



Rizzetta & Company

Trout Creek Community Development District

**Board of Supervisors' Meeting
July 19, 2023**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.troutcreekcdd.org

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Kayak Club, 100 Kayak Way, St. Augustine, FL 32092

www.troutcreekcdd.org

Board of Supervisors	Mike McCollum Vincent Sajkowski Frank Murphy Ryan Stone Clint Wright	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock LLP
District Engineer	Brad Davis Matt Melchiori	Prosser Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.troutcreekcdd.org

Board of Supervisors
Trout Creek Community
Development District

July 12, 2023

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Trout Creek Community Development District will be held on **July 19, 2023 at 3:00 p.m.** located at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092. The following is the agenda for the meeting:

1. **CALL TO ORDER / ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on June 21, 2023Tab 1
 - B. Ratification of the Operation and Maintenance Expenditures for June 2023.....Tab 2
 - C. Consideration of Resolution 2023-04; Redesignating SecretaryTab 3
 - D. Ratification of RequisitionsTab 4
 1. Account Series 2020; CUS 123, 125-130
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Construction Administrator
 - D. Landscape Reports
 1. VerdeGo Report.....Tab 5
 2. Prestige Report.....Tab 6
 3. ECS Final Report (under separate cover)
 4. Proposal for Tree Volcano RemovalTab 7
 - E. Charles Aquatics Service Report & PresentationTab 8
 - F. General Manager.....Tab 9
 1. Review of Meeting Sound System Options
 - G. District Manager
5. **BUSINESS ITEMS**
 - A. Consideration of Prestige Landscape Proposals
 1. Phase 3B THTab 10
 2. Phase 3A (under separate cover)
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Yours kindly,
Melissa Dobbins
Melissa Dobbins

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Trout Creek Community Development District was held on **June 21, 2023, at 3:00 p.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Present and constituting a quorum:

Mike McCollum	Board Supervisor, Chairman
Vincent Sajkowski	Board Supervisor, Vice Chairman
Clint Wright	Board Supervisor, Assistant Secretary
Frank Murphy	Board Supervisor, Assistant Secretary
Ryan Stone	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Co., Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP
Barry Jeskewich	General Manager, First Service Residential
Lucy Acevedo	First Service Residential
Scott Settlemires	VerdeGo Landscape

Members of the public present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 3:03 p.m.

Board moved to agenda item 5A.

SECOND ORDER OF BUSINESS

JEA Discussion Regarding Reclaimed Water

JEA representatives reviewed their residential and commercial rates and explained that the potable water that is being provided now will be converted to reclaim water once the system is completed throughout the community.

50 *Board moved to agenda item 4D3.*

51

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53 **THIRD ORDER OF BUSINESS**

ECS Tree Assessment Update

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55 Joe Brinson provided an update that he sent more soil samples off for review and should have the
56 results and the final report by the next meeting.

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58

59 District staff noted that the meeting space has met occupancy at this time. District Counsel
60 provided options to the board to adjourn the meeting and schedule a special meeting or continue
61 and manage the crowd to give everyone the opportunity to provide their comments. She further noted
62 that if there were patrons standing outside the meeting space, the Board needs to make sure they
63 have the ability to comment during the Audience Comment section of the agenda. Discussion
64 ensued. The Board approved to move forward with the meeting and manage the crowd so everyone
65 will have a chance to speak.

66

On a motion by Mr. Wright, seconded by Mr. Murphy, with Mr. Sajkowski opposed, the Board approved to move forward with the meeting and manage the crowd so everyone will have a chance to speak, for Trout Creek Community Development District.

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68 **FOURTH ORDER OF BUSINESS**

Audience Comments on Agenda Items

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70 Audience members had questions and concerns regarding items within the right-of-way along
71 roadways, pond issues, review of events and landscaping invoices.

72

73 **FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of
the Board of Supervisors' Meeting held
May 17, 2023**

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On a motion by Mr. Murphy, seconded by Mr. Stone with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held May 17, 2023, for Trout Creek Community Development District.

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78 **SIXTH ORDER OF BUSINESS**

**Ratification of Operation and
Maintenance Expenditures for May 2023**

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On a motion by Mr. Murphy, seconded by Mr. Stone, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2023, in the amount of \$145,984.04, for Trout Creek Community Development District.

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82 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Annual Audit Report, Fiscal
Year Ending September 2022**

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On a motion by Mr. Murphy, seconded by Mr. McCollum, with all in favor, the Board accepted the Annual Audit Report, Fiscal Year Ending September 2022, for Trout Creek Community Development District.

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EIGHTH ORDER OF BUSINESS

Ratification of Requisitions

1. Account Bond Series 2020; CUS 123, 125-130
This item was tabled.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan updated the Board that the county requires a modification to the PUD for the CDD to hold open air markets (including food trucks and vendor markets) at the amenity sites. There are two options, Minor Modification and/or Major Modification. The “Minor” option would be a shorter review process with the county to approve but would be limited to CDD amenity properties. The “Major” option would be a longer review time with the county to approve but covers the entire CDD boundaries.

Ms. Buchanan also reviewed a temporary permit process which would still be 2-3 months but would provide approval until the PUD is approved if it takes longer than expected.

Board discussion ensued.

Mr. McCollum stated that the Developer would want to keep the change to the PUD limited and would be comfortable with the minor change option.

The Board directed counsel to work with Mr. Wright and the Developer in selecting the best location and language for the approval process. The Board also directed counsel to move forward with the “Minor” change to the PUD and during the same time work on the temporary permit in case there are longer delays so the District will have something in place as soon as possible.

On a motion by Mr. McCollum, seconded by Mr. Murphy, with all in favor, the Board directed counsel to move forward with the “Minor” change to the PUD and during the same time work on the temporary permit in case there are longer delays so the District will have something in place as soon as possible, for Trout Creek Community Development District.

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B. District Engineer
Not present.

C. Construction Administrator

Mr. McCollum reconfirmed that the second back entrance will be under construction sometime in 2024.

- 125 D. Landscape Reports
126 1. VerdeGo Landscape Report
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128 2. Prestige Report
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130
131 Mr. Wright requested that he work with the landscaper to provide proposals to
132 replace dead material in the back of the community. The Board approved.
133
134 Mr. McCollum noted again that anyone that sees an issue with landscape
135 or a tree not being installed correctly to bring it to staff's attention so it can be
136 reviewed with the contractor.
137
138 3. VerdeGo Proposal for Tree Volcano Removal
139 Board directed staff to get comparison bids for this work to review at a future
140 meeting.
141
- 142 E. Charles Aquatics Service Report
143 The board requested staff to review the issues further with Charles Aquatics regarding
144 pond 7B and 21B.
145
- 146 F. General Manager
147 Mr. Jeskewich updated the board that FSR is making an offer to fill the Coordinator
148 position, but they are having a lot of difficulty finding someone for the Porter position.
149 Due to this he now has second thoughts about relying on one person for those
150 responsibilities. He recommends instead staying with a company who will always
151 provide a backup if they lose someone. The district doesn't want to get in a situation
152 when they hire someone and that person leaves. If it takes this long to find and hire
153 someone that would be an issue for the district. The board agreed to stay with Jani-
154 King at this time and staff will continue to review other bids for that service.
155
156 Mr. Hale with the swim team, provided an update on the swim team meets at the
157 amenity center. He stated that Shearwater is hosting this coming Sat. and it's the
158 largest team, he requested that due to possible rain delays, if needed, the met have
159 the ability to extend until 3pm. After discussion, the Board approved.
160
- 161 G. District Manager
162 Ms. Dobbins updated the board that a separate reserve account has been officially
163 opened and remaining reserve funds from FY 22 that was not used will now be
164 transferred into that separate account.
165
166 Ms. Dobbins noted that the Board needs to consider where to hold meetings going
167 forward since occupancy at the Kayak Club might be an issue. After discussion, it
168 was stated that residents stream the meeting for other residents to attend virtually
169 and that the occupancy limit has not been an issue. The Board directed staff to
170 continue to hold the July meeting at the Kayak Club and to look at options for a larger
171 venue for the August meeting since the budget public hearing will be held. The Board
172 authorized Ryan to work with staff on finding a location.
173

174 **TENTH ORDER OF BUSINESS** **Ratification of Cost Sharing Agreement with HOA**
175 **for Facilities Management**
176

On a motion by Mr. Stone, seconded by Mr. Murphy with all in favor, the Board ratified the Cost Sharing Agreement with HOA for Facilities Management, for Trout Creek Community Development District.

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178 **ELEVENTH ORDER OF BUSINESS** **Consideration of Charles Aquatics Proposal for**
179 **Additional Ponds**
180

On a motion by Mr. Stone, seconded by Mr. McCollum with all in favor, the Board approved Charles Aquatic's proposal to add 4 additional ponds in July and 4 additional ponds in August to their existing agreement for a total increase of \$990 per month, for Trout Creek Community Development District.

181
182 **TWELFTH ORDER OF BUSINESS** **Consideration of FPL Easement**
183

184 This item was tabled.

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186 **THIRTEENTH ORDER OF BUSINESS** **Discussion Regarding N. Creek Passive Park**
187 **Improvements**
188

189 Mr. Wright reviewed that this park needs some minor improvements, like benches, a light,
190 playground equipment replacements, signage, and bike rack. He requests to work with staff to
191 move forward with such improvements. After discussion, the Board approved Clint to work with
192 staff with a not to exceed \$5K to improve N. Creek Passive Park.
193

On a motion by Mr. Wright, seconded by Mr. McCollum with all in favor, the Board approved Mr. Wright to work with staff with a not to exceed \$5K to improve N. Creek Passive Park, for Trout Creek Community Development District.

194
195 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Request from Builder for**
196 **Installation of Surveillance in CDD Right of Way**
197

198 A Dreamfinders Builder representative made the request for the builder to install surveillance tag
199 reader cameras in the district's right-of-way to help the builder with theft and crime matters while
200 homes are under construction in Phase 3. After discussion, the Board requested that the builder
201 sign a release/waiver but approved the cameras to be installed at the builders cost in the District's
202 right-of-way.
203

On a motion by Mr. Stone, seconded by Mr. Murphy, with all in favor, subject to the builder sign a release/waiver, the board approved the surveillance tag reader cameras to be installed at the builders cost in the District's right-of-way, for Trout Creek Community Development District.

205 **FIFTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor
Requests**

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208 **Supervisor Requests**

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210 Mr. Sajkowski reported the new pool cushions are now in place and praised Ms. Gartman for a
211 good job ordering them.

212
213 **Audience Comments**

214
215 Audience Members had comments/questions regarding equipment not being fixed, lifeguards
216 enforcing policies, open market events, security cameras and funds being collected for
217 programming.

218
219 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

220

On a motion by Mr. Stone, seconded by Mr. McCollum, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 6:50 p.m., for Trout Creek Community Development District.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

Tab 2

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office - St. Augustine, Florida - (904)-436-6270
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
troutcreekcdd.org

Operation and Maintenance Expenditures Presented For Board Approval June 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$180,710.68**

Approval of Expenditures:

_____ Chairperson
_____ Vice Chairperson
_____ Assistant Secretary

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Arrow Exterminators	100459	52107509	Pest Control Services 06/23	\$ 113.00
Arrow Exterminators	100459	52107655	Pest Control Services 06/23	\$ 57.00
Arrow Exterminators	100459	52107656	Rodent Control Services 06/23	\$ 34.00
Arrow Exterminators	100467	Annual Termite Renewal 06/23	Annual Termite Renewal 06/23	\$ 607.00
Arrow Exterminators	100470	913753 Annual Termite Renewal 06/23	913753 Annual Termite Renewal 06/23	\$ 155.00
AT&T	20230616-01	904 230-0054 001 0562 Autopay 05/23	Cable & Internet Services 05/23	\$ 1,004.52
AT&T	20230629-01	32382736 06/23 Autopay 324	TV & Internet Services 06/23	\$ 132.97
Atlantic Security	100475	296636	Key Fobs 06/23	\$ 2,345.00
Bradley Cohen	100468	052023 Cohen	Live Performance Poolside - 05/23	\$ 299.99
Charles Aquatics, Inc.	100476	48096	Fountain Maintenance 06/23	\$ 400.00
Charles Aquatics, Inc.	100476	48235	Fountain Maintenance 06/23	\$ 2,061.00
Colden Company, Inc.	100477	16901	Voice & Phone Services 05/23	\$ 775.00
Colden Company, Inc.	100491	16963	Voice & Phone Services 06/23	\$ 959.07

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Deputy Services	100445	SJSO23CAD123373	Deputy Services 05/23	\$ 165.00
Deputy Services	100448	SJSO23CAD129784	Deputy Services 05/23	\$ 165.00
Deputy Services	100451	SJSO23CAD128805	Deputy Services 05/23	\$ 165.00
Deputy Services	100457	SJSO23CAD135485	Deputy Services 06/23	\$ 330.00
Deputy Services	100460	SJSO23CAD141865	Deputy Services 06/23	\$ 165.00
Deputy Services	100465	SJSO23CAD143054	Deputy Services 06/23	\$ 165.00
Deputy Services	100481	SJSO23CAD153009	Deputy Services 06/23	\$ 220.00
Deputy Services	100494	SJSO23CAD155926	Deputy Services 06/23	\$ 165.00
Deputy Services	100495	SJSO23CAD155021	Deputy Services 06/23	\$ 165.00
ECS Florida, LLC	100461	1068106	Tree Assessment 05/23	\$ 1,000.00
ECS Florida, LLC	100492	1072176	Air Spade Root Investigation 06/23	\$ 2,500.00
First Coast Franchising	100446	JAK05230548	Janitorial Supplies 05/23	\$ 86.58
First Coast Franchising	100478	JAK06230366	Janitorial Services 06/23	\$ 4,839.75

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Health in St. Johns County	100474	55-BID-6579513	Permit #55-60-1592213 Swimming Pools 06/23	\$ 225.00
Florida Department of Health in St. Johns County	100474	55-BID-6579514	Permit #55-60-1592216 Swimming Pools 06/23	\$ 225.00
Florida Department of Health in St. Johns County	100474	55-BID-6579623	Permit #55-60-1592207 Swimming Pools 06/23	\$ 225.00
Florida Department of Revenue	100463	65-8017062725-9 Sales & Use Tax 05/23	Sales & Use Tax 05/23	\$ 477.56
Florida Janitor & Paper Supply	100471	360878	Janitorial Supplies 05/23	\$ 432.46
Florida Janitor & Paper Supply	100471	361365	Janitorial Supplies 05/23	\$ 569.72
Florida Janitor & Paper Supply	100471	361785	Janitorial Supplies 06/23	\$ 606.71
Florida Natural Gas	100464	848902ES	Natural Gas Services 06/23	\$ 17.55
Florida Power & Light Company	100462	49571-83074 05/23	Electric Services 05/23	\$ 25.66
Florida Power & Light Company	20230602-01	39473-03305 05/23 Autopay	Electric Services 05/23	\$ 53.64
Florida Power & Light Company	20230602-02	03602-11429 04/23 ACH	38 Rosemount Dr 04/23	\$ 41.50
Florida Power & Light Company	20230613-01	06081-09518 05/23 Autopay	Electric Services 05/23	\$ 32.93
Florida Power & Light Company	20230613-01	06081-09518 05/23 Autopay 324	Electric Services 05/23	\$ 50.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20230620-01	Monthly Summary 05/23 Autopay 324	Electric Services 05/23	\$ 9,979.32
Florida Power & Light Company	20230627-01	39473-03305 06/23 ACH	25 Ridgewind Drive #LTG 06/23	\$ 56.71
Frank Murphy	100479	FM062123	Board of Supervisors Meeting 06/21/23	\$ 200.00
Howard Services, Inc.	100447	S-15126	Replace Condenser 04/23	\$ 6,765.15
Howard Services, Inc.	100447	S-15871	Air Conditioner Repair 05/23	\$ 564.00
Howard Services, Inc.	100480	C5465	Mechanical Maintenance 06/23	\$ 472.72
IPFS Corporation	100449	Liability Insurance 10th Payment 07/23	Liability Insurance 10th Payment 07/23	\$ 5,099.22
JEA	ACH	9634626977 05/23 Autopay 324	Water-Sewer Services 05/23	\$ 25,330.15
Kutak Rock, LLP	100450	3225831	Legal Services 04/23	\$ 13,951.79
Kutak Rock, LLP	100493	3238705	Legal Services 05/23	\$ 3,487.88
OptimusAV	100458	2009	Upgrade Cameras & Entry Gate Repairs 05/23	\$ 15,480.83
Poolsure	100452	131295614931	Pool Maintenance 06/23	\$ 4,248.61
Prestige Landscapes of North Florida, Inc.	100453	2755	Landscape Maintenance 05/23	\$ 1,796.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Prosser, Inc.	100482	50446	Engineering Services 05/23	\$ 150.00
Republic Services	ACH	0687-001325727 Autopay 324	Waste Disposal Services 05/23	\$ 1,337.10
Richard Clinton Wright	100483	CW062123	Board of Supervisors Meeting 06/21/23	\$ 200.00
Rizzetta & Company, Inc.	100444	INV0000080682	District Management Fees 06/23	\$ 4,412.59
Roy Green	100456	June28 324	Bingo Night 06/23	\$ 250.00
Roy Green	100472	6223	First Friday Pool Party DJ 06/23	\$ 250.00
Ryan Scott Stone	100484	RS062123	Board of Supervisors Meeting 06/21/23	\$ 200.00
Surfside Pools	100466	187366	Pool Maintenance 05/23	\$ 3,500.00
Surfside Pools	100466	284728	Pool Chemicals 04/23	\$ 32.50
Surfside Pools	100485	188443	Pool Maintenance 06/23	\$ 3,500.00
Surfside Pools	100485	286310	Pool Chemicals 05/23	\$ 4.25
TECO Peoples Gas	100469	22108807523 05/23	Natural Gas Services - 2105 Shearwater Parkway 05/23	\$ 35.72
Trout Creek CDD	DC 060123	DC 060123	Debit Card Replenishment	\$ 928.07

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Trout Creek CDD	DC 061223	DC 061223	Debit Card Replenishment	\$ 1,796.04
Trout Creek CDD	DC 061423	DC 061423	Debit Card Replenishment	\$ 1,967.34
Trout Creek CDD	DC 062623	DC 062623	Debit Card Replenishment	\$ 3,000.00
Trout Creek CDD	DC 062823	DC 062823	Debit Card Replenishment	\$ 824.49
Trutech LLC	100441	523250 3214133	Wildlife Services 05/23	\$ 122.00
Trutech LLC	100486	523250 3344085	Wildlife Services 06/23	\$ 122.00
VerdeGo, LLC	100442	11459	4 Viburnum Installation 05/23	\$ 371.56
VerdeGo, LLC	100454	11463	Buffer Bed Maintenance 05/23	\$ 2,319.50
VerdeGo, LLC	100487	11801	Irrigation Repairs 06/23	\$ 1,211.80
VerdeGo, LLC	100487	11713B	Landscape Maintenance 06/23	\$ 25,835.66
VerdeGo, LLC	100487	11713C	Landscape Maintenance 06/23	\$ 3,191.27
Vesta Property Services, Inc.	100473	410725	Lifeguard/Supervisor/Pool 05/23	\$ 13,752.93
Vexacor Supply Group, LLC	100443	M572041	Coffee Bar Supplies 05/23	\$ 547.68

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vexacor Supply Group, LLC	100488	C658	Coffee Bar Rental 06/23	\$ 165.00
Vexacor Supply Group, LLC	100488	M572409	Coffee Bar Supplies 06/23	\$ 44.19
VGlobal Tech	100455	5076	ADA Website Maintenance 06/23	\$ 300.00
VGlobal Tech	100455	5077	ADA & WCAG Audits 06/23	\$ 400.00
Vincent J Sajkowski	100489	VS062123	Board of Supervisors Meeting 06/21/23	\$ 200.00
Wellbeats, Inc.	100490	EPIV00000077970	WBC-PLUS Content Period 06/23	\$ <u>249.00</u>
Report Total				\$ <u>180,710.68</u>

Tab 3

RESOLUTION 2023- 04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Trout Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within St Johns County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-07; and

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

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF JULY 2023.

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 4

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

May 26, 2023

RIZZETTA & COMPANY, INC.
Trout Creek, Custody Account
Attn: Matthew Waterhouse
2806 N. Fifth Street, Unit 403
St. Augustine, FL 32084

RE: Custody Account, Series 2020
Requisitions for Payment

Dear Matthew:

Below please find a table detailing the enclosed requisition(s) ready for payment from the Districts Acquisition/Construction Trust Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA UPS

REQUISITION NO.	PAYEE	AMOUNT
CUS 123	Prosser, Inc.	\$10,042.92
CUS 125	Vallencourt Construction Co., Inc.	\$21,179.06
CUS 126	Vallencourt Construction Co., Inc.	\$368,837.89
CUS 127	Vallencourt Construction Co., Inc.	\$160,831.64
CUS 128	Vallencourt Construction Co., Inc.	\$10,666.48
CUS 129	Vallencourt Construction Co., Inc.	\$54,005.86
CUS 130	Vallencourt Construction Co., Inc.	\$289,049.23

If you have any questions regarding this request, please do not hesitate to call me at (904) 436-6270. Thank you for your prompt attention to this matter.

Sincerely,

TROUT CREEK

COMMUNITY DEVELOPMENT DISTRICT

Melissa Dobbins

Regional District Manager

Tab 5

VerdeGo

PO Box 789, Bunnell, FL 32110
386-437-3122 - Bunnell
904-797-7474 – St. Augustine



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
7/10/2023	Shearwater	Scott Settlemares	June 2023

SERVICES SUMMARY

COMPLETED IN {{MAIN.SERVICEMONTH}}

Full-Service Maintenance (Mowing/Edging/String Trimming/ Blowing)
Detail Work (Spraying/Weeding/Pruning)
Irrigation Inspection Wet Check

ANTICIPATED FOR NEXT MONTH

Full-Service Maintenance (Mowing/Edging/String Trimming/ Blowing)
Detail Work (Spaying/Weeding/Pruning)
Irrigation Inspection Wet Check
Chem/Fert Treatment week of July 10th

COMMENTS

TURF

Turf is currently being cut at 4.50" for St. Augustine Turf, 2.25" for Bermuda and 3.50" for Bahia.
Turf has rebounded nicely from recent fertilizations.

TREES & SHRUBS

Tree and shrubs continue to struggle because of the soil issues with high PH. Surviving, but not thriving.

PLANT BEDS

Crews continue to treat weeds with a combination of chemicals and hand removal of larger weeds.

OTHER

Tab 6

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

June 2023 Maintenance Report

Shearwater Outpost and Phase 3

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com



Chris Kenny—Owner
904-315-8041
P.O. Box 600061
St. Johns, Florida 32260
chris@pliflorida.com

June, 2023

Berry Jeskewich, Community Director
First Service Residential
100 Kayak Way
St. Augustine, FL 32092

Re: Landscape Maintenance Service Report

Mr. Jeskewich,

Below is the landscape maintenance report for Shearwater Outpost/Ph 3.

Weekly Maintenance

Maintenance crews are focused on mowing, edging, string trimming, hedge pruning, plant bed weed control, blowing, and litter removal. Our maintenance had some challenging weeks this month with all the rain we have received, but we are currently on schedule. To achieve keeping up with the community we got creative with our schedule. We had our crew on property on weekends, and non scheduled days, which has allowed us to stay on track.

Irrigation

Our irrigation team completed the monthly inspection, which included nozzle cleaning and head/nozzle adjustments as needed throughout the property. With the rain mother nature has provided, we are now running 2 days per week with spray zones running 15 min and rotor zones running 30-45min. There were times through June where we turn the clock off completely due to the soggy site conditions.

Agronomics

Our chem team has spot treated turf weeds throughout phase 3 and the Outpost. We are currently experiencing a weed flush in ph3 due to a granular fertilization application we recently applied. These weeds were treated on 6.13.23.

You will notice the color is off within the turf in ph3. The ph levels are 7.4-8.4. When the ph is this high, the turf can not uptake all of the fertilization applied before leaching through the soil canopy. We suggest applying a series of Sulfur application to bring the ph levels down. Sulfur can be applied every 60 days. Cover the course of a year we can get the ph levels into the 6.5-6.8 range and manage it from there. Also applying Command top-dress to the turf during these applications will assist with the green up. Please let us know if you would like pricing on this package. Highly suggested to have a thicker turf canopy within ph3.

If you have any questions after reviewing our report, please contact me at any time.

Sincerely,
Chris Kenny
Owner/President
chris@pliflorida.com



Spray Report

Customer: Prestige Landscapes of North Florida

Property: Phase 3 Shearwater

Date: 6/13/23

Area treated +/- 7 acres

Total Gallons used: 950

Product:

6-0-0 turf fuel with micros @ 10 lb per acre

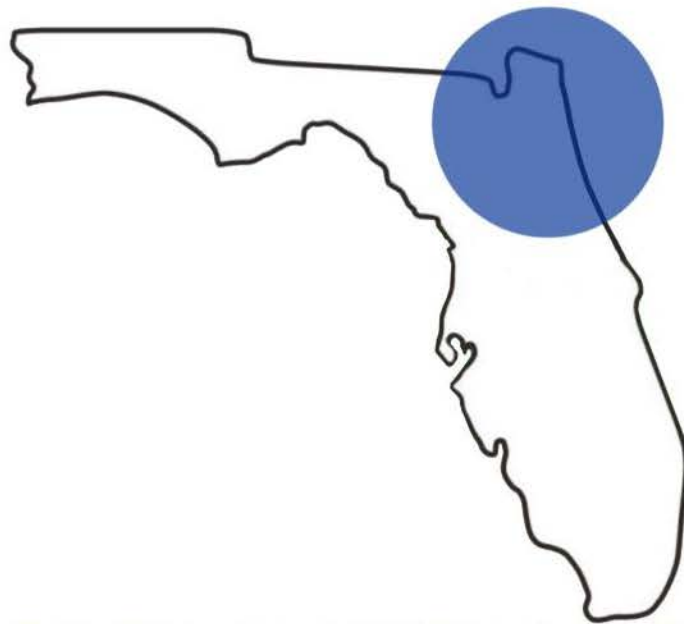
40-0-0 Amidas @ .75 lb n per 1,000

Meridian @ 17 oz per acre

Bifen xts @ 8 oz per acre

Blindside- broadleaf weeds

Target for this application was to improve the overall health and color of the turf. Broadleaf weed control was applied to start killing weeds present in 10-21 days once watered in. Meridian was applied for chinch bug prevention. Expect to see results in 2-3 weeks. Application must be watered in within 24-48 hours following application for best results.



PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com

Tab 7



PROPOSAL

Mailing Address

Trout Creek CDD
Trout Creek CDD c/o Rizetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Job Address

Shearwater
100 Kayak Way
St. Augustine, FL 32092

Date: June 12, 2023

Phone: Tampa

Opportunity#: 11891

Job Summary:

Proposal to remove dirt volcanoes around 146 trees located in the right of way and center islands along Shearwater parkway from Pine Tree road up to the amenity roundabout. Proposal only includes the trees between the walking path/sidewalk up to the curb including center median islands. Does not include the center island roundabout.

*All soil will be redistributed throughout the planting beds. *

94 Live Oaks

45 Pine Trees

7 Magnolia trees located behind the Shearwater monument entry walls.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
146.00	Volcano Removal Labor	Ea	\$65.00	\$9,490.00
Landscape Enhancement Total				\$9,490.00



PROPOSAL

Proposal Total: \$9,490.00

Note: This proposal includes all labor and material necessary to complete the job.

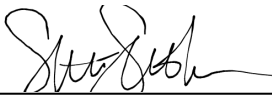
Payment due 30 days after receipt of invoice.

All material is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By 
Scott Settlemyres

Date 6/12/2023
VerdeGo

By _____

Date _____
Trout Creek CDD

Tab 8



6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: June 28 & 30, 2023

Biologists: Jim Charles,
Justin Powers

Client: Trout Creek CDD

Waterways: 29 ponds

Entry Pond: Pond was in good condition. No invasive species noted. Water level is normal.



Amenity Pond: This pond was in good condition. Water level is good.



Pond 1a: This pond was in very good condition. Water level is normal.



Pond 1b: This pond was in good condition. Water level is normal.



Pond 2a: This pond was in fair to good condition. Water level is normal.



Pond 2b: This pond was in fair to good condition. Pond level is normal.



Treated perimeter for alligator weed, torpedo grass and water lilies by boat.



Pond 3a: This pond was in good condition this month. Water level is normal. Perimeter treatment last month for fragrant water lilies and perimeter weeds had very good results.

Missed picture.

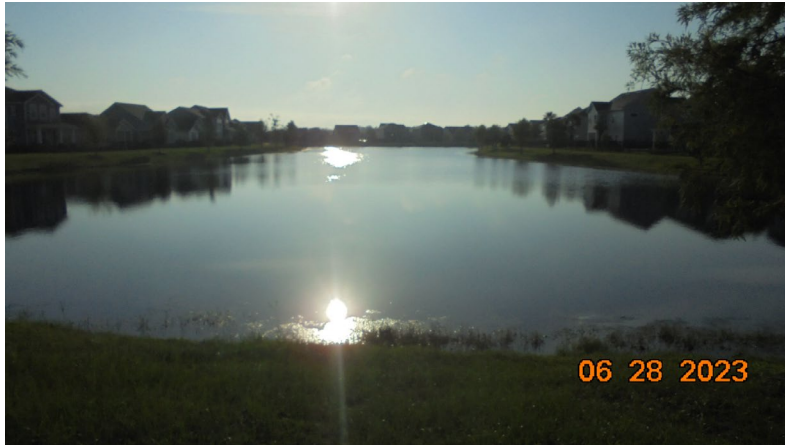
Pond 6: This pond was in good condition. Water level is normal.



Pond 7a: Pond was in good condition. Water level is normal.



Pond 7b: Pond was in good condition. Water level is normal. Algae treatment last month was effective.



Pond 7c: Pond was in very good condition. Water level is normal.



Pond 8a: Pond was in good condition. Water level is normal.

Missed picture.

Pond 9a: Pond was in fair to good condition. Water level is normal.



Pond 9b: Pond was in good condition. Water level is normal.



Pond 9c: Pond was in improving condition. Water level was normal. Treatment of perimeter for torpedo grass and alligator weed last month had good results.



Pond 10a: Pond was in good condition. Water level is good.



Pond 10c: Pond was in very good condition. Water level is normal. No invasive species noted.



Pond 10d: Pond was in good condition. Water level is normal.



Pond 11a: Pond was in fair condition. Water level is good. Treated for algae and perimeter weeds on the 30th.



Pond 11b: Pond was in good condition. Water level is good.



Pond 11c: Pond was in very good condition. Water level is normal. No invasive species noted.



Pond 12a: Pond was in much improved condition. Water level is normal. Perimeter treatment last month for torpedo grass and cattails had very good results.



Pond 14: Pond was in good condition. Water level is good.



Pond 14b: Pond was in fair condition. Water level is normal. Treated for pennywort and minor algae by boat.



Pond 20: Pond was in good condition. Water level is good. Last months' perimeter treatment for torpedo grass had good results.



Pond 21A: Pond was in good condition. Water level is a little low.



Pond 21B: Pond is in improving condition. Water level is low. Erosion issues are being resolved.



Pond 22A: Pond was in good condition. Water level is good. Also performed follow up treatment of ditch area behind the out-flow structure for cattails.



Pons 22B: Pond was in good condition. Water level is normal. Treatment for minor cattails last month was effective.



Jim Charles

Tab 9



SHEARWATER®

Trout Creek Community Development District Board of Supervisor Meeting July 19, 2023 General Manager Report

Administrative/Operations:

- Personnel Update – Resident Services Associate scheduled to start on July 18. Opened Job requisition to fill vacant maintenance position.

Maintenance:

- Implementing Weekly Maintenance Reports to be completed by maintenance team
- Charles Aquatics completed cleaning of front pond pillars
- Scheduling meeting with Charles Aquatics next week to discuss performance, condition of ponds, and the addition of ponds in phase 3.
- Landscape Update – North Creek Park Project & Review Mulch Removal Proposals

Safety & Security:

- Extra off-duty sheriff patrol was hired to be present on-property during the weekend of Independence Day Weekend. They responded to a call of residents shooting off fireworks in the construction area beyond Timberwolf Trail, as well as other residents they independently observed setting off fireworks in the neighborhood.
- Two expanded-seating renderings were sketched by Supervisor Frank Murphy, and submitted to Fire Marshal Dowling; which he approved. One for (115ppl), and another for (132ppl).
- Supervisor Ryan Stone assisting with securing additional chairs to accommodate attendees
- Tim Fowler Security Report and FirstService Summary Recommendation
 - Ryan is assisting with securing additional chairs to accommodate.

Lifestyle

- Freedom Fest on July 1st. Estimated 1000+ people in attendance
- Camp Shearwater is underway - 125) children registered, average 75 attending weekly
- Rescheduling game truck for Friday, July 14 at 7pm
- Float & Flick (Movies Poolside) Friday, July 21 at 7pm

Shearwater Sound system bids

1. Sweetwater Sound

a. Behringer Portable PA System – EPS500	529.00
Includes All-in-one PA System with 8-channel, 500W Stereo Power Mixer and 2 x 2-way, 8" Passive Speakers	
b. Mic stands 14.99 x 4	60.00
c. XLR cables 6 ft 15.00 x 2	<u>30.00</u>
Total	1055.00

2. Amazon – compiled units

a. Pyle PA speaker DJ mixer bundle wireless Bluetooth	320.19
b. Wireless mics (4) Phenyx Pro	175.99
c. XLR cables 3 ft 2 pack 12.76 x 2	25.52
d. Mic table stands 14.99 x 4	<u>60.00</u>
Total	581.70

3. Rockville Audio

a. Rockville SPGN124 with 12" speakers	598.65
Includes speakers, amp, 4 mics, stands, cables, bag	
b. Mic table stands 14.99 x 4	60.00
c. XLR cables 3 ft 2 pack 12.76 x 2	<u>25.52</u>
Total	684.17

Tab 10



PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

At

*Shearwater PH3B Lennar
Townhomes "CDD"*

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com



Chris Kenny—Owner
904-315-8041
P.O. Box 600061
St. Johns, Florida 32260
chris@pliflorida.com

July 6, 2023

Melissa Dobbins, District *Manager*
Trout Creek CDD
2806 N. 5th St. unite 403
St. Augustine, FL 32084

Re: Landscape Maintenance Services Proposal for Shearwater PH3B Townhomes “CDD”

Mrs. Dobbins,

Thank you for considering a partnership with Prestige Landscapes of North Florida as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for **Shearwater PH3B Townhomes CDD**. With this is your Landscape Maintenance Plan we designed to give you a landscape that you can be proud of.

Your Landscape Maintenance Plan includes the following sections:

Scope of Services Summary: Summarizes our proposed scope of services, detailing the Best Practices we have developed to provide a consistent appearance across your landscape.

References: Selected listing of clients who manage properties with landscape needs similar in scope to yours. Please reach out to them with any questions you have about our firm.

About Us: Information about our company’s qualifications, capabilities and values.

Your Investment: Our service agreement and pricing for the services we’ll provide to your property.

If you have any questions after reviewing our proposal, please contact me at any time. I would welcome the opportunity to provide you any further details about our firm’s commitment to delivering a landscape that you will be proud of.

Sincerely,

Chris Kenny
Owner/President
chris@pliflorida.com
904.315.8041

Shearwater PH3B Townhomes “CDD”

7/6/2023

Landscape Management Service Pricing Sheet

Details of Proposal

Prestige Landscapes will assume landscape maintenance responsibility of completed landscape within the CDD area contained within Phase 3B Townhomes. This process will take several inspections of (finished regions) as the builder completes them in connection to building landscaping in the same vicinity. The builder “Lennar Homes” is responsible for installing landscape and irrigation within the CDD areas in accordance with plan provided by the developer. Areas will be inspected by staff for acceptance, prior to maintenance start up. Accepted landscape CDD areas will be measured and agreed upon by both parties. Contract billing will increase as regions are accepted for maintenance at the per square foot cost shown herein. Other services will be added at the same prorated percentage also.

Common Area Maintenance Services

Mowing Includes mowing, edging, string-trimming and cleanup.	\$42,560.00
Detailing Includes shrub pruning, tree pruning, palm pruning and weeding.	\$8,639.92
IPM – Fertilization & Pest Control Fertilization/fungicide/insecticide/herbicide/etc.	\$12,750.00
Irrigation Inspection	\$36,000.00

Annual Common Total \$99,949.92

Monthly Common Total \$8,329.16

Price Per Square Foot Break Down \$2.35

▪

PLI Scope of Services

SERVICES	VISITS
Mowing	
Mow, Hard Edge, String Trim & Cleanup (St. Augustine)	38
Soft Edge (St. Augustine)	21
Bahia Mowing	36
Detailing	
Weeding (by hand)	36
Weeding (roundup)	21
Shrub Pruning	21
Crape Myrtle Pruning	1
Etc....	
IPM – Fertilization & Pest Control	
<i>Fertilization</i>	
St. Augustine PLI uses 4 slow-release granular apps	6
Shrubs	4
Small Trees	4
Large Trees	4
Etc....	
<i>Chemical – Turf</i>	
St. Augustine Insecticide	6
St. Augustine Herbicide	6
Etc....	
<i>Chemical – Shrubs/Trees</i>	
Shrubs – Fungicide	As needed
Shrubs – Insecticide	As needed
Small /Medium Tree - Fungicide	As needed
Small /Medium Tree – Insecticide	As needed
Palm Tree – Insecticide	As needed
Irrigation Inspections	
# Of Checks	12
Palm Pruning	
Standard Palms	1
Tropical Palms	-
Specialty Palms	-
Mulch	
Mulch Application – Mini Pine Bark	1
Mulch Application – Pine Straw	-
Annual Flowers	
Standard Annual Flower Installation	-
Deluxe Annual Flower Installation	-
Holiday/Perennial Flower Installation	-
Annual Bed Soil Replenishment	-
Annual Flower Bed Maintenance	-

What you can expect from us as our valued Client!

Communication

You need to know what is going on. Most frustration comes from not knowing. We have confronted this issue head on—our systems put communication first. Clients have a single point of contact regardless of the stage of their job. There are regular updates, and we always welcome lots of feedback. It is always our policy to be honest and responsive and our objective is complete customer satisfaction.

Customization

One size does not fit all. Every property we service has its own set of needs and issues. Our experienced staff and integrated approach allow us to find unique solutions to meet most property or budget constraints. It is our focus to be as flexible as possible so that we find the best solution and our customer experience is stress free.

Proactivity

We will fix it before it is a problem. The last thing we want is for our clients to point out something we have missed. We have built our service programs around proactivity and our professionals strive to catch every detail before someone else does. Procedures, checklists and training all focus on one result—making sure our customers do not have to manage our work.

Personnel

- We understand that our personnel are perceived as your representatives while on your property; rest assured in knowing they will conduct themselves in an efficient, well-mannered, well-groomed, and workman-like manner.
- All our services are coordinated to minimize disruption and maximize safety to people and vehicular traffic.
- We provide all labor, transportation, and supervision necessary except in circumstances where we may use a reputable subcontractor (e.g., palm pruning, mulch, and irrigation) to carry out the task.
- Should we accidentally damage anything on your property, we will promptly make repairs at no cost to you.

Our Vehicles and Equipment

- Our service vehicles are well maintained, registered, insured, and operated only by responsible licensed personnel.
- All trailers, storage facilities, and maintenance equipment are in good condition and present a clean and neat appearance.
- Tools and equipment will be perfectly suited to the task at hand and used with safety gear when necessary.

Additional Services

- We will gladly provide extra services (such as irrigation repair and plant material replacement), special services and/or landscape enhancements at an additional charge with written approval from one of your authorized representatives. Our landscape design team and enhancement crews are ready when you are!

Additional Provisions

- Your personal Account Manager will conduct inspections monthly to assess and remedy landscape maintenance deficiencies as soon as possible.
- We offer a 24-hour contact list for use in case of emergencies.
- Removal of all landscape debris generated on the property during landscape maintenance is our sole responsibility, at no additional expense to you.
- Access to a water source on your property must be provided for use in spray applications.
- All products will be applied as directed by the manufacturers' instructions and in accordance with all state and federal regulations.
- We will frequently assess, identify, and notify you of any landscape conditions that affect long-term health including our suggestions regarding the best course of action. While we cannot guarantee the survival of plant material, since it is a living thing, any plant material that dies as a direct and identifiable result of improper maintenance practices will be replaced at no additional cost to you.

▪

30-60-90 Day Plan

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving, we have divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

First 30 Days

- Meet with Property Manager to review 30 – 60 – 90 Day Plan.
- Discuss with Board our "Approach to Services" and "Service Map".
- Complete an irrigation audit of the entire system.
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing and edging.
- Leaf Removal
- Spend significant amount of time cleaning up the areas that have been neglected (sidewalk mowing & edging, weeding beds and entrance features)
- Spot treat weeds in turf areas to be reclaimed.
- Discuss options for turf areas beyond reclamation.
- Continue weed control in planting beds.
- Begin bed separation trimming in all planting beds.
- Discuss removing severely declining plant material.
- Walk Property with Property Manager to identify other areas of concern
- Identify areas for improvement with Landscape Design Department.

Days 31-60

- Walk property with Property Manager to evaluate improvements.
- Evaluate our "Approach to Services" and make any necessary adjustments.
- Continue irrigation maintenance and inspections.
- Continue routine maintenance – mowing, blowing and edging.
- Continue Leaf Removal Visits
- Continue bed separation in all planting beds.
- Retreat turf weeds
- Continue Roundup applications throughout property.
- Monitor and treat insect and disease problems in plant material throughout property.
- Discuss options to improve "curb appeal" in high profile areas.

Days 61-90

- Walk property with Property Manager to evaluate improvements.
- Assess results from actions taken in 30 day and 60-day plans.
- Continue irrigation maintenance/inspections.
- Continue turf weed applications as needed.
- Continue Roundup applications throughout property.
- Monitor and treat insect and disease problems in plant material throughout property.
- Continue routine maintenance – mowing, blowing and edging.

Agronomics Program



Customer: Prestige Landscapes of North Florida

Property: Shearwater PH3B Townhomes "CDD"

Turf Program

January – February

Atrazine; 8-4-36 turf special, Bifen XTS

March-April

24-0-11 granular fertilization

Bifen Xts. Post-emergent weed control, and iron supplement

May

Spectacle Pre-m, Meridian Insecticide, Basagran Herbicide; Manor Herbicide

16-0-8 w/ Micronutrients granular turf

July

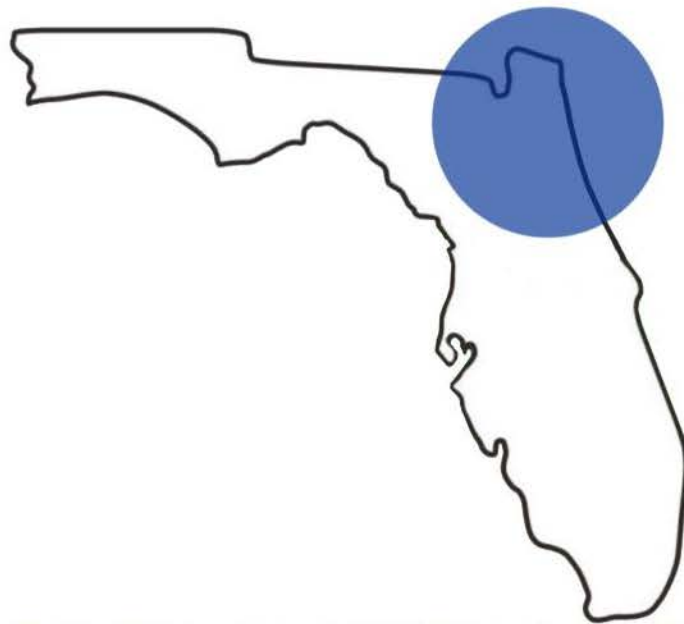
IPM Spot treatments as needed.

August

16-0-8 w/ micronutrients granular turf

October - November

9-0-24 Granular Turf Fertilization



PRESTIGE

LANDSCAPES




OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com

FREEHOLD COMMUNITIES

3B POD 33 - Developer's Work

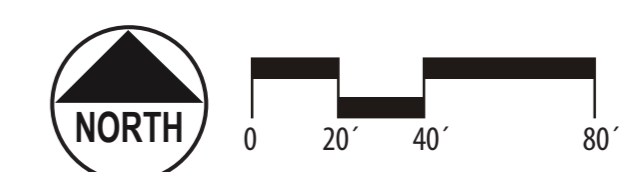
LEGEND

-  Developer Sidewalk
-  Developer Landscaping
-  Developer Southern Magnolia



PROSSER

August 26, 2021



113034.01

FREEHOLD COMMUNITIES

3B POD 34 - Developer's Work

LEGEND

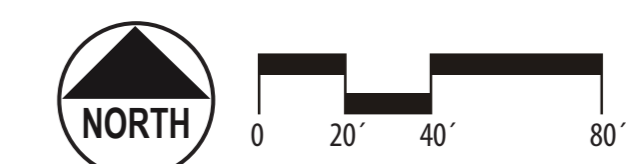
- Developer Sidewalk
- Developer Landscaping
- Developer Live Oak
- Developer Red Maple



102
101
100
99
98

PROSSER

August 11, 2021



113034.01