



Rizzetta & Company

Glen St. Johns Community Development District

**Board of Supervisors' Meeting
October 18, 2023**

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

www.glenstjohnscdd.org

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT

St. Johns County Airport Authority
4730 Casa Cola Way, St. Augustine, Florida 32095
www.glenstjohnscdd.org

Board of Supervisors	Darren Romero	Chairman
	Mabel Perez	Vice Chairman
	Skip Thompson	Assistant Secretary
	Jamie Williams	Assistant Secretary
	Bliss Carley	Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Vince Dunn	Dunn & Associates, 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.

GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Glen St. Johns Community
Development District

October 11, 2023

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors' of the Glen St. Johns Community Development District will be held on **October 18, 2023 at 10:00 a.m.** at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine FL 32095. The meeting is not sponsored by the Authority, its Staff or the Airport. Following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on August 16, 2023Tab 1
 - B. Ratification of the Operation and Maintenance Expenditures for July and August 2023Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Consideration of Proposal for Annual Repairs from Engineer's ReportTab 3
 - C. Landscape ReportTab 4
 - D. Amenity Manager ReportTab 5
 1. Estate Pond Report.....Tab 6
 2. Update on Pool Remarcite ProjectTab 7
 - E. District Manager
 1. Discussion Regarding No Parking Signs on St. Croix near St. Thomas
- 5. BUSINESS ITEMS**
 - A. Ratification of the District's Fiscal Year 2023-2024 Insurance Policy Renewal.....Tab 8
- 6. 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 contact me at (904) 436-6270.

Very truly yours,
Lesley Gallagher
Lesley Gallagher

Tab 1

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.

**GLEN ST. JOHNS
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Glen St. Johns Community Development District was held on **August 16, 2023, at 10:00 a.m.** at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095

Present and constituting a quorum:

Darren Romero	Board Supervisor, Chairman
Mabel Perez	Board Supervisor, Vice Chairman
Skip Thompson	Board Supervisor, Assistant Secretary
Jamie Williams	Board Supervisor, Assistant Secretary
Bliss Carley	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP
Dan Fagen	Field Operations Manager, Vesta
Scott Settlemires	Sr Account Manager, VerdeGo Landscaping
Dean Baker	Epic Pools

No audience present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 10:01 a.m. and read roll call.

SECOND ORDER OF BUSINESS

**Audience Comments on Agenda
Items**

No audience present.

Board moved to agenda item 5D.

THIRD ORDER OF BUSINESS

**Update on Pool Remarcite and Color
Selections**

Dean from Epic Pools noted that they would like to begin the pool remarcite the 1st week of October and that it could take 120 days for completion.

Ms. Perez joined the meeting in progress.

He then went through the color options. The Board made the following selections:

Replacing Coping: Sierra

Tile - 1st choice - Polaris, 2nd choice – Balboa

Steps - tile - Colonial Blue

Grout - Dove Grey

Board moved back to agenda item 3A.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held June 21, 2023

On a motion by Mr. Romero, seconded by Ms. Carley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on June 21, 2023, for Glen St. Johns Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for June 2023

On a motion by Ms. Carley, seconded by Mr. Romero, with all in favor, the Board ratified the Operations and Maintenance Expenditures for June 2023 in the amount of \$34,193.92, for Glen St. Johns Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-06; Redesignating Secretary

On a motion by Mr. Romero, seconded by Mr. Thompson, with all in favor, the Board adopted resolution 2023-06 Redesignating Scott Brizendine as Secretary, for Glen St. Johns Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There was no report.

B. District Engineer

Not requested to attend.

C. Landscape Report

Mr. Settlemyres reviewed his report found under tab 4 of the agenda. He updated the Board that he had reviewed a pond bank area along Robin Bay that the District Manager had received concerns about and treated the area. He also noted that there is a Cypress tree that has roots growing onto

private property through a fence, he noted that this is a healthy tree and advised the property owner that anything encroaching onto their property they could trim but not on CDD property. The Board reviewed photos of the area and no further direction was giving other than to continue to monitor.

It was requested that after the pool remarcite project is completed, a proposal for additional planters for the pool deck be presented.

D. Amenity Manager Report

Vesta did not have a report for the agenda, but Mr. Fagen provided the following updates: Pool attendants were done for the season, trash cans should arrive mid-September, tables and benches should arrive by the end of September.

He also noted the following: that the cost to add an additional Arlo camera to the fitness room was \$140.00, the Board authorized this purchase. The swings at the playground need parts to be replaced ,the board authorized this but requested that he wait until after October 1st to make this purchase to allow it to fall into next fiscal year.

1. Discussion Regarding No Soliciting Signs

The Board reviewed the cost to hang two no soliciting signs on monuments of \$125.00. Discussion ensued regarding the lack of ability to enforce no soliciting and that this was to only act as a deterrent. The Board approved with a vote of 3-2 with Mr. Romero and Ms. Perez opposed and authorized Bliss to work with Mr. Fagen on the color match.

On a motion by Mr. Thompson, seconded by Ms. Carley, by majority vote, with Mr. Romero and Ms. Perez opposed, the Board approved no soliciting signs and authorized Ms. Carley to work with Mr. Fagen on the color match, for Glen St. Johns Community Development District.

Board moved to agenda item 5H.

EIGHTH ORDER OF BUSINESS

**Consideration of Pest Control
Proposals**

This item was tabled until spring once pool work has been completed and it was requested that Mr. Fagen provide additional proposals for these services

Board moved back to agenda item 4E.

NINTH ORDER OF BUSINESS

District Manager

Ms. Gallagher updated the Board regarding a claim for a fallen tree at 32 Reef Bay and that the District's insurance company had notified the property owner that there was no

CDD liability. She also noted that the next regular meeting is scheduled for September 20th and due to the meeting schedule and contract renewals being completed previously completed she will work with the Chairman and District Counsel to determine if the meeting is required .

TENTH ORDER OF BUSINESS**Consideration of Turner Pest Control
2024 Rate Increase**

On a motion by Mr. Romero, seconded by Ms. Perez, with all in favor, the Board approved the 2024 Turner Pest control rate increased for the termite renewal to \$283.25 annually, for Glen St. Johns Community Development District.

ELEVENTH ORDER OF BUSINESS**Consideration of Estate Proposal for
Repairs from the Annual Engineer's
Report (under separate cover)**

This item was tabled. It was requested that Vesta continue to try to obtain proposals from vendors other than Estate.

TWELFTH ORDER OF BUSINESS**Consideration of Proposals for
Holiday Lighting**

On a motion by Mr. Romero, seconded by Ms. Carley, with all in favor, the Board approved the holiday lighting proposal from M&G in the amount of \$3,552.33, for Glen St. Johns Community Development District.

THIRTEENTH ORDER OF BUSINESS**Public Hearings on Fiscal Year 2023-24
Budget and Assessments**

On a motion by Ms. Carley, seconded by Mr. Thompson, with all in favor, the Board opened the Public Hearings on Fiscal Year 2023-24 Budget and Assessments, for Glen St. Johns Community Development District.

Ms. Gallagher reviewed the updates since the budget had been proposed and noted there were no changes in assessments since the proposed budget was approved. There were no members of the public present for public comments.

On a motion by Ms. Carley, seconded by Mr. Romero, with all in favor, the Board closed the Public Hearings on Fiscal Year 2023-24 Budget and Assessments, for Glen St. Johns Community Development District.

1. Consideration of Resolution 2023-07; Adopting Fiscal Year 2023-2024 Budget

On a motion by Ms. Carley, seconded by Mr. Thompson, with all in favor, the Board adopted Resolution 2023-07; Adopting Fiscal Year 2023-2024 Budget, as presented, for Glen St. Johns Community Development District.

2. Consideration of Resolution 2023-08; Imposing Special Assessments

On a motion by Ms. Carley, seconded by Mr. Thompson, with all in favor, the Board adopted Resolution 2023-08; Imposing Special Assessments, for Glen St. Johns Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Acceptance of Third Addendum –
Contract for Professional District
Services**

On a motion by Ms. Carley, seconded by Mr. Romero, with all in favor, the Board accepted the Third Addendum to Contract for Professional District Services, for Glen St. Johns Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Supervisors Request and Audience
Comments**

Supervisor Requests:

Ms. Carley requested that Vesta obtain ballpark pricing on shade structures for the playgrounds at St. Croix and the amenity center. Ms. Gallagher noted that she had recently worked with a company on sun sails for another community and that she would share that information with Mr. Fagen.

Pricing on picnic tables for the shade area at the amenity center were also requested.

Ms. Perez noted that Kings BBQ was requesting authorization to park their food truck at the amenity facility on 9/13 for a fund raiser in the community. Discussion ensued. It was noted that no food trucks are authorized to be at the amenity facility by the CDD.

Audience Comments:

No audience was present.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Thompson seconded by Ms. Carley, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:43 a.m., for Glen St. Johns Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

Glen St. Johns Community Development District

District Office · St. Augustine, Florida 32084
Mailing Address · 3434 Colwell Avenue · Suite 200, Tampa Florida 33614
www.glenstjohnscdd.org

Operations and Maintenance Expenditures July 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,489.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AT&T	7052023	132474430 06/23 Autopay	Phone & Internet 06/23	\$ 104.38
Epic Pools & Hardscape Construction, Inc.	100186	42420	50% Balance - Vacuum Install Controller 07/23	\$ 5,200.00
Estate Management Services, Inc.	100182	55970	Monthly Pond Management Services 07/23	\$ 940.27
Florida Power & Light Company	71923	FPL Summary 06/23 AUTOPAY	FPL Summary 06/23	\$ 4,523.20
Hawkins, Inc	100185	6524028	Chemicals 07/23	\$ 344.40
Innersync Studio, Ltd	100178	21397	ADA Website Compliance Qt 07/23	\$ 384.38
JEA	70623	1608024175 05/23 AUTOPAY	Sewer Irrigation & Water Summary 05/23	\$ 586.82
Rizzetta & Company, Inc.	100177	INV0000081407	District Management Services 07/23	\$ 3,418.92
Rizzetta & Company, Inc.	100181	INV0000081510	Mass Mailings 07/23	\$ 658.46
Southern Breeze Outdoor Furnishings, LLC	100187	2375	Picnic Tables 06/23	\$ 2,659.00
VerdeGo, LLC	100179	11949	Monthly Landscape Contract 07/23	\$ 9,248.09
VerdeGo, LLC	100183	12003	Pump Repair 06/23	\$ 895.00
Vesta Property Services, Inc.	100180	411114	Monthly Service Maintenance 07/23	\$ 2,908.00
Vesta Property Services, Inc.	100184	411071	Pool Monitor 05/23	\$ 472.53

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Pro, Inc	7062023	0000391296 ACH	Waste Disposal 07/23	\$ 146.37
Total Report				<u>\$ 32,489.82</u>

Glen St. Johns Community Development District

District Office · St. Augustine, Florida 32084
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Operations and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,944.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AT&T	ACH	132474430 07/23 Autopay	Phone & Internet 07/23	\$ 104.44
AT&T	ACH	132474430 08/23 AUTO PAY	Phone & Internet 08/23	\$ 104.44
Bliss Carley	100200	BC081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
CA Florida Holdings, LLC dba St Augustine Record	100201	0005749212 07/13/23-07/20/23	Acct #764116 Legal Advertising 07/23	\$ 196.83
Darren H. Romero	100202	DR081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
Estate Management Services, Inc.	100198	56615	Monthly Pond Management Services 08/23	\$ 940.27
Florida Power & Light Company	ACH	FPL Summary 07/23 AUTO PAY	FPL Summary 07/23	\$ 4,534.76
Gilbert F Thompson	100203	GT081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
Hawkins, Inc	100190	6539641	Chemicals 07/23	\$ 413.65
Hawkins, Inc	100204	6553459	Chemicals 08/23	\$ 316.70
Hawkins, Inc	100205	6512774	Chemicals 06/23	\$ 192.05
James D Williams	100206	JW081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
JEA	ACH	1608024175 06/23 AUTOPAY	Sewer Irrigation & Water Summary 06/23	\$ 475.38

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	100191	3254310	Legal Services 06/23	\$ 1,000.50
Mabel Perez	100207	MP081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
NSP Park Services	100192	1080	Removal & Installation of Table/Bench 06/23	\$ 1,800.00
Recycle Away, LLC	100193	P-0080916	Garbage Metal Waste 07/23	\$ 1,273.00
Rizzetta & Company, Inc.	100188	INV0000082270	District Management Fees 08/23	\$ 3,418.92
Tree Tech Tree Service, Inc.	100194	10912	Trim Tree & Debris Removal 07/23	\$ 850.00
VerdeGo, LLC	100199	12207	Monthly Landscape Contract 08/23	\$ 9,248.09
Vesta Property Services, Inc.	100189	411493	Pool Monitor 06/23	\$ 1,019.47
Vesta Property Services, Inc.	100195	411656	Billable Expenses 06/23	\$ 412.64
Vesta Property Services, Inc.	100195	411855	Monthly Service Maintenance 08/23	\$ 2,908.00
Vesta Property Services, Inc.	100195	412194	Pool Maintenance - Pool Patch 07/23	\$ 360.00
Vesta Property Services, Inc.	100195	412384	Billable Expenses 07/23	\$ 81.29
Vesta Property Services, Inc.	100196	412198	Pool Maintenance - Marcite Patch 08/23	\$ 295.00

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vesta Property Services, Inc.	100208	412423	Pool Monitor 07/23	\$ 1,851.25
Waste Pro, Inc	ACH	0000393236 - 013421 ACH	Waste Disposal 09/23	<u>\$ 147.64</u>
Total Report				<u>\$ 32,944.32</u>

Tab 3



ESTATE MANAGEMENT SERVICES, Inc.

305 Indigo Drive, Brunswick, GA 31525

888-307-6637 Toll Free

(912) 466-9800 Main Office

(912) 261-8882 Fax

August 25, 2023

To: Dan Fagen
Glen St. Johns CDD
Director of Amenity Operations N.E. Region
Vest Property Services
245 Riverside Ave Suite 300
Jacksonville, Fl. 32202
Ph: 904-355-1931
Email: dfagen@vestapropertyservices.com

Re: Glen St. Johns Proposal

Dear Dan Fagen,

Per your request, I am providing you with a proposal to address 5 items on the February 15, 2023 inspection report. Some of this work is defined specifically and some have unknown variables. Per our discussion on 8/24/23, we are providing you with a per hour crew cost. The 3-man crew will be equipped with shovels and machetes to perform certain work. Any additional chainsaws, chippers, pipe jetters and/or power equipment needed will require additional costs. This work needs to be performed in the winter months per safety. The cost per hour will be \$250.00. Please sign and return if you wish to move forward.

Sincerely,

John M. Crabb III/ President
Estate Management Services, Inc.

Upon your approval, please, sign, date, and email back to admin@ponds.org . If you have any questions, please call us at 912-466-9800.

Customer Print Name

Title

Customer Signature

Date

John Crabb/ESTATE MANAGEMENT SERVICES, Inc.

Date

Customer Billing Information: _____

Tab 4



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
10/11/2023	Glen St John	Scott Settlemyres	September 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 (Spraying/Weeding/Pruning)
- Irrigation Inspection Wet Check
- Chem/Fert application for all turf
- Annual Flower Rotation

COMMENTS

TURF

Turf is currently being cut at 4.50" for St. Augustine Turf, 2.25" for Bermuda and 3.50" for Bahia.
November March turf maintenance will move to bi-weekly services.

TREES & SHRUBS

Tree and shrub health is looking up to par before going into the dormant season.

PLANT BEDS

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

OTHER

Tab 5

Glen St. Johns

Field Operations Report

Date of report: **October 18th, 2023**

Submitted by: **Dan Fagen**

- **Common Grounds**

- “No Solicitation” sign has been mounted.
- In contact with St. Johns County to repair sidewalk damage at the corner of Leo Mcquire and St. Thomas Island Pkwy. Asphund Tree Service is at fault however the county will do the repair. Also investigating ownership of damaged aluminum fencing at the same intersection across the street on St. Thomas Island Pkwy. It may NOT be Glen St. Johns CDD property.
- Garbage cans, park table and bench have been installed.
- Replacement chains for playground swings have been ordered.
- Currently working with Verdego to identify a solution to prevent further damage to turf at the bus stop located at the corner of St. Croix and St. Thomas Island Parkway.

- **Pool**

- Remarciting job is on scheduled. No damage to the beam was found!
- The perimeter entry points to the pool have been fenced off.
- Deck drains nearest to the patio have been cleaned.
- The entire deck and all pool furniture will be pressure washed upon completion of the remarcite job.

- **Amenity Center**

- Pest Control Proposals.
 - Scope: Monthly service. Inside and outside. Apples-to-apples.
 - Gray Pest Control- \$80.00
 - Turner Pest Control: \$70 with a \$140 set up fee. *Note: our termite bond is with Turner. They would NOT waive the set-up fee.*
 - Other commercial pest control companies were either too expensive or not interested in bidding a small job.
- Security cameras
 - One camera has been added in the gym.
 - Batteries have been replaced in the remaining 4 cameras.

- **In Process**

- Refinishing of park bench at Amenity Center

- Parking lot: Curbing will be pressure washed and parking slips will be repainted. Expense of reflective paint should not exceed \$75.
- The front entry monument will be soft washed to remove mildew and dirt.





1430 St Thomas Island Parkway St. Augustine, FL 32092

Company Introduction

Gray Pest Control is an innovative company providing environmentally sustainable pest control services. We are mindful of the impact our industry can potentially have on our environment and are therefore committed to green pest control practices that offer a healthy working environment to all our customers. We have taken steps to modify traditional practices and implemented the use of eco-friendly products & techniques to deliver industry leading results with the least impact on the environment.

Gray Pest Control has established a reputation for excellent service and exceeds all industry standards. The service we offer will always be clearly defined, highly structured and priced in accordance with the value it represents to our clients.

Scope of Work – Monthly Amenity Center

Gray Pest Control will provide our hospitality focused IPM Program for the amenity building and other areas specified herein. This Program will be in accordance with Environmental Protection Agency (EPA) standards. Our Integrated Pest Management program (IPM) is a process for achieving long-term, environmentally sound pest suppression through the use of a variety of technological and management practices. Control strategies in an IPM Program extend beyond the application of pesticides to include structural and procedural modifications that reduce the food, water, harborage and access used by pests.

Gray Pest Control will furnish all supervision, labor, materials and equipment necessary to accomplish the surveillance, trapping and pesticide application components of the IPM Program. Gray Pest Control will also provide detailed, site-specific recommendations for structural and procedural modifications necessary to achieve pest prevention.

1. **Initial Inspection.** Gray Pest Control will conduct a thorough initial inspection of the building or site within ten (10) days of the initiation date of the contract to evaluate the pest control needs of the premise and to identify problem areas and any equipment, structural features or management practices that are contributing to pest infestation.
2. **Exterior Service.** An exterior inspection and service each month will be included which includes paver patio extending up to 10' from all directions of amenity center. Knockdown of spider, cobweb and mud daubers along exterior.
3. **Pests Included.** Gray Pest Control will adequately suppress the following pests:
 - a. Most species of ants and cockroaches;
 - b. Silverfish, earwigs, crickets, spiders, crickets, mud daubers, paper wasps and flies and any other arthropod pests not specifically excluded from the contract;
4. **Pests Excluded.** Populations of the following pests are excluded from this contract:
 - a. German Cockroach, Ticks, fleas, bed bugs, bees, yellow jackets, and mosquitoes;
 - b. birds, bats, snakes and all other vertebrates;
 - c. Termites and other wood-destroying organisms;



5. **Product Selection.** Gray Pest Control will use non-pesticide methods of control wherever possible as the first choice. When it is determined that a pesticide must be used in order to obtain adequate control, Gray Pest Control will employ the least hazardous material, most precise application technique and minimum quantity of pesticide necessary to achieve control.
6. **Product & Service Documentation.** Gray Pest Control upon request will provide product labels & SDS for all products used upon request. All services and products used will be documented as required by the Louisiana Department of Agriculture and Consumer Services and are also available upon request. Clients may request a customized logbook at any time. Due to varying client requirements under multiple state, federal, and third party auditors, each and every logbook is designed for properties requirements.
7. **Quality Control Program.** Gray Pest Control's Quality Control Program will assure the requirements of the contract are provided as specified. This program will monitor, detect, and correct deficiencies in the quality of services before the level of performance becomes unacceptable and/or property management or health department inspectors identify the deficiencies.
8. **Neighborhood Discount Program.** For all of our commercial customers we have an added benefit. We will provide a discount to all employees & Neighborhood residents for service at their homes. We found that many workers & residents like the same level of quality where they live as their trusted employer or property management

Service Frequency –

Monthly

Service Investment -

\$80 Pest Control Only

\$100 Pest Control & Termite after \$299 down.

Customer Name : Glen St. Johns CDD

Signature alg Date 08/23/2023



Commercial Agreement / Set UP

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

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-14175 Icot Blvd. Ste 100 Clearwater, FL 33760, 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 Sarasota-2155 12th St. Sarasota, FL 34237, St. Mary's- 1721 Osborn Road,

Suite B, St. Mary's, GA 31558

Toll Free: 800-225-5305 – www.turnerpest.com

Current Acct #	825934	Lead Source	
Business Name	Glen St. John CDD	Business Name	
Contact	Dan Fagen	Contact	
Position	Property Manager	Position	
Phone	904.626.0375	Phone	
Email	dfagen@vestapropertyservices.com	Email	
2 nd Contact	lgallagher@rizzetta.com	2 nd Contact	
Position		Position	
Phone	904.436.6270 ext. 4637	Phone	
Email		Email	
Address	1430 Saint Tomas Island Pkwy St. Augustine, FL 32092	Address	

Service Information

Billing Information (leave blank if same)

Invoicing (choose)	Email	X	Print		Consolidated Invoicing (y/n)	YES X	NO
Service Reports	Email	X	Print		Purchase Order Number		
Is there a multiple location Attachment?					Tax Exempt # (attached form)		
Salesperson:	Steve Commorato 904.788.6286				Lead by:	Current	
Preferred Payment Method					ACH Credit Card (complete appropriate form)		
Available Service Days: Monday Tuesday Wednesday Thursday Friday Saturday							
Available Service Hours:		8	to	5		to to Note: Thursday 12 am.	
Check Pests Covered: Standard Ants X Roaches X Wasps X Occasional Invaders X							

Setup Costs (list all equipment and services)

Recurring Costs

First Month's Invoice(s) to include Setup Costs and Recurring					
Desired Start Date: Wednesday 7:00 am		Service Notes: To Include – <ul style="list-style-type: none">Turner will Inspect and Treat Exterior of the Amenity Center with a residual product for long term control.Turner will Inspect and Treat Interior Fitness, Bathrooms and General office.Turner will Inspect and Treat Common Area with Spot liquid treatment.Paper Wasp, spider webs up to 15’ reach.Trouble calls included at no extra cost.	Service Frequency:		
Service and Equipment to Include: <ul style="list-style-type: none">Turner will Inspect and Treat Exterior of the Amenity Center with a residual product for long term control.Turner will Inspect and Treat Interior Fitness, Bathrooms and General office.Turner will Inspect and Treat Common Area with Spot liquid treatment. Please note: Pool should be closed for a min 2 hours after each treatment.			Weekly (CPCW)		
			Bi-Weekly (CPCB)		
			Monthly(CPCM) XXX		
			Bi-Monthly (CPCEOM)		
			Quarterly (CPCQ)		
			Annual (CPCA)		
			Twice Annual (CPC2A)		
			One-Time		

July 13, 2023

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



Commercial Agreement / Set UP

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

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-14175 Icot Blvd. Ste 100 Clearwater, FL 33760, 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 Sarasota-2155 12th St. Sarasota, FL 34237, St. Mary's- 1721 Osborn Road,

Suite B, St. Mary's, GA 31558

Toll Free: 800-225-5305 – www.turnerpest.com

Initial Cost: \$ 210.00			COST per Month: \$70.00		
CPC-INITIAL: \$140.00			Pest Control: \$70.00		
Pest Control: \$70.00			SMART: .00		
SMART: .00		Tax	Equipment: .00		
Equipment: .00			Total: \$70.00		
Total: \$210.00					
Techs Needed	1	Est T	Techs Needed		Est T

By: *Stephen Commorato*

07/13/2023

By:

Turner Representative

Date

Customer Representative

Date

Business Name	Glen St. John CDD
<u>Service areas for handheld:</u> <u>Additional Notes:</u>	

Terms and Conditions

Customer agrees to pay the amount stated for the specified services. If Turner Pest Control has made an appointment with customer and customer refuses to allow technician to treat or has not followed preparation instructions which, in turn, will require a return visit, customer will be billed for one regular service visit. If the technician arrives to service the customer and any necessary equipment is damaged or missing from the work site (i.e. rodent bait stations, interior rodent traps, fly lights, etc.), the technician will replace the equipment at the expense of the customer in accordance with the equipment replacement costs outlined in this agreement. Customer will be invoiced for each regular service visit and other specified services. Payment terms are NET 30- Payment is due 30 days from completion of service. Turner offers two standard invoicing options-

☐ Standard Paper Invoice via Mail

☒ Standard Electronic PDF invoice via Email

Pricing contained in this proposal assumes one of the above options will be utilized for invoicing and payment terms. In the event special billing is required (i.e. payment portal, company website submission, etc.), an additional service fee will be added to the recurring service(s) cost outlined in this agreement.

Should a past due account be referred to an attorney for collection or legal action be required for Turner to enforce payment under this agreement, customer agrees to pay and reimburse Turner for all court costs, attorney fees, out-of-pocket expenses, and other necessary costs that may be incurred in such proceedings together with interest at a rate of 1.5% per month. If customer is a non-resident, customer certifies that it is doing business in the state of Florida. The parties submit all their disputes arising out of or in connection with this Agreement to the exclusive jurisdiction of the Courts of Duval County Florida.

If Turner fails to provide satisfactory services, customer has the right to give written notice to Turner to render satisfactory services, specifying the aspect of the service found to be unsatisfactory. If unsatisfactory conditions have not been corrected within 30 days of such notice, customer will have the right to cancel this agreement with 30 days written notice. This agreement shall be effective for an original period of one year with a continuation on a month to month basis.

By: *Stephen Commorato*

07/13/2023

By:

Turner Representative

Date

Customer Representative

Date

July 13, 2023

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

Tab 6

JOB CARD



ESTATE MANAGEMENT SERVICES

305 Indigo Dr
Brunswick, Georgia 31525
P.: 912-466-9800
E.: accounting@ponds.org

Glen St Johns

1430 Saint Thomas Island Parkway
St Augustine, Florida 32092
P.: 904-654-6304

E.: Kmailhot@rizzetta.com

Contact Person:

Customer Type:

Account Type: Monthly

Date: 09/26/2023

Fieldworker: Jeremy Brakenwagen

Job #: 71076

Type: Monthly Maintenance

Status: Finished

Actual Job Date & Time	Site Address
26-Sep-2023 10:27 AM	1430 Saint Thomas Island Parkway, St Augustine, Florida, 32092

Pre-work Details

Land Rig: _____ **Weather Conditions:** Cloudy

Boat: _____ **Water Conditions:** Good

Backpack: Yes

Post-work Details

Trash Removed: Yes **Treatment:** Spot treated with backpack for torpedo grass

Area Treated: 3 boat ponds **Other Comments:**

Weed and/or Algae Types: Torpedo grass

Description

Polaris Gallon
Kammo Ounce

Description:

Completed Notes:

Notes:

JOB CARD



ESTATE MANAGEMENT SERVICES

305 Indigo Dr
Brunswick, Georgia 31525
P.: 912-466-9800
E.: accounting@ponds.org

Glen St Johns

1430 Saint Thomas Island Parkway
St Augustine, Florida 32092
P.: 904-654-6304

E.: Kmailhot@rizzetta.com

Contact Person:

Customer Type:

Account Type: Monthly

Date: 10/06/2023

Fieldworker: Justin Robinson

Job #: 71595

Type: Monthly Maintenance

Status: Finished

Actual Job Date & Time	Site Address
06-Oct-2023 11:03 AM	1430 Saint Thomas Island Parkway, St Augustine, Florida, 32092

Pre-work Details

Land Rig: Yes **Weather Conditions:** Clear
Boat: **Water Conditions:** Normal
Backpack: Yes

Post-work Details

Trash Removed: Yes **Treatment:** Treated for algae and shoreline vegetation
Area Treated: All rig ponds **Other Comments:**
Weed and/or Algae Types: Algae torpedo grass

Description

Copper Sulfate Crystal Pound
Polaris Ounce
Captain XTR Gallon

Description:

Completed Notes:

Notes:







Tab 7

CHANGE ORDER CREDIT



Epic Pools, Inc.
1820 SR 13 N, Suite 3
St Johns, FL 32259
PHONE (904) 417-5100
CPC# 1457438

DATE: 9-1-2023

CHANE ORDER NO: 64

	NAME:			
<i>and</i>	Glen St. Johns CDD			
BUYER/ OWNER	PROJECT ADDRESS:	CITY	STATE/ZIP	PHONE
	1430 St. Thomas Parkway	St. Augustine	FL 32092	
	ALTERNATE ADDRESS (IF ANY)	CITY	STATE/ZIP	PHONE

We hereby propose a credit to the following work:

Credit for Item (14) – Supply and install the following ladders and rails: (1) stair rail and (2) cross braced ladders. New anchors will be set also.

Tota Credit: \$3,000.00

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

X_____ Date _____
Customer

X_____ Date _____
Customer

X_____ Date _____
Contractor

EXHIBIT A SCOPE OF SERVICES



Epic Pools, Inc.
 1820 SR 13 N, Suite 3
 St Johns, FL 32259
 PHONE (904) 417-5100
CPC# 1457438

DATE: 6/7/23

PROPOSAL NO: 1

	NAME: GLEN ST JOHNS CDD			
<i>and</i>				
BUYER/	PROJECT ADDRESS: 1430 ST THOMAS PARKWAY	CITY ST AUGUSTINE	STATE/ZIP FL 32092	PHONE
OWNER				
	EMAIL ADDRESSES:	CITY	STATE/ZIP	PHONE

We hereby propose to furnish the following work: **Renovation of one 3006sq' swimming pool to include the following.**

- (1) Drain & secure Swimming Pool includes all necessary means for prepping pool surface includes bonding agent on floors and walls, chipping around all fittings, light fixtures, floor fittings.
- (2) chipping and leveling of gutters.
- (3) Supply & Install 6x6 waterline / beam tile approximately 140sq'
- (4) Supply & Install 6x6 single bullnose with non-skid lip for gutters. Approximately 550 pieces.
- (5) Supply & Install 2x6 mud cap for all entry steps also non-skid
- (6) Install all necessary depth markers around pool perimeter.

(7) Aqua Cool Mini pebble marcite will be applied to pool floor and walls, gutters will be chipped and leveled.

(8) Supply & install updated main drain frame & grates.

(9) Supply & install (5) 12 volt led pool lights. all lights will be installed by our certified electrician along with testing of transformers for each. Transformers will be replaced if necessary for additional fees. All lights will be removed with normal effort. If we are unable to remove or install new lights under normal effort additional fees will apply.

(10) Supply & install new racing lane tile in same location as current.

(11) Replace 24 floor heads.

(12) Replace 20 gutter grates.

(13) Remove & replace 250lf LF of pool coping to also include the following, pull up and reset pavers along perimeter of pool coping to ensure smooth transition from coping to deck, polymeric sand will also be applied to perimeter.

(14) Epic Pools will conduct a 4 week start up for both pools during the month-long curing process, all chemicals, & cleaning included.

***** Once coping and beam tile are removed this will expose pool beam. If beam is not a solid beam and requires rebuilding additional fees will apply.**

***** all necessary permits will be on site**

***** Renovation will take approximately 120 days plus start up.**

Labor Warranty is 1 year.

Pebble marcite warranty is 15 years.

******. There is currently a country wide shortage of 6x6 single bull nonskid, this problem is being worked on and expected to be resolved soon, I have priced your tile with new expected fees for such tile. There remains a chance this tile could be delayed further. The sooner I can back order the better off will be.**

Total \$170,250.00

Deposit. \$85,000.00

Payment due upon tile & lights installed. \$45,000.00

Payment due in the amount of \$20,250.00 due upon final prep.

Final payment due upon start up in the amount of \$20,000.00

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

X _____ Date _____
Customer

X _____ Date _____
Customer

X _____ Date _____
Contractor

Tab 8



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Glen St. Johns Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Glen St. Johns Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123660

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,240,539
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$82,325

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$11,907

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Glen St. Johns Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123660

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$11,907
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,666
Public Officials and Employment Practices Liability	\$3,144
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$19,717

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Glen St. Johns Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Glen St. Johns Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$1,240,539	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$82,325	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Glen St. Johns Community Development District**

Policy No.: 100123660
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
1	Outdoor Signs (Rules)		2014	10/01/2023				
	1430 ST Thomas Island Pkwy St Augustine FL 32092		Frame	10/01/2024	\$7,500		\$7,500	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
2	Playground Equipment		2014	10/01/2023	\$41,191			
	St. Croix Island Drive and W. Teague Bay Dr. St Augustine FL 32092		Non combustible	10/01/2024			\$41,191	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
3	Irrigation Well Pumps & Equipment		2014	10/01/2023	\$15,000			
	Across from 1439 St. Thomas Island pkwy at athletic field Leo Maguire Pkwy St Augustine FL 32092		Pump / lift station	10/01/2024			\$15,000	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
4	Pool, Pumps & Equipment		2014	10/01/2023	\$282,500			
	1430 ST Thomas Island Pkwy St Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2024			\$282,500	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
5	Pool Fence (Metal)		2014	10/01/2023	\$12,036			
	1430 ST Thomas Island Pkwy St Augustine FL 32092		Non combustible	10/01/2024			\$12,036	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
6	Pool Furniture in Open		2014	10/01/2023				
	1430 ST Thomas Island Pkwy St Augustine FL 32092		Property in the Open	10/01/2024	\$21,896		\$21,896	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
7	Irrigation Well Pumps & Equipment		2014	10/01/2023	\$15,000			
	Across from 25 West Teague Bay Dr. St Augustine FL 32092		Pump / lift station	10/01/2024			\$15,000	

Sign: _____

Print Name: _____

Date: _____

**Glen St. Johns Community Development District**

Policy No.: 100123660
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
8	Playground Equipment		2014	10/01/2023	\$38,000	\$38,000	
	1430 ST Thomas Island Pkwy St Augustine FL 32092		Non combustib;e	10/01/2024			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
9	Amenity Center		2014	10/01/2023	\$630,900	\$698,800	
	1430 ST Thomas Island Pkwy St Augustine FL 32092		Frame	10/01/2024	\$67,900		
	Simple hip			Asphalt shingles			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
10	One large monument		2014	10/01/2023	\$40,000	\$40,000	
	Leo Maguire PKWY & St. Thomas Island PKWY St Augustine FL 32092		Frame	10/01/2024			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
11	One large sign		2014	10/01/2023	\$25,000	\$25,000	
	St. Thomas Island on the West side St Augustine FL 32092		Frame	10/01/2024			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
12	3 columns with PVC fence attached		2014	10/01/2023	\$17,000	\$17,000	
	St. Thomas Island on the West side St Augustine FL 32092		Non combustible	10/01/2024			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
13	Two little signs		2014	10/01/2023	\$10,000	\$10,000	
	Trellis Bay Drive and Little Harbor Way St Augustine FL 32092		Frame	10/01/2024			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
14	Shade Pavilion (metal frame w/canvas)		2014	10/01/2023	\$16,616	\$16,616	
	1430 St Thomas Island Pkwy St Augustine FL 32092		Property in the Open	10/01/2024			
Total:			Building Value \$1,143,243	Contents Value \$97,296		Insured Value \$1,240,539	

Sign: _____

Print Name: _____

Date: _____



Glen St. Johns Community Development District

Policy No.: 100123660
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Security System		Other inland marine	10/01/2023 10/01/2024	\$2,346	\$1,000
2	Controlled Access System		Other inland marine	10/01/2023 10/01/2024	\$18,338	\$1,000
3	Fitness Equipment		Other inland marine	10/01/2023 10/01/2024	\$41,016	\$1,000
4	Pool Chair Lift		Other inland marine	10/01/2023 10/01/2024	\$8,000	\$1,000
5	Amenity Center Light Poles		Other inland marine	10/01/2023 10/01/2024	\$12,625	\$1,000
				Total	\$82,325	