial arbitration rules, and judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction. In no event shall either party be liable to the other for indirect, special, or consequential damages or loss of anticipated profits. Moreover, any claim by Owner shall be subject to the Limitations of Liability in Part 1 of this Agreement and accuracy of the representations in Part 2 and all applicable provisions of Part 3.
13. Turner and the Owner agree that all reasonable attorney's fees and costs at all levels of the dispute through the highest appellate level, as applicable shall be awarded to the prevailing party and against the other party in any dispute arising out of this Agreement, whether the forum is in arbitration or otherwise.
14. The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from the pest control company upon request.
15. All governmental licensing and insurance information is available to Owner upon written request from Turner. Requests for such information do not extend or delay any party's responsibility for payment of any amounts due under this Agreement or any other provisions of this Agreement.
16. Written notice of any cancellation. To the extent that either party to this Agreement wishes to cancel for any reason other than non-payment, as provided for under the terms of this Agreement, such cancellation can only be effective by written notification to the Owner at the Covered Premises address or to Turner, at its Jacksonville address contained on the first page of this Agreement. Such notice may be transmitted by facsimile or overnight mail. In the event that cancellation occurs due to non-payment, as defined in this Agreement, the cancellation is automatic and no written notice is required.
17. **This Agreement contains all the terms and conditions of the understanding and agreement between Turner and the Property Owner. No other representations, warranties or statements that are not explicitly contained within this Agreement shall be binding on either party to this Agreement. All prior statements, writings or agreements are subsumed by this Agreement. No alterations of or additions to this Agreement (other than information to fill in the blanks contained in Part 1 and Part 2 of this Agreement) are effective or enforceable unless the alteration or addition are in writing and signed by a corporate officer of Turner and Property Owner.**

RIGHT TO CANCEL: You, the customer, have the right to cancel this Agreement at any time prior to midnight of the third business day after the date of the execution of this Agreement transaction. Please read this Agreement thoroughly before signing. Customer acknowledges receipt of a signed copy of this Agreement. INITIAL

I HEREBY ACKNOWLEDGE THE GENERAL TERMS AND CONDITIONS TO THIS AGREEMENT AND THAT THEY FORM AN INTEGRAL PART OF THE AGREEMENT WHICH I HAVE EXECUTED.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER SIGNATURE DATE

Turner Pest Control, LLC.

DATE



ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services Division of Agricultural Environmental Services

CONSUMER NOTICE FORM

Rule 5E-14.105, F.A.C.
Telephone: (850) 617-7996; Fax: (850) 617-7968

Bureau of Inspection and Incident
Response
3125 Conner Blvd, Suite N,
Tallahassee, FL 32399-1650
biircomplaints@freshfromflorida.com

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

BASIC REQUIREMENTS FOR CONTRACTS

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks
- Leaks in the roof
- Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: biircomplaints@freshfromflorida.com.

I understand that I am entering into a contract with _____ (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

Print Name of Consumer

Date: _____

Signature of Consumer

Title: Property Owner or authorized agent

Print Name of Pest Control Representative

Date: _____

Signature of Pest Control Representative
FDACS-13692 Rev. 10/15

Company:_____



WeCare@MasseyServices.com
MasseyServices.com
1-888-2MASSEY (262-7739)

SUBTERRANEAN TERMITE/ WOOD DESTROYING INSECTS BAITING SERVICE AGREEMENT - FL/SC/VA/OK SINGLE FAMILY RESIDENTIAL STRUCTURE

GRAND OAKS CDD AMENITY CENTER
First Name MI Last Name

1055 TURNBULL CREEK RD
Address of Treated Structure

ST AUGUSTINE FL 32092 ST JOHNS
City State Zip County

MBIAGETTI@GMSNF.COM
E-mail Address

475 WEST TOWN PLACE, SUITE 114
Billing Address (if different)

SAINT AUGUSTINE FL 32092 ST JOHNS
City State Zip County

904 940 5850 EXT 413
Primary Phone (Mobile/Work/Home)

Alternate Phone (Mobile/Work/Home)

904 808 1828
Massey Services Phone

Massey Services Address 1761 E DOBBS RD #31-32 SAINT AUGUSTINE FL 32084

Effective Date

TREATMENT WILL BE PROVIDED BY: <input checked="" type="checkbox"/> BAITING <input type="checkbox"/> WOOD TREATMENT	GUARANTEE WILL BE ISSUED AS CHECKED BELOW: <input checked="" type="checkbox"/> REPAIR AND RETREATMENT <input type="checkbox"/> RETREATMENT ONLY <input type="checkbox"/> NO GUARANTEE
MASSEY IS AUTHORIZED TO TREAT THE STRUCTURE IDENTIFIED ABOVE FOR THE: <input type="checkbox"/> CONTROL OF <input checked="" type="checkbox"/> PREVENTION OF	Specific Wood Destroying Insects Included in Coverage: <input checked="" type="checkbox"/> Subterranean Termites (<i>Reticulitermes sp.</i> , <i>Heterotermes sp.</i>) <input checked="" type="checkbox"/> Formosan Termites (<i>Coptotermes sp.</i>) <input type="checkbox"/> Drywood Termites (<i>Kalotermites sp.</i> , <i>Incisitermes sp.</i> , <i>Cryptotermes sp.</i>) <input type="checkbox"/> Powderpost Beetles (<i>Anobiidae sp.</i> , <i>Lyctidae sp.</i> , <i>Bostrichidae sp.</i>) <input type="checkbox"/> Old House Borers (<i>Cerambycidae sp.</i>)
<input checked="" type="checkbox"/> Subterranean Termites <input checked="" type="checkbox"/> Formosan Termites <input type="checkbox"/> Old House Borers <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Powderpost Beetles	
WDI Treatment Sticker Location:	
IMPORTANT: For detailed explanation of Guarantee(s), see the reverse side hereof. All Guarantees are specifically subject to the General Terms and Conditions listed on the reverse side hereof.	

1. INITIAL TREATMENT

This will confirm that the above-referenced Treated Property was treated for the Specific Wood Destroying Insects checked above on the Effective Date indicated above. MASSEY does hereby guarantee that the Baiting System installed on the Property complies with the manufacturer's label and with current regulations as approved by the United States Environmental Protection Agency and the State Regulatory Agency.

2. RENEWABLE PROTECTION

- A. MASSEY guarantees the Initial Treatment for a period of one (1) year from the Effective Date referenced above. MASSEY will offer the Customer an option of renewing the Guarantee each year. The annual renewal fee will be ☐ \$560 for the second year through fifth year, or ☒ \$332 for customers enrolling in Automatic Bill Pay. MASSEY reserves the right to adjust the annual renewal fee each year thereafter by giving Customer Advance Notice. (Checked Box and initials indicate Customer Preference _____ Customer initials)
- B. The Customer must pay the annual renewal fee on or before the end of the expiration month (anniversary of the Effective Date) or this Guarantee will be automatically terminated. In the event that this Guarantee is canceled for any reason, the Customer hereby agrees to allow MASSEY access to the Treated Property to retrieve any Baiting System Components.

IMPORTANT NOTICE:

THE CUSTOMER UNDERSTANDS THAT ANY BAITING SYSTEM COMPONENTS PROVIDED TO CONTROL TERMITES AS GUARANTEED HEREIN ARE THE SOLE PROPERTY OF MASSEY AND/OR THE SUPPLIERS OF THESE COMPONENTS AND FAILURE TO PAY THE ANNUAL RENEWAL FEE WILL RESULT IN REMOVAL OF THESE COMPONENTS FROM THE TREATED PROPERTY.

3. REINSPECTIONS AND MONITORING

- A. During the effective period of this Guarantee, MASSEY will reinspect the Treated Structure(s) annually upon Customer's request, or at more frequent intervals as deemed by Massey. No failure on the part of the Customer to request reinspection shall, in any way, affect the Customer's rights under this Guarantee.
- B. The Customer agrees to make the Treated Structure(s) available for reinspection.
- C. During the first year following the Effective Date and thereafter, as long as annual renewal fees are current, MASSEY will monitor the Treated Property according to the product label and all applicable state laws.
- D. If any baiting stations are found with active Termites, MASSEY will return as necessary until the infestation has been controlled and/or eliminated.
- E. Customer agrees to make the Treated Property available for MASSEY's monitoring and baiting activities.
- F. The Guarantee provides for and obligates MASSEY to perform necessary retreatments to the structure if an infestation of the specified Wood Destroying Insects is found in the Treated Structure(s) at no additional cost to the Customer as long as the Guarantee is in force. Customer understands that MASSEY may use alternative methods in providing retreatment.

4. RETREATMENT, REPAIR OF FUTURE DAMAGE, AND LIMITATIONS OF LIABILITY

The type of Guarantee checked above will be issued to the Customer upon completion of the Initial Treatment and payment in full. The "Repair and Retreatment" and "Retreatment Only" Guarantees are explained in detail and are subject to the General Terms and Conditions on the reverse side hereof. In summary, the "Repair and Retreatment" Guarantee provides for retreatment and repair protection against new damage to the structure and contents at no additional cost to the Customer. Old damage (damage occurring prior to the Effective Date) is not covered. The "Retreatment Only" Guarantee provides only for any retreatment deemed necessary at no additional cost to the Customer.

5. TRANSFER OF OWNERSHIP

MASSEY agrees to transfer this Guarantee to the new Owner of the Treated Property upon payment of a \$95.00 transfer fee, provided that the new Owner requests transfer in writing and pays the transfer fee within three business days of the change of ownership. Otherwise, this Guarantee will terminate automatically as of the date of change of ownership. MASSEY reserves the right to adjust the annual renewal fee upon transfer of this Guarantee.

6. STRUCTURAL ADDITIONS AND/OR ALTERATIONS

- A. In the event the Treated Structure is modified, altered or otherwise changed, Customer will immediately notify MASSEY in writing for proper instruction(s) and/or any additional treatments required by the changes made. Failure to notify MASSEY in writing will terminate this Guarantee automatically.
- B. MASSEY may exclude damage repair coverage from avenues or conditions created by structural additions and/or alterations. In lieu of such exclusion, MASSEY may require additional treatment, additional service charges, and/or an adjustment in the annual renewal fee.

7. ALLERGIES AND SENSITIVITIES

If you, or any occupants, are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illnesses, you should consult your physician before any service is performed on your property.

In consideration for work to be performed as itemized above and subject to the General Terms and Conditions recorded on the reverse side of this agreement, the undersigned agrees to make payment as follows:

INITIAL TREATMENT	BAIT	\$ 1880
OTHER SERVICES		\$ -
TAX 0%		\$ -
TOTAL AMOUNT DUE		\$ 1880
LESS DOWN PAYMENT		\$ ()
BALANCE DUE UPON COMPLETION		\$ -

Credit Card, ACH/Electronic Funds Transfer, & Autopay Authorization*

(Details on back)
Acct Type: ☐ Checking ☐ Savings ☐ Credit Card _____
Financial Institution/City/St: _____
Name on Card/Acct: _____
CC#: _____ Exp Date: _____
ABA/Transit#: _____ Acct#: _____
Use for: ☐ Regular Svcs ☐ Renewals ☐ Initial Only

Customer Approval to Debit Acct and/or Charge Card as indicated above and for the amounts shown in Service Charges.

(initial) You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CC/ACH: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call J.888.262.7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com.

Customer Signature/Date

NATHAN H. MASSEY 5/1/2025
Massey Services Representative/Date

GM Approval/Date

MS-207-FL-SC-VA-OK (08/22)



WeCare@MasseyServices.com
MasseyServices.com
1-888-2MASSEY (262-7739)

SUBTERRANEAN TERMITE/ WOOD DESTROYING INSECTS BAITING SERVICE AGREEMENT - FL/SC/VA/OK SINGLE FAMILY RESIDENTIAL STRUCTURE

GRAND OAKS CDD POOL HOUSE
First Name MI Last Name

MBIAGETTI @ GMSNF.COM
E-mail Address

904 940 5850 EXT 413
Primary Phone (Mobile/Work/Home)

1055 TURNBULL CREEK RD
Address of Treated Structure

Billing Address (if different)

Alternate Phone (Mobile/Work/Home)

SAINT AUGUSTINE FL 32092 ST JOHNS
City State Zip County

City State Zip County

904 808 1828
Massey Services Phone

Massey Services Address 1761 E DOBBS RD #31-32 SAINT AUGUSTINE FL 32084 Effective Date

TREATMENT WILL BE PROVIDED BY: <input checked="" type="checkbox"/> BAITING <input type="checkbox"/> WOOD TREATMENT	GUARANTEE WILL BE ISSUED AS CHECKED BELOW: <input checked="" type="checkbox"/> REPAIR AND RETREATMENT <input type="checkbox"/> RETREATMENT ONLY <input type="checkbox"/> NO GUARANTEE
MASSEY IS AUTHORIZED TO TREAT THE STRUCTURE IDENTIFIED ABOVE FOR THE: <input type="checkbox"/> CONTROL OF <input checked="" type="checkbox"/> PREVENTION OF	Specific Wood Destroying Insects Included in Coverage: <input checked="" type="checkbox"/> Subterranean Termites (<i>Reticulitermes</i> sp., <i>Heterotermes</i> sp.) <input checked="" type="checkbox"/> Formosan Termites (<i>Coptotermes</i> sp.) <input type="checkbox"/> Drywood Termites (<i>Kalotermites</i> sp., <i>Incisitermes</i> sp., <i>Cryptotermes</i> sp.) <input type="checkbox"/> Powderpost Beetles (<i>Anobiidae</i> sp., <i>Lycidae</i> sp., <i>Bostrichidae</i> sp.) <input type="checkbox"/> Old House Borers (<i>Cerambycidae</i> sp.)
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WDI Treatment Sticker Location:	
IMPORTANT: For detailed explanation of Guarantee(s), see the reverse side hereof. All Guarantees are specifically subject to the General Terms and Conditions listed on the reverse side hereof.	

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2. RENEWABLE PROTECTION

- A. MASSEY guarantees the Initial Treatment for a period of one (1) year from the Effective Date referenced above. MASSEY will offer the Customer an option of renewing the Guarantee each year. The annual renewal fee will be ☐ \$200 for the second year through fifth year, or ☐ \$190 for customers enrolling in Automatic Bill Pay. MASSEY reserves the right to adjust the annual renewal fee each year thereafter by giving Customer Advance Notice. (Checked Box and initials indicate Customer Preference Customer initials)
- B. The Customer must pay the annual renewal fee on or before the end of the expiration month (anniversary of the Effective Date) or this Guarantee will be automatically terminated. In the event that this Guarantee is canceled for any reason, the Customer hereby agrees to allow MASSEY access to the Treated Property to retrieve any Baiting System Components.

IMPORTANT NOTICE:

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- C. During the first year following the Effective Date and thereafter, as long as annual renewal fees are current, MASSEY will monitor the Treated Property according to the product label and all applicable state laws.
- D. If any baiting stations are found with active Termites, MASSEY will return as necessary until the infestation has been controlled and/or eliminated.
- E. Customer agrees to make the Treated Property available for MASSEY's monitoring and baiting activities.
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- B. MASSEY may exclude damage repair coverage from avenues or conditions created by structural additions and/or alterations. In lieu of such exclusion, MASSEY may require additional treatment, additional service charges, and/or an adjustment in the annual renewal fee.

7. ALLERGIES AND SENSITIVITIES

If you, or any occupants, are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illnesses, you should consult your physician before any service is performed on your property.

In consideration for work to be performed as itemized above and subject to the General Terms and Conditions recorded on the reverse side of this agreement, the undersigned agrees to make payment as follows:

INITIAL TREATMENT	BAIT	\$ 880
OTHER SERVICES	ATTIC	\$ 200
TAX _____%		\$ _____
TOTAL AMOUNT DUE		\$ 1080
LESS DOWN PAYMENT		\$ (_____)
BALANCE DUE UPON COMPLETION		\$ _____

Credit Card, ACH/Electronic Funds Transfer, & Autopay Authorization* (Details on back)

Acct Type: ☐ Checking ☐ Savings ☐ Credit Card _____
Financial Institution/City/St: _____
Name on Card/Acct: _____
CC#: _____ Exp Date: _____
ABA/Transit#: _____ Acct#: _____
Use for: ☐ Regular Svcs ☐ Renewals ☐ Initial Only

Customer Approval to Debit Acct and/or Charge Card as indicated above and for the amounts shown in Service Charges.

You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CC/ACH: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com.

Customer Signature/Date

Massey Services Representative/Date

GM Approval/Date

MS-207-FL-SC-VA-OK (03/24)

SERVICE CENTER COPY

EIGHTH ORDER OF BUSINESS

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE GRAND OAKS COMMUNITY DEVELOPMENT
DISTRICT AUTHORIZING INVESTMENT OF FUNDS IN
THE LOCAL GOVERNMENT SURPLUS FUNDS TRUST
FUND**

WHEREAS, the Grand Oaks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District from time to time has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its inhabitants that funds be invested to return the highest yield consistent with proper safeguards;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. That the District Manager or his/her designee, be, and he/she is hereby authorized to transmit such funds to the State Board of Administration to be invested according to applicable laws of the State of Florida consistent with the needs of Grand Oaks Community Development District. Such authorization includes authority to withdraw funds from the State Board of Administration by giving timely notice and appropriate confirmation.

SECTION 2. That this Authorization shall be continuing in nature until revoked by Grand Oaks Community Development District.

PASSED AND ADOPTED this 14th day of May, 2025.

ATTEST:

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
District Manager

Chairman

NINTH ORDER OF BUSINESS

C.

1.



April 16, 2025

Grand Oaks CDD
Attn: Sarah Sweeting, Recording Secretary
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Sarah Sweeting:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Grand Oaks CDD

751 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky C. Oakes".

Vicky C. Oakes
Supervisor of Elections

D.

1.

5/14/2025

Grand Oaks

Community Development District

Field Operations & Amenity Management Report



Rich Gray

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Elena Barron

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks
Community Development District

Field Operations & Amenity Management Report
May 14th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Elena Barron
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – May 14th, 2025

The following is a review of the field operations, maintenance, and amenities management items at Grand Oaks.



Events & Community Information

- Weekly Food Truck on Thursdays from 5 pm to 8 pm)

Fitness Center

- Zumba Classes- Mondays at 6 pm & Fridays at 10:30 am. (We will be introducing Aqua Zumba in the Summer) (Weather Permitting)
- Pilates- Mat flow at (9 am on Wednesdays and 12:30 pm and 1:30 pm on Thursdays) (Vendor also provides private lessons by request)
- Dance Class Sessions- Gift Of Dance School (For children). Thursday starting at 4:30 pm.
- Yoga- Saturdays at 10 am
- Total rentals for the month of May- (11)

Enjoy a 1-hour session of mindful movements and soothing stretches designed to enhance your body awareness, balance, flexibility, and strength.



YOGA

Saturdays at 10AM


Grand Oaks Amenity Fitness Center

Classes led by Beverly Y. Jund, RYT500
Sunshineyogi092@gmail.com
904.337.6314

\$10 One Class
\$50 Six Class
Punch Card

First Class Free!

Grand Oaks Amenity Center



\$6/Class

ZUMBA
With Harley

CLASSES

Mondays at 6PM
Fridays at 1030AM

GET IN TOUCH

(786) 654-7722

Grand Oaks Amenity Fitness Center

<https://harleytorres.zumba.com>

the gift of dance

Join us for an introductory dance class designed to teach students the fundamentals of ballet and jazz. This class will focus on developing foundational technique, vocabulary, and choreography. Students will also have the opportunity to perform in a recital.

Grand Oaks
Spring Session 2025
Thursdays: 1/16/25-5/1/25
Ballet: 4:30PM-5:15PM, Ages 4-8
Jazz: 5:15PM-6PM, Ages 7-10
(No class over Spring Break)



Classes will take place in the yoga room located at the Amenity Center at Grand Oaks.
Cost: 4 payments of \$70 per month.
(Additional Costume & Recital Fee)
Register online at giftofdance.net
Email: info@giftofdance.net
Space is limited!

Pilates Equipment Class

Now at the Grand Oaks Fitness Center

No need to travel to Durbin, Jacksonville, or St. Augustine!



12:30PM & 1:30PM on Thursday
Mat Flow at 9AM on Wednesday

- Pilates will increase your strength stability and balance in a low impact environment
- Equipment Classes - 2 people only for lots of personal attention
- Private lessons also available

Book all classes online at:
<https://www.vargate.com/pilatesbykris>
Problems booking online? Don't see a time that works for you?
Call Kris directly at (904) 718-0093

Made with PosterMyWall.com

Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper working order.
- Lighting inspections are conducted every month, and bulbs are replaced as needed.
- The entryway, back patio, Front Patio, Pool deck, and front sidewalk are blown off at the start of each day.
- All gym equipment is inspected monthly to ensure proper working order.
- Further maintenance tasks and developments are conducted on an as-needed basis. Examples of these developments are listed in the following pages.

Completed Projects

- GMS replaced the Flush Unit in Women's RR at Legacy Park.
- Taylor Tree Services completed the needed tree removal from various sections, which was approved in the prior meeting.
- GMS filled potholes on the TBC Road.
- GMS installed (2) new lights at the gazebo on the main entrance.
- GMS installed (21) reflectors at the Main Entry Way.
- The Greenery staked up (2) downed trees in front of the Amenity Center.
- My Clean Roof pressure-washed the Pool deck chairs, tables, building, Legacy Park RR, and the building area. (Staff is working to paint the concrete sitting area flooring located at Legacy Park within the next week)
- GMS replaced the broken latch in the pool pack area on the pool deck for the gate.
- GMS adjusted the operating times of the Splash features located on the Pool Deck for the summer operating times.
- GMS completed a property inspection of all ponds, landscaping, and lighting. Any issues that were noticed during the inspection were either directed towards the proper vendor or are being corrected by on-site staff.

*Photos of selected completed tasks are listed on the following page. Any questions about this report should be directed to the onsite staff.

Completed Projects

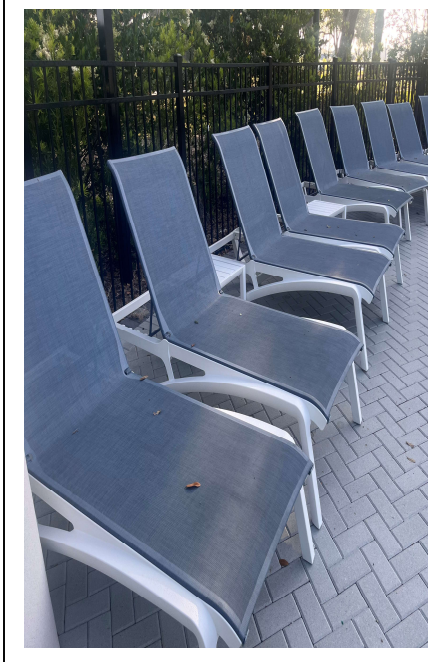


GMS installed a new Flushing unit on the toilet in the Women's RR in Legacy Park.



Taylor Tree Service completed the approved Tree removal in different locations in Grand Oaks

Completed Projects



My Clean Roof pressure-washed Patio
Furniture, tables and building
structure on Pool Deck



GMS installed a new door latch
and lock on the Pool Pack Entry
and adjusted the Splash feature
timer for summer hours.

Conclusion

For any questions or comments regarding the above information, contact Elena Barron, Amenity Manager, at Grandoaksmanager@gmsnf.com



2.

Grand Oaks CDD – Landscape Maintenance Summary

This document provides a detailed summary of completed, ongoing, and anticipated landscape maintenance activities for Grand Oaks CDD based on Client Communication Reports dated April 8, 21, and 23, 2025.

1. Maintenance Activities Addressed or Ongoing

A. Tree and Shrub Care

- Regular removal of fallen tree debris to maintain cleanliness and safety.
- Moss and low-hanging limb removal from crape myrtles near the clubhouse.
- Removal of dead or underperforming shrubs, particularly near the playground and entrance median.
- Pruning of frost-damaged shrubs to promote healthy regrowth.
- Repositioning and bracing of leaning oak trees for structural support.

B. Turf and Lawn Care

- Turf treated with fertilizer and herbicide; follow-up monitoring scheduled.
- Dallas grass identified in turf areas; treatment planned by the Plant Health Science team.

C. Irrigation and Infrastructure

- Repairs initiated for broken sprinkler near Pickleball court and other locations.

D. Pest Management

- Active fire ant mounds identified and treated near clubhouse, playground, and pool.

2. Completed Work

- Maintenance of ornamental grasses and pond landscape beds.
- Upkeep of dog park landscape buffer.
- Trash cleanup near Spring Park monument.

3. Anticipated or Proposed Work

A. Property Enhancements

- Proposal for adding seasonal color in planters at clubhouse entrance.
- Sod replacement considered in several areas due to turf stress from herbicide.
- Full-site mulching proposal being prepared.

B. Arborist & Risk Management

- Large oak tree under arborist review due to decline.
- Remove deadwood >1" in diameter every 1–2 years.
- Avoid live foliage removal.
- Use Cambistat Tree Growth Regulator.
- Install support rods to prevent cracking.
- Only certified arborists should perform pruning.

4. Summary of Client Expectations

- Continued pest and weed control (including Dallas grass).
- Monitoring turf recovery and determining need for re-sodding.
- Implementing tree bracing and managing arborist-advised tree care.
- Execution of enhancement proposals (color planting, mulching).
- Ongoing communication and updates from Plant Health and Irrigation teams.

5. Detailed Task Breakdown by Location and Priority

Location	Task Description	Priority Level	Status
Clubhouse Entrance	Add seasonal color in planters	Medium	Pending Proposal
Playground Area	Treat new ant mounds	High	Scheduled
Spring Park Monument	Remove trash and debris	Medium	Completed
Between Playground & Mail Kiosk	Improve Bermuda grass health	High	In Progress
Entrance Median	Remove dead shrubs	Medium	Scheduled
Lakeview Entrance	Sod replacement after herbicide treatment	High	Recommended
Turnbull Road @ Willow Creek Ct	Brace leaning oak tree	High	Pending Estimate
Backside of Clubhouse	Treat semi-bare turf	Medium	Monitoring
Pickleball Court	Repair broken sprinkler	Medium	Reported
Smith Ranch Road	Brace live oak tree	High	Proposal in Preparation
Rockwood Drive/Summer Bay	Sod replacement due to herbicide exposure	High	Recommended
Parking Area by Playground	Prune frost-damaged shrubs	Medium	In Progress
Dog Park	Maintain landscape buffer	Low	Completed
Pond Area	Detail/maintenance work	Medium	Ongoing

ELEVENTH ORDER OF BUSINESS

A.

Grand Oaks
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2019</u>
5	<u>Debt Service Fund - Series 2020</u>
6	<u>Debt Service Fund - Series 2021</u>
7	<u>Capital Projects Funds</u>
8-9	<u>Month to Month</u>
10-11	<u>Long Term Debt Schedule</u>
12-13	<u>Assessment Receipt Schedule</u>

Grand Oaks
Community Development District
Combined Balance Sheet
March 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account - Truist	\$ 478,635	\$ -	\$ -	\$ 478,635
Operating Account - Valley National	\$ -	\$ -	\$ -	\$ -
Assessment Receivable	\$ 2,418	\$ 5,555	\$ -	\$ 7,973
Due from Developer	\$ 225,768	\$ -	\$ -	\$ 225,768
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2019</u>				
Reserve	\$ -	\$ 676,697	\$ -	\$ 676,697
Revenue	\$ -	\$ 661,252	\$ -	\$ 661,252
Prepayment	\$ -	\$ 420	\$ -	\$ 420
Interest	\$ -	\$ 786	\$ -	\$ 786
Construction	\$ -	\$ -	\$ 15,470	\$ 15,470
Due from General Fund	\$ -	\$ 59,592	\$ -	\$ 59,592
<u>Series 2020</u>				
Reserve	\$ -	\$ 931,322	\$ -	\$ 931,322
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 502,868	\$ -	\$ 502,868
Prepayment	\$ -	\$ 4,772	\$ -	\$ 4,772
Construction	\$ -	\$ -	\$ 19,621	\$ 19,621
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 40,675	\$ -	\$ 40,675
<u>Series 2021</u>				
Reserve	\$ -	\$ 300,024	\$ -	\$ 300,024
Revenue	\$ -	\$ 93,627	\$ -	\$ 93,627
Construction	\$ -	\$ -	\$ 5,409	\$ 5,409
Construction - State Road 16	\$ -	\$ -	\$ 426	\$ 426
Due from General Fund	\$ -	\$ 1	\$ -	\$ -
Total Assets	\$ 706,821	\$ 3,277,591	\$ 40,927	\$ 4,025,338
Liabilities:				
Accounts Payable	\$ 27,275	\$ -	\$ 200,302	\$ 227,577
Due to Debt Service	\$ 100,268	\$ -	\$ -	\$ 100,268
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 87,401	\$ -	\$ -	\$ 87,401
Total Liabilities	\$ 214,944	\$ -	\$ 200,302	\$ 415,246
Fund Balance:				
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,404,302	\$ -	\$ 1,404,302
Debt Service - Series 2020	\$ -	\$ 1,479,637	\$ -	\$ 1,479,637
Debt Service - Series 2021	\$ -	\$ 393,652	\$ -	\$ 393,652
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 15,470	\$ 15,470
Capital Projects - Series 2020	\$ -	\$ -	\$ 19,621	\$ 19,621
Capital Projects - Series 2021	\$ -	\$ -	\$ (194,466)	\$ (194,466)
Unassigned	\$ 491,877	\$ -	\$ -	\$ 491,877
Total Fund Balances	\$ 491,877	\$ 3,277,591	\$ (159,375)	\$ 3,610,092
Total Liabilities & Fund Balance	\$ 706,821	\$ 3,277,591	\$ 40,927	\$ 4,025,338

Grand Oaks
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 588,242	\$ 585,911	\$ 585,911	\$ -
Assessments - Direct	\$ 649,186	\$ 649,186	\$ 332,545	\$ (316,641)
Interest Income	\$ -	\$ -	\$ 6,734	\$ 6,734
Miscellaneous Income	\$ -	\$ -	\$ 3,645	\$ 3,645
Total Revenues	\$ 1,237,428	\$ 1,235,097	\$ 928,835	\$ (306,262)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,200	\$ 4,800
District Engineer	\$ 13,200	\$ 6,600	\$ 5,135	\$ 1,465
Dissemination Agent	\$ 9,270	\$ 4,635	\$ 3,818	\$ 818
District Counsel	\$ 20,000	\$ 10,000	\$ 28,617	\$ (18,617)
Auditing Services	\$ 6,600	\$ 4,100	\$ 4,100	\$ -
Trustee Fees	\$ 9,500	\$ 4,750	\$ 4,041	\$ 709
Management Fees	\$ 65,245	\$ 32,623	\$ 30,236	\$ 2,387
Accounting Services	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ 450	\$ (450)
Website Administration	\$ 1,545	\$ 773	\$ 3,110	\$ (2,338)
ADA Website Compliance	\$ 4,200	\$ 2,100	\$ 1,553	\$ 548
Postage	\$ 1,200	\$ 600	\$ 78	\$ 522
Printing And Binding	\$ -	\$ -	\$ 234	\$ (234)
Insurance	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Legal Advertising	\$ 2,200	\$ 1,100	\$ 208	\$ 892
Bank Fees	\$ 150	\$ 75	\$ 1,352	\$ (1,277)
Office Supplies	\$ -	\$ -	\$ 74	\$ (74)
Dues, Licenses & Subscriptions	\$ 175	\$ 88	\$ 375	\$ (288)
Misc - Assessment Collection Cost	\$ -	\$ -	\$ -	\$ -
Total General & Administrative:	\$ 148,785	\$ 76,943	\$ 88,078	\$ (11,136)

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Electricity	\$ 110,000	\$ 55,000	\$ 16,834	\$ 38,166
Utility	\$ 12,000	\$ 6,000	\$ 391	\$ 5,609
Landscape Maintenance	\$ 229,008	\$ 114,504	\$ 123,673	\$ (9,169)
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ 11,617	\$ (6,617)
Landscape Replacement	\$ 18,000	\$ 9,000	\$ -	\$ 9,000
Landscape - Mulch	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Landscape - Annuals	\$ 14,265	\$ 7,133	\$ -	\$ 7,133
Lake Maintenance	\$ 16,000	\$ 8,000	\$ 15,250	\$ (7,250)
Miscellaneous Expense	\$ 70,000	\$ 35,000	\$ -	\$ 35,000
General Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ 70,101	\$ (67,601)
Hardscape Maintenance	\$ 14,000	\$ 7,000	\$ -	\$ 7,000
Sidewalk & Pavement Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Community Improvements	\$ 21,000	\$ 10,500	\$ -	\$ 10,500
Capital Reserve	\$ 100,000	\$ 50,000	\$ -	\$ 50,000
Subtotal	\$ 664,273	\$ 332,137	\$ 237,867	\$ 94,270
Amenity Expenses				
Facility Management	\$ 195,000	\$ 97,500	\$ 78,750	\$ 18,750
Security	\$ 50,000	\$ 25,000	\$ 2,807	\$ 22,193
Cable/Internet	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 83,000	\$ 83,000	\$ 67,256	\$ 15,744
Utility-Water	\$ -	\$ -	\$ 1,860	\$ (1,860)
Gas	\$ 2,000	\$ 1,000	\$ 474	\$ 526
Pool Maintenance	\$ 27,000	\$ 13,500	\$ 19,208	\$ (5,708)
Pool Permits	\$ -	\$ -	\$ -	\$ -
Refuse	\$ 1,800	\$ 900	\$ 767	\$ 133
Janitorial Services	\$ 13,320	\$ 6,660	\$ 8,100	\$ (1,440)
Pest Control	\$ -	\$ -	\$ 925	\$ (925)
Amenity Office Supplies	\$ 600	\$ 300	\$ -	\$ 300
Recreation Facility Maintenance	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Recreation Equipment Maintenance	\$ 22,000	\$ 11,000	\$ 10,643	\$ 357
Special Events	\$ 7,000	\$ 3,500	\$ -	\$ 3,500
Holiday Decorations	\$ 2,000	\$ 1,000	\$ 5,095	\$ (4,095)
Miscellaneous Maintenance	\$ 5,650	\$ 2,825	\$ -	\$ 2,825
Subtotal	\$ 424,370	\$ 253,685	\$ 195,885	\$ 57,800
Total O&M Expenses:	\$ 1,088,643	\$ 585,822	\$ 433,751	\$ 152,070
Total Expenditures	\$ 1,237,428	\$ 662,764	\$ 521,830	\$ 140,934
Excess Revenues (Expenditures)	\$ -		\$ 407,005	
Fund Balance - Beginning	\$ -		\$ 84,871	
Fund Balance - Ending	\$ -		\$ 491,877	

Grand Oaks

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 537,242	\$ 518,436	\$ 518,436	\$ -
Assessments - Direct	\$ 142,678	\$ 142,678	\$ 142,806	\$ 128
Assessments - Prepayment	\$ -	\$ -	\$ 64,404	\$ 64,404
Interest	\$ -	\$ -	\$ 23,942	\$ 23,942
Total Revenues	\$ 679,920	\$ 661,114	\$749,589	\$ 88,474
Expenditures:				
Interest Expense 11/1	\$ 239,613	\$ 239,613	\$ 239,613	\$ -
Principal Expense 11/1	\$ 195,000	\$ 195,000	\$ 195,000	\$ -
Special Call 2/1	\$ -	\$ -	\$ 65,000	\$ (65,000)
Interest Expense 5/1	\$ 234,384	\$ -	\$ -	\$ -
Total Expenditures	\$ 668,998	\$ 434,613	\$ 499,613	\$ (65,000)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (15,209)	\$ (15,209)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (15,209)	\$ (15,209)
Excess Revenues (Expenditures)	\$ 10,923		\$234,767	
Fund Balance - Beginning	\$ 277,837		\$ 1,169,536	
Fund Balance - Ending	\$ 288,760		\$ 1,404,302	

Grand Oaks

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 328,531	\$ 317,031	\$ 317,031	\$ -
Assessments - Direct	\$ 604,659	\$ 604,659	\$ 401,120	\$ (203,539)
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 23,806	\$ 23,806
Total Revenues	\$ 933,190	\$ 921,690	\$741,957	\$ (179,733)
Expenditures:				
Interest Expense 11/1	\$ 324,294	\$ 324,294	\$ 324,282	\$ 12
Principal Expense 5/1	\$ 285,000	\$ -	\$ -	\$ -
Special Call 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 324,294	\$ -	\$ -	\$ -
Total Expenditures	\$ 933,589	\$ 324,294	\$ 324,282	\$ 12
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (19,391)	\$ (19,391)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (19,391)	\$ (19,391)
Excess Revenues (Expenditures)	\$ (399)		\$398,285	
Fund Balance - Beginning	\$ 277,837	\$ -	\$ 1,081,352	
Fund Balance - Ending	\$ 277,438	\$ -	\$ 1,479,637	

Grand Oaks

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ 300,025	\$ -	\$ (300,025)
Interest	\$ -	\$ -	\$ 4,265	\$ 4,265
Total Revenues	\$ 300,025	\$ 300,025	\$ 4,265	\$ (295,760)
Expenditures:				
Interest Expense 11/1	\$ 92,506	\$ 92,506	\$ 92,506	\$ (0)
Principal Expense 11/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense 5/1	\$ 90,997	\$ -	\$ -	\$ -
Total Expenditures	\$ 298,504	\$ 207,506	\$ 207,506	\$ (0)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (3,927)	\$ (3,927)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,927)	\$ (3,927)
Excess Revenues (Expenditures)	\$ 1,521		\$ (207,169)	
Fund Balance - Beginning	\$ 277,837		\$ 600,820	
Fund Balance - Ending	\$ 279,358		\$ 393,652	

Grand Oaks
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Series	Series	Series
	2019	2020	2021
<u>Revenues:</u>			
Interest Income	\$ 255	\$ 254	\$ 298
Total Revenues	\$ 255	\$ 254	\$ 298
<u>Expenditures:</u>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>			
Transfer In/(Out)	\$ 15,209	\$ 19,379	\$ 3,927
Total Other Financing Sources (Uses)	\$ 15,209	\$ 19,379	\$ 3,927
Excess Revenues (Expenditures)	\$ 15,464	\$ 19,633	\$ 4,225
Fund Balance - Beginning	\$ 6	\$ (12)	\$ (198,692)
Fund Balance - Ending	\$ 15,470	\$ 19,621	\$ (194,466)

Grand Oaks

Community Development District

Month to Month

[illegible]

Expenditures:

General & Administrative:

Supervisor Fees	\$ 200	\$ -	\$ 200	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Engineering	\$ 1,710	\$ 505	\$ 1,375	\$ -	\$ 1,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,135
Dissemination Agent	\$ 773	\$ 773	\$ 773	\$ 250	\$ 250	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,818
Attorney	\$ 5,920	\$ 1,910	\$ 14,523	\$ 4,559	\$ 1,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,617
Annual Audit	\$ -	\$ 1,500	\$ 1,500	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Trustee Fees	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 5,437	\$ 5,437	\$ 5,437	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,236
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Administration	\$ 350	\$ 350	\$ 350	\$ 1,850	\$ 110	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,110
Website Compliance	\$ -	\$ -	\$ 1,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,553
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78
Printing & Binding	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234
Insurance	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Legal Advertising	\$ -	\$ -	\$ 69	\$ -	\$ 70	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208
Bank Fees	\$ 7	\$ -	\$ 200	\$ 327	\$ 446	\$ 372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,352
Office Supplies	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Total General & Administrative:	\$ 18,071	\$ 10,686	\$ 30,219	\$ 13,277	\$ 9,319	\$ 6,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,078

Operation and Maintenance

Field Expenses

Electricity	\$ -	\$ -	\$ -	\$ 7,272	\$ 6,661	\$ 2,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility - Water	\$ -	\$ 363	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 25,722	\$ 21,615	\$ 19,084	\$ 19,084	\$ 19,084	\$ 19,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 150	\$ 1,287	\$ 8,581	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape - Annuals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 2,475	\$ 2,675	\$ 2,475	\$ 2,475	\$ 2,675	\$ 2,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 13,326	\$ 1,146	\$ 2,306	\$ 43,707	\$ 8,544	\$ 1,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hardscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Pavement Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 41,673	\$ 27,086	\$ 32,473	\$ 72,538	\$ 38,564	\$ 25,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Grand Oaks

Community Development District

Long Term Debt Report

Series 2019A, Special Assessment Bonds		
Interest Rates:	3.750%, 4.125%, 4.750%, 5.000%	
Maturity Date:	11/1/2050	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$672,781	
Reserve Fund Balance	\$676,697	
Bonds Outstanding - 04/29/19		\$11,460,000
Special Call - 5/1/24		(\$380,000)
Special Call - 8/1/21		(\$450,000)
Principal Payment - 11/1/21		(\$180,000)
Special Call - 11/1/21		(\$30,000)
Special Call - 2/1/22		(\$5,000)
Special Call - 5/1/22		(\$5,000)
Principal Payment - 11/1/22		(\$185,000)
Special Call - 2/1/23		(\$50,000)
Special Call - 5/1/23		(\$5,000)
Principal Payment - 11/1/23		(\$190,000)
Principal Payment - 11/1/24		(\$195,000)
Special Call - 2/1/25		(\$65,000)
Current Bonds Outstanding		\$9,720,000

Series 2020, Special Assessment Bonds		
Interest Rates:	3.25%, 4.00%, 4.25%, 4.50%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$931,100	
Reserve Fund Balance	\$931,322	
Bonds Outstanding - 09/24/20		\$15,490,000
Principal Payment - 5/1/23		(\$270,000)
Principal Payment - 5/1/24		(\$275,000)
Special Call - 5/1/24		(\$30,000)
Current Bonds Outstanding		\$14,915,000

Series 2021, Special Assessment Bonds

Interest Rates:	2.625%, 3.200%, 3.500%, 4.000%
Maturity Date:	11/1/2051
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$300,025
Reserve Fund Balance	\$300,024
Bonds Outstanding - 11/2/21	\$5,295,000
Principal Payment - 11/1/22	(\$100,000)
Principal Payment - 11/1/23	(\$110,000)
Principal Payment - 11/1/24	(\$115,000)
Current Bonds Outstanding	\$4,970,000

Grand Oaks
Community Development District
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$ 622,972.48	\$ 571,534.07	\$ 345,212.98	\$ -	\$ 1,539,719.53
Net Assessments	\$ 585,594.13	\$ 537,242.03	\$ 324,500.20	\$ -	\$ 1,447,336.36

ON ROLL ASSESSMENTS

						40.46%	37.12%	22.42%	0.00%	100.00%
Date	Distribution	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	2019 Debt Service Portion	2020 Debt Service Portion	2021 Debt Service Portion	Total
10/4/24	ACH	\$ 86.05	\$ -	\$ -	\$ 86.05	\$ 86.05	\$ -	\$ -	\$ -	\$ 86.05
10/30/24	ACH	\$ 15,046.62	\$ -	\$ -	\$ 15,046.62	\$ 15,046.62	\$ -	\$ -	\$ -	\$ 15,046.62
11/6/24	ACH	\$ 1,484.05	\$ -	\$ -	\$ 1,484.05	\$ 600.39	\$ 548.34	\$ 335.32	\$ -	\$ 1,484.05
11/18/24	ACH	\$ 86,151.94	\$ -	\$ -	\$ 86,151.94	\$ 34,853.96	\$ 31,832.16	\$ 19,465.82	\$ -	\$ 86,151.94
11/21/24	ACH	\$ 48,893.47	\$ -	\$ -	\$ 48,893.47	\$ 19,780.53	\$ 18,065.58	\$ 11,047.36	\$ -	\$ 48,893.47
12/9/24	ACH	\$ 107,830.45	\$ -	\$ -	\$ 107,830.45	\$ 43,624.30	\$ 39,842.12	\$ 24,364.03	\$ -	\$ 107,830.45
12/19/24	ACH	\$ 177,123.27	\$ -	\$ -	\$ 177,123.27	\$ 71,657.67	\$ 65,445.02	\$ 40,020.58	\$ -	\$ 177,123.27
1/10/25	ACH	\$ 852,455.42	\$ -	\$ -	\$ 852,455.42	\$ 344,872.63	\$ 314,972.53	\$ 192,610.25	\$ -	\$ 852,455.41
1/14/25	ACH	\$ 3,127.39	\$ -	\$ -	\$ 3,127.39	\$ 3,127.39	\$ -	\$ -	\$ -	\$ 3,127.39
2/21/25	ACH	\$ 129,180.05	\$ -	\$ -	\$ 129,180.05	\$ 52,261.58	\$ 47,730.55	\$ 29,187.92	\$ -	\$ 129,180.05
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 1,421,378.71	\$ -	\$ -	\$ 1,421,378.71	\$ 585,911.12	\$ 518,436.30	\$ 317,031.28	\$ -	\$ 1,421,378.70

98%	Net Percent Collected
------------	------------------------------

Direct Bill ASSESSMENTS

Toll Southeast LP Company Inc.				
2025-01	Net Assessments		\$90,091.84	\$90,091.84
Date Received	Check Number	Net Assessed	Amount Received	General Fund
11/13/24	Wire	\$90,091.84	\$90,091.84	\$90,091.84
		\$ 90,091.84	\$ 90,091.84	\$ 90,091.84

Toll Southeast LP Company Inc.				
2025-02	Net Assessments		\$142,806.23	\$142,806.23
Date Received	Check Number	Net Assessed	Amount Received	Series 2019 Debt Service Fund
11/13/24	Wire	\$142,806.23	\$142,806.23	\$142,806.23
		\$ 142,806.23	\$ 142,806.23	\$ 142,806.23

Pulte				
2025-03		Net Assessments	\$242,453.04	\$242,453.04
Date Received	Check Number	Net Assessed	Amount Received	General Fund
11/12/24		\$242,453.04	\$242,453.04	\$242,453.04
		\$ 242,453.04	\$ 242,453.04	\$ 242,453.04

Pulte				
2025-04		Net Assessments	\$368,841.84	\$368,841.84
Date Received	Check Number	Net Assessed	Amount Received	Series 2020 Debt Service Fund
11/12/24		\$368,841.84	\$368,841.84	\$368,841.84
		\$ 368,841.84	\$ 368,841.84	\$ 368,841.84

Day Late Enterprises Inc				
2025-05		Net Assessments	\$319,296.08	\$319,293.08
Date Received	Check Number	Net Assessed	Amount Received	General Fund
		\$ 319,296.08		
		\$ 319,296.08	\$ -	\$ -

Day Late Enterprises Inc				
2025-06		Net Assessments	\$239,847.97	\$239,847.97
Date Received	Check Number	Net Assessed	Amount Received	Series 2020 Debt Service Fund
		\$ 167,893.58		
		\$71,954.39		
		\$ 239,847.97	\$ -	\$ -

Day Late Enterprises Inc				
2025-07		Net Assessments	\$206,398.11	\$206,398.11
Date Received	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service Fund
		\$ 206,398.11		
		\$ 206,398.11	\$ -	\$ -

B.

Grand Oaks Community Development District

Summary of Check Register

March 01, 2025 through March 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/4/25	1884-1891	\$ 74,415.15
	3/18/25	1892-1898	\$ 26,538.27
Total Amount			\$ 100,953.42

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/04/25	00008	6/19/24 INV-1122	202406 310-51300-35300	WEBSITE COMPLIANCE	*	1,500.00	
				ADA SITE COMPLIANCE, LLC			1,500.00 001884
3/04/25	00050	2/24/25 22425	202502 320-53800-60000	TROUBLESHOOT FANS	*	240.00	
				ALFRED W GROVER ELECTRICAL			240.00 001885
3/04/25	00004	2/21/25 3118	202503 330-53800-45505	MAR POOL SERVICE	*	3,218.71	
				C BUSS ENTERPRISES, INC			3,218.71 001886
3/04/25	00011	7/22/24 41995926	202407 320-53800-60000	CLUBHOUSE SUPPLIES	*	86.64	
		7/29/24 42002250	202407 320-53800-60000	CLUBHOUSE SUPPLIES	*	89.64	
		8/05/24 42009767	202408 320-53800-60000	CLUBHOUSE SUPPLIES	*	124.44	
		8/12/24 42016674	202408 320-53800-60000	CLUBHOUSE SUPPLIES	*	89.64	
		8/19/24 42023970	202408 320-53800-60000	CLUBHOUSE SUPPLIES	*	89.64	
		8/26/24 42031242	202408 320-53800-60000	CLUBHOUSE SUPPLIES	*	89.64	
		9/03/24 42038425	202409 320-53800-60000	CLUBHOUSE SUPPLIES	*	124.44	
		9/09/24 42045484	202409 320-53800-60000	CLUBHOUSE SUPPLIES	*	89.64	
		9/16/24 42052867	202409 320-53800-60000	CLUBHOUSE SUPPLIES	*	89.64	
		9/23/24 42059971	202409 320-53800-60000	CLUBHOUSE SUPPLIES	*	89.64	
		9/30/24 42067080	202409 320-53800-60000	CLUBHOUSE SUPPLIES	*	124.44	
				CINTAS CORP			1,087.44 001887
3/04/25	00003	3/01/25 254048B	202503 320-53800-46300	MAR LAKE MAINTENANCE	*	2,475.00	
				THE LAKE DOCTORS, INC.			2,475.00 001888
3/04/25	00051	1/10/25 2544	202501 320-53800-60000	CLEAN VEGETATION/DEBRIS	*	6,200.00	
		1/10/25 2545	202501 320-53800-60000	FILL DIRT/CONCRETE	*	9,800.00	
		1/10/25 2546	202501 320-53800-60000	DRAINAGE PIPE INSTALL	*	27,249.00	

GOCD GRAND OAKS CDD AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/10/25 8892	202502 320-53800-60000		*	3,157.00	
		SEED/DRAIN PIPE INSTALL		DOUGLAS T RAGGINS			46,406.00 001889
3/04/25 00018		3/03/25 776849	202503 320-53800-46000		*	19,084.00	
		MAR LANDSCAPE MAINTENANCE		THE GREENERY INC.			19,084.00 001890
3/04/25 00052		6/25/24 0002793	202406 320-53800-60000		*	404.00	
		CONSENDER REPAIR		THIGPEN HEATING AND COOLING INC			404.00 001891
3/18/25 00011		1/20/25 42183813	202501 320-53800-60000		*	124.44	
		CLUBHOUSE SUPPLIES					
		1/27/25 42190836	202501 320-53800-60000		*	89.64	
		CLUBHOUSE SUPPLIES					
		2/10/25 42205544	202502 320-53800-60000		*	252.82	
		CLUBHOUSE SUPPLIES					
		3/10/25 42234895	202503 320-53800-60000		*	252.82	
		CLUBHOUSE SUPPLIES					
				CINTAS CORP			719.72 001892
3/18/25 00076		3/13/25 1	202503 310-51300-31300		*	500.00	
		AMORT SCH SERIES 2019					
		3/13/25 1	202503 310-51300-31300		*	250.00	
		AMORT SCH SERIES 2020					
				DISCLOSURE SERVICES LLC			750.00 001893
3/18/25 00021		3/01/25 5	202503 330-53800-12000		*	10,000.00	
		MAR FACILITY MANAGEMENT					
		3/01/25 6	202503 310-51300-34000		*	4,641.42	
		MAR MANAGEMENT FEES					
		3/01/25 6	202503 310-51300-35200		*	100.00	
		MAR WEBSITE ADMIN					
		3/01/25 6	202503 310-51300-35100		*	150.00	
		MAR INFO TECH					
		3/01/25 6	202503 310-51300-31300		*	250.00	
		MAR DISSEM AGENT SERVICES					
		3/01/25 6	202503 310-51300-49000		*	50.00	
		MAR RECORD STORAGE					
		3/01/25 6	202503 310-51300-42000		*	72.43	
		POSTAGE					
		3/01/25 6	202503 310-51300-42500		*	101.55	
		COPIES					
		3/01/25 6	202503 310-51300-49000		*	44.53	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			15,409.93 001894
				GOCD GRAND OAKS CDD AMOSSING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/18/25	00022	2/28/25 3528154	202501 310-51300-31500	JAN GENERAL COUNSEL	*	4,558.60	
				KUTAK ROCK LLP			4,558.60 001895
3/18/25	00015	12/10/24 36319	202412 330-53800-34500	SERVICE CALL	*	1,822.77	
				MHD COMMUNICATIONS			1,822.77 001896
3/18/25	00017	5/31/24 INV-0395	202405 320-53800-60000	PUMP SERVICE REPAIR	*	2,700.00	
				SOUTHEAST PUMP SPECIALIST INC			2,700.00 001897
3/18/25	00070	2/06/25 18888734	202502 320-53800-60000	SUPPLIES	*	577.25	
				ULINE			577.25 001898
TOTAL FOR BANK A						100,953.42	
TOTAL FOR REGISTER						100,953.42	

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