



Rizzetta & Company

Glen St. Johns Community Development District

Board of Supervisors' Meeting February 21, 2024

**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

February 14, 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 **February 21, 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. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 6, 2023.....Tab 1
 - B. Ratification of the Operation and Maintenance Expenditures for November & December 2023.....Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 1. Consideration of Revisions to Vesta Agreement
 - B. District Engineer
 - C. Landscape ReportTab 3
 - D. Amenity Manager Report.....Tab 4
 1. Estate Pond Report
 - E. District Manager
 1. Update on Sampson Creek CDD Request
- 5. BUSINESS ITEMS**
 - A. Consideration of Amenity Center Enhancement Proposal.....Tab 5
 - B. Consideration of Top Choice Proposal.....Tab 6
 - C. Consideration of Resolution 2024-01; Conducting the General Election.....Tab 7
 - D. Consideration of Mulch Proposals.....Tab 8
 - E. Consideration of Street Sign Proposals.....Tab 9
 - F. Consideration of Seasonal Facility Attendants ProposalTab 10
 - G. Consideration of Bike Rack ProposalTab 11
 - H. Consideration of A/C Preventative Maintenance Renewal (under separate cover)
 - I. Matters Related to Lawsuit (Devereux)
 - J. Acceptance of Arbitrage Report – Series 2006.....Tab 12
 - K. Consideration of Pool Pump Replacement Proposals.....Tab 13
- 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 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 **December 6, 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.
Wes Haber	District Counsel, Kutak Rock (via speakerphone)
Kyle Magee	District Counsel, Kutak Rock (via speakerphone)
Vince Dunn	District Engineer, Dunn & Associates
Dan Fagen	Field Operations Manager, Vesta
Scott Settlemires	Sr Account Manager, VerdeGo Landscaping

No audience present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 10:05 a.m. and read roll call.

SECOND ORDER OF BUSINESS

**Audience Comments on Agenda
Items**

No audience present.

THIRD ORDER OF BUSINESS**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
October 18, 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 October 18, 2023, for Glen St. Johns Community Development District.

FOURTH ORDER OF BUSINESS**Ratification of the Operation and
Maintenance Expenditures for September
and October 2023**

On a motion by Ms. Carley, seconded by Mr. Williams, with all in favor, the Board ratified the Operations and Maintenance Expenditures for September 2023 in the amount of \$51,711.39, and October 2023 in the amount of \$164,228.46, for Glen St. Johns Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Haber updated the Board that Vesta had not executed their renewal agreement and has requested that the indemnification verbiage be changed in the agreement to indicate that they would indemnify the CDD for willful and intentional acts that result in claims. Mr. Haber added that they would also recommend verbiage included to include if they act negligently. He explained that this is not as broad as the original agreement but also not as narrow as Vesta was requesting. He also noted that they have been successful negotiating this language for other districts.

Ms. Perez joined the meeting in progress.

On a motion by Ms. Carley, seconded by Mr. Williams, with all in favor, the Board authorized the Chairman to work with District Counsel on the negotiation of the negligence standard to finalize the agreement, for Glen St. Johns Community Development District.

B. District Engineer

Mr. Dunn was on the phone line to answer any questions regarding these proposals.

1. Consideration of Proposal for Annual Engineer's Report

2. Consideration of Public Facilities Report

On a motion by Mr. Romero, seconded by Ms. Carley, with all in favor, the Board approved the Annual District Engineer Report proposal in the amount of \$3,500.00, and the Public Facilities Report Proposal in the amount of \$3,500.00, for Glen St. Johns Community Development District.

The Board moved to agenda item 4E1.

SIXTH ORDER OF BUSINESS

Discussion Regarding No Parking Signs on St. Croix Near St. Thomas

This item was tabled while the community tries to have the school bus stops relocated to the park area on St. Croix.

It was requested that prior to the February meeting, the District Manager contact the School District to see how many requests that they have received and if any action may be taken.

The Board moved back to agenda item 4C.

SEVENTH ORDER OF BUSINESS

Landscape Report

Mr. Settlemires was available to answer questions.

EIGHTH ORDER OF BUSINESS

Amenity Manager Report

Mr. Fagan reviewed his report and updated the Board that he would be working on proposals for 2 or 3 new bike racks and street signs that were showing wear and tear, which were approximately one dozen. He also updated the Board that the final turnover for the pool would be Thursday and as soon as the Health Department reinspects, the pool can be reopened.

He then updated the Board regarding drug use in the men's restroom. There is access control on the restroom doors but due to damage to the men's restroom door, it is not operating correctly.

On a motion by Ms. Carley, seconded by Mr. Romero, with all in favor, the Board approved a not to exceed amount of \$1,500.00 to replace the men's restroom door, for Glen St. Johns Community Development District.

On a motion by Ms. Carley, seconded by Mr. Thompson, with all in favor, the Board authorized staff to update the trespass authorization with the St. Johns County Sheriff's Office, for Glen St. Johns Community Development District.

The Board moved to agenda item 5A.

NINTH ORDER OF BUSINESS**Consideration of VerdeGo Renewal Proposal**

On a motion by Ms. Carley, seconded by Mr. Williams, with all in favor, the Board approved the VerdeGo Renewal Proposal, for Glen St. Johns Community Development District.

The Board moved back to agenda item 4E.

TENTH ORDER OF BUSINESS**District Manager**

Ms. Gallagher updated the Board that the September financials showed that the District came in under budget for Fiscal Year 2022/2023. She also noted that the Department of Commerce annual invoice had been paid by the December 1, 2023 deadline and the Records Management Compliance statement filed prior to the December 31, 2023 deadline.

The Board provided direction to not begin the monthly pest control service until March as previously discussed while the pool was under renovation.

1. Sampson Creek CDD Request

Ms. Gallagher explained that Sampson Creek CDD had contacted her office to let her know that they were having Flock Security cameras installed and asked if Glen St. Johns CDD would be interested in working with them on this. The cost for the camera is \$2,500.00 per year with an initial two year program. The camera previously installed had been stolen. The Board asked for the District Manager to clarify the location of the camera and who would have access to it and bring this back to the next meeting. Mr. Fagen noted that Sampson Creek also has Central Security and he could bring an estimate for those costs to the next meeting, which could also be used for the proposed budget if the Board was interested.

ELEVENTH ORDER OF BUSINESS**Consideration of Pressure Washing Proposals (under separate cover)**

The Board reviewed three proposals for pressure washing (exhibit A). Ms. Gallagher noted that the scope the vendors proposed did not include items that had been done in the past. These items included the bike trail and sidewalk across from the amenity center, the entry and exit curbing at St. Croix, Tortuga East and West and Cooper's Bay, the sidewalk inbound on St. Croix up to the first home, the amenity center and both playgrounds. Mr. Fagen explained that Vesta would be handling the amenity center and that the vendors would include the additional areas in the cost provided.

On a motion by Ms. Perez, seconded by Mr. Thompson, with all in favor, the Board approved the proposal from My Clean Roof with the amended scope in the amount of \$9,504.00, for Glen St. Johns Community Development District.

TWELFTH ORDER OF BUSINESS**Supervisors Request and Audience Comments****Supervisor Requests:**

Mr. Thompson noted that the community would still like to see basketball added as an amenity.

Ms. Perez inquired about the damaged fence at the end of Leo Maguire and St. Thomas. Mr. Fagen noted that he had notified the county and the fence had been removed. She asked him to follow up again with the County regarding concerns about the drop left off the sidewalk without the fence there to see what their plan is for this.

A request for pricing to add a streetlight at St. Croix and Cane Garden was made.

A request was made for pricing on composite material benches with no backs.

Mr. Romero requested meeting with the District Manager after the holidays to put together a CDD fact sheet for supervisors that would include maps and budget information.

Audience Comments:

No audience was present.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On a motion by Mr. Romero seconded by Mr. Williams, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:51 a.m., for Glen St. Johns Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT A



KBT Professional Cleaning

52 Tuscan Way STE 202-160 | St. Augustine, Florida 32092
904-315-4866 | kbtproclean@gmail.com | kbtproclean.com

RECIPIENT:

Glen St Johns

76 Little Harbor Way
St. Augustine, Florida 32092

Quote #114

Sent on

Nov 30, 2023

Total

\$26,426.40

Product/Service	Description	Qty.	Unit Price	Total
Surface clean	sidewalk and curbing on both sides of the road, down St Thomas Island Parkway from Leo Maguire to Glen St Johns Amenity Center	1	\$26,426.40	\$26,426.40

Total

\$26,426.40

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____



EIN: 92-1224123

MAX FORCE POWER WASHERS

" Y O U R I N G , W E B L I N G "

(904) 907-3963



WWW.MAXFORCEPOWERWASHERS.COM



maxforcepowerwashers

EMAIL: maxforcepw@gmail.com

PROPOSAL – Glen St. John's

Vesta Property Services

Att: Mr. Dan Fagen

November 28, 2023

Please see below our proposal to Power Wash the pathway and curb on both sides of St. Thomas Island Parkway, starting at the intersection of St. Thomas Island Parkway and Leo Maguire Parkway, and ending at the entrance of the Glen St. Johns Amenity Center.

Total Distance to be Power Washed: 14,990ft. (2.8 Miles)

Included: Pathway and Curb

Total Price: **\$18,950** (Valid for 30 days from above date)

Time to finish job: 10 days (Excluding Sunday)

Requirements from client:

- Water source to fill water tanks throughout the cleaning process. (Would need access every 2 hours for 1 hour)
- Approval for us to work on Saturday.
- 10% Payment after first day of cleaning. **(\$1,895)**
- 90% Payment balance the day of completion of job. **(\$17,055)**

We have availability to do the project starting December 7, 2023.

Thank you.

Danielle van der Walt

Member

Member: Danielle van der Walt

My Clean Roof

ESTIMATE

Date 12/02/23

VESTA

Attention
Dan

Date completed	Job	Payment Terms	Due Date
N/A	Sidewalk cleaning on St Thomas Parkway		N/A

	<ol style="list-style-type: none">1) Pressure wash all 3 miles of sidewalks and curbs on St Thomas Island Parkway from the intersection with Leo Maguire to the Amenity center at 1430 St Thomas Island Parkway2) Rinse all sidewalks and curbs down so no dirt or residue is left from cleaning3) Post treat all sidewalks and curbs with a solution after cleaning to insure the surfaces are the cleanest they can be and to insure they stay clean longer4) Fire Hydrant meter will be used to access water for cleaning		\$9504.00

		Total	\$9504.00

Make all checks payable to My Clean Roof

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

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

November 2023

For Board Approval

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

The total items being presented: **\$13,154.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Estate Management Services, Inc.	20231101-1	59582	Monthly Pond Management Services 11/23	\$ 973.17
Florida Department of Commerce	100245	88912	Special District Fee FY23/24	\$ 175.00
Florida Power & Light Company	ACH	FPL Summary 10/23 AUTO PAY	FPL Summary 10/23	\$ 4,060.05
Glen St Johns CDD	DC111623	DC111623	Debit Card replenishment	\$ 130.71
Hancock Bank	100246	40995	Trustee Fees Series 2006 05/02/23-11/01/23	\$ 1,975.00
JEA	ACH	1608024175 09/23 AUTO PAY	Sewer Irrigation & Water Summary 09/23	\$ 497.89
JEA	ACH	1608024175 10/23 AUTO PAY	Sewer Irrigation & Water Summary 10/23	\$ 484.06
Kutak Rock, LLP	100247	3297606	Legal Services 09/23	\$ 252.00
Rizzetta & Company, Inc.	100243	INV0000084980	District Management Fees 11/23	\$ 3,584.92
Sunbelt Gated Access Systems of Florida, LLC	100248	00002580	Service Call - Front Gate 09/23	\$ 200.00

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 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.	100244	413258 Revised	Pool Monitor 08/23	\$ <u>821.50</u>
Total Report				\$ <u>13,154.30</u>

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Operations and Maintenance Expenditures

December 2023

For Board Approval

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

The total items being presented: **\$41,094.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	ACH	132474430	11/23 AUTO PAY Phone & Internet 11/23	\$ 105.57
Bliss Carley	100253	BC120623	Board of Supervisors Meeting 12/06/23	\$ 200.00
Darren H. Romero	100254	DR120623	Board of Supervisors Meeting 12/06/23	\$ 200.00
Epic Pools & Hardscape Construction, Inc.	100255	43207	Final Prep - Pool Project (Renovation) 11/23	\$ 20,250.00
Florida Power & Light Company	20231219-1	FPL Summary 11/23 AUTO PAY	FPL Summary 11/23	\$ 4,167.41
Gilbert F Thompson	100256	GT120623	Board of Supervisors Meeting 12/06/23	\$ 200.00
James D Williams	100257	JW120623	Board of Supervisors Meeting 12/06/23	\$ 200.00
Kutak Rock, LLP	100252	3311798	Legal Services 10/23	\$ 1,388.50
Mabel Perez	100258	MP120623	Board of Supervisors Meeting 12/06/23	\$ 200.00
Rizzetta & Company, Inc.	100249	INV0000085784	District Management Fees 12/23	\$ 3,584.92
VerdeGo, LLC	100250	13355	Monthly Landscape Contract 11/23	\$ 9,248.09
Vesta Property Services, Inc.	100251	414981	Billable Expenses 10/23	\$ 296.69

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 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.	100267	415696	Billable Expenses 11/23	<u>\$ 1,053.16</u>
Total Report				<u>\$ 41,094.34</u>

Tab 3



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
02/05/2024	Glen St Johns	Scott Settlemares	January 2024

SERVICE SUMMARY

COMPLETED IN JANUARY

- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing)
- Detail Work (Weeding/Spraying/Pruning)
- New Annuals installed.
- Irrigation Inspection

ANTICIPATED FOR NEXT MONTH

- Continued Detail Work (Spraying of landscape bed weeds/Trimming/Weeding of beds)
- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing)
- Irrigation Inspection

Comments

TURF Turf is in a dormant state and only needing spot mowing through most of the areas.

PLANT BEDS Beds remain weed free for the most part, hand pulling and spraying when necessary.

TREES & SHRUBS Tree and shrubs are overall healthy, and no diseases are present.



Job Name : Glen St John

Job Number: _____

Controller Name: Amenity

Date: 01/11/24 Page: 1 of 1

Start Time/End Time	Seasonal Adjust	Run Days
A) <u>9:30</u>	% <u>0000SS</u>	
B)	% <u>MTWTFSS</u>	
C)	% <u>MTWTFSS</u>	
D)	% <u>MTWTFSS</u>	

Zone Map
YES NO
Zone list in controller
YES NO

Checked Weather Sensor
YES NO
Weather Sensor: <u>Mimi</u>
Working <u>Not working</u>

Controller Make & Model	<u>Rain Bird ESP-LXME</u>
Controller Status	<u>Working</u>
POC Info	Potable Water Reclaim <u>Well Water</u> Not Working
Pump Status & Type	Pressurized <u>Pump Start</u> Centrifugal Lake Water Submersible

INFORMATION:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Spray, Rotor, Drip, MPR, or Bubbler	<u>S</u>	<u>S</u>	<u>R</u>	<u>S</u>	<u>S</u>	<u>R</u>	<u>S</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>		<u>R</u>	<u>R</u>
Run time (A/B)	<u>10</u>	<u>30</u>	<u>15</u>	<u>10</u>	<u>15</u>	<u>30</u>	<u>15</u>	<u>10</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>		<u>20</u>	<u>30</u>
Run Time (C/D)																		
Change Time (A/B)	<u>20</u>																	
Change Time (C/D)																		
Zone Faults or Alarms																		
Plant Type																		

Contract Maintenance: (No Charge)

Straighten Heads																		
Adjust Water Pattern																		
Clogged Nozzle Screens																		

Billable Repairs or Upgrades:

Head Broken- 6in spray																		
Head Broken- 12in spray																		
Head Broken- 6in rotor																		
Head Broken- 12in rotor																		
Broken Riser																		
Upgrade 4in to 6in Pop up																		
Upgrade 6in to 12in Pop up																		
Nozzle																		
MPR																		
Severe Line Clog																		
Lateral Line Break																		
Relocation																		
Head Raised or Lowered in Turf																		
Head Raised or Lowered in Shrub																		
Damaged Valve Box																		
Zone Not Operating																		
Main Line Break																		
Additional Labor/Troubleshooting																		
Other- See Comments																		

Additional Comments:

Zone 2 - Drip leak Zone 3 - Drip Zone 4 - Head capped
Zone 5 - Cracked body +



Job Name :

Glen St John

Job Number:

Controller Name:

Trellis Bay Dr

Date: 04/11/24

Page: 1 of 1

Start Time/End Time	Seasonal Adjust	Run Days
A) 9:45	50	MTWTFSS
B)	%	MTWTFSS
C)	%	MTWTFSS
D)	%	MTWTFSS

Zone Map
YES NO
Zone list in controller
YES NO

Checked Weather Sensor
YES NO
Weather Sensor: WPR
Working Not Working

Controller Make & Model	Ram Bird ESP-MF
Controller Status	Working
POC Info	Potable Water
Pump Status & Type	Pressurized
Reclaim	Well Water
Pump Start	Centrifugal
Not Working	Lake Water
	Submersible

INFORMATION:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Spray, Rotor, Drip, MPR, or Bubbler	R	R	R	R	R	R														
Run time (A/B)	22	22	22	22	22	22														
Run Time (C/D)																				
Change Time (A/B)																				
Change Time (C/D)																				
Zone Faults or Alarms																				
Plant Type																				

Contract Maintenance: (No Charge)

Straighten Heads																				
Adjust Water Pattern																				
Clogged Nozzle Screens																				

Billable Repairs or Upgrades:

Head Broken- 6in spray																				
Head Broken- 12in spray																				
Head Broken- 6in rotor																				
Head Broken- 12in rotor																				
Broken Riser																				
Upgrade 4in to 6in Pop up																				
Upgrade 6in to 12in Pop up																				
Nozzle																				
MPR																				
Severe Line Clog																				
Lateral Line Break																				
Relocation																				
Head Raised or Lowered in Turf																				
Head Raised or Lowered in Shrub																				
Damaged Valve Box																				
Zone Not Operating																				
Main Line Break																				
Additional Labor/Troubleshooting																				
Other- See Comments																				

Additional Comments:



Job Name: Glen St John
Job Number: _____
Controller Name: Teague Bay Dr
Date: 01/11/24 Page: 1 of 1

Start Time / End Time	Seasonal Adjust	Run Days
A)	%	MTWTFSS
B) <u>11</u>	%	<u>MTWTFSS</u>
C)	%	MTWTFSS
D)	%	MTWTFSS

Zone Map
YES NO
Zone list in controller
YES NO

Checked Weather Sensor
YES NO
Weather Sensor: <u>Mini</u>
<u>Working</u> Not working

Controller Make & Model	<u>Rain Bird ESP-MF</u>		
Controller Status	<u>Working</u>		
POC Info	Potable Water	Reclaim	Not Working
Pump Status & Type	Pressurized	<u>Pump Start</u>	Well Water Lake Water
		Centrifugal	Submersible

INFORMATION:

Zone Number	<u>4</u>	<u>8</u>	<u>9</u>	<u>10</u>															
Spray, Rotor, Drip, MPR, or Bubbler	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>															
Run time (A/B)	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>															
Run Time (C/D)																			
Change Time (A/B)																			
Change Time (C/D)																			
Zone Faults or Alarms																			
Plant Type																			

Contract Maintenance: (No Charge)

Straighten Heads																			
Adjust Water Pattern																			
Clogged Nozzle Screens																			

Billable Repairs or Upgrades:

Head Broken- 6in spray																			
Head Broken- 12in spray																			
Head Broken- 6in rotor																			
Head Broken- 12in rotor																			
Broken Riser																			
Upgrade 4in to 6in Pop up																			
Upgrade 6in to 12in Pop up																			
Nozzle		<u>2</u>																	
MPR																			
Severe Line Clog																			
Lateral Line Break																			
Relocation																			
Head Raised or Lowered in Turf																			
Head Raised or Lowered in Shrub																			
Damaged Valve Box																			
Zone Not Operating																			
Main Line Break																			
Additional Labor/Troubleshooting																			
Other- See Comments																			

Additional Comments:

Tab 4

Glen St. Johns

Field Operations Report

Meeting Date: February 21, 2024

Submitted by: Dan Fagen/Winslow Wheeler

Common Grounds

- Multiple street lights out on St. Thomas Island Parkway have been reported to FPL.
- The irrigation leak and sidewalk on St. Thomas Island Parkway have been repaired.
- Multiple street signs need to be replaced. Pricing of \$70 per blade has been provided by our preferred sign vendor- Sundancer Signs. (See attached)
- Mulch proposals and summary (See attached)

Amenity Center

- The men's restroom door has been repaired in-house. Materials less than \$100.
- We have had no visible drug use in the facilities since 1) increasing the SJCSO presence 2) increasing signage 3) repairing the door. I don't believe there is a need to pursue a partnership with St. Johns Golf at this time.
- Parking lot light pole was hit by a car causing it to lean significantly. All Weather Contractors has made the repair.
- The playground rules sign has been damaged. (Proposal attached)
- Bike Racks- I suggest removing bike racks at the bus stops on Tortuga and St. Croix. Replace one rack at the amenity center that is in poor shape with a double-sided 10 slip bike rack. \$558 plus shipping.
- Clevis attachments for all playground swings have been replaced.
- The fence surrounding the pool pump area has been repaired and restrained.
- HVAC provider Weather Engineers is renewing their preventative maintenance program this month
- Backflow prevention inspection scheduled to be completed by the end of this month.
- Pest control provider begins service 3/1/24



SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
info@sundsg.com

ADDRESS

Glen St Johns CDD
2806 N. Fifth Street
Suite 4023
St Augustine, FL 32084

SHIP TO

Glen St Johns CDD
76 Little Harbor Way
St Augustine, FL 32092

Estimate 1644

DATE 02/09/2024

ACTIVITY	QTY	RATE	AMOUNT
REPLACE PLAY GROUND SIGN FACE - POST ARE STILL GOOD SHAPE			
Specialty Sign REPLACE EXISTING PLAYGROUND SIGN FACE WITH NEW FACE, SHAPE AND COLORS TO MATCH CURRENT. FACE WILL BE MADE USING 1" PVC, PAINTED BACK AND WIDE FORMAT PRINT ON THE FRONT FACE.	1	675.00	675.00T
Install - Sign Installation of Street Sign per specs	1	100.00	100.00
SUBTOTAL			775.00
TAX			0.00
TOTAL			\$775.00

Accepted By

Accepted Date

*Glen
St. Johns*

PLAYGROUND RULES

Play Ground hours: Dawn to Dusk.

This playground is for children under 12.

All children must be supervised by an adult.

Shirts and tennis shoes must be worn at all times.

No glass containers or animals permitted in playground area.

Please clean up area after use.

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: 02/14/2024

Fieldworker: Justin Robinson

Job #: 74894

Type: Monthly Maintenance

Status: Finished

Actual Job Date & Time	Site Address
14-Feb-2024 09:46 AM	1430 Saint Thomas Island Parkway, St Augustine, Florida, 32092

Pre-work Details

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

Post-work Details

Trash Removed: Yes **Treatment:** Treated for algae, weather conditions too cold to spray herbicide.
Area Treated: All rig and boat ponds **Other Comments:**
Weed and/or Algae Types: Algae/spikerush

Description

Copper Sulfate Crystal Pound
Tribune Ounce

Description:

Completed Notes:

Notes:





Tab 5



PROPOSAL

Mailing Address

Rizzetta
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Job Address

Glen St. Johns CDD
1430 St Thoams Island Pkwy
St. Augustine, FL 32092

Date: February 05, 2024

Phone: St. Augustine

Opportunity#: 14669

Job Summary:

Proposal is for removal of existing plant material around the exterior of the amenity fence. Installation of 7-gal podocarpus for establishing a privacy border along the fence with 3-gal jack frost in front of podocarpus to give a tiered look and nice color contrast. Around the back side of the fence all plant material will be removed, and Bermuda sod installed to shrink the bed space to follow the existing 4-foot bed line on both sides. Proposal includes all necessary irrigation adjustments to ensure proper coverage of the new plant material and turf. Brown mulch to be installed to finish the look.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
32.00	Labor and Prep	Hr	\$46.00	\$1,472.00
115.00	Podocarpus - (e)	7g	\$80.00	\$9,200.00
100.00	Ligustrum 'Jack Frost' - (e)	3g	\$23.00	\$2,300.00
3.00	Bermuda	Pallet	\$575.00	\$1,725.00
5.00	Brown Mulch	CY	\$70.00	\$350.00
1.00	Irrigation Allowance	Ea	\$625.00	\$625.00
Landscape Enhancement Total				\$15,672.00

Proposal Total: \$15,672.00

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

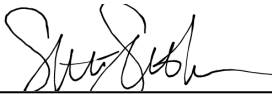
Payment due 30 days after receipt of invoice.

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 2/5/2024
VerdeGo

By _____
Date _____
Rizzetta

Glen St John

Remove:
Old Plants

Install:
Podcarpus
Ligustrum Jack Frost



Glen St John

Remove:
Old Plants

Install:
Podcarpus
Ligustrum Jack Frost
Sod



Glen St John

Remove:
Old Plants

Install:
Podcarpus
Ligustrum Jack Frost
Sod



Glen St John

Remove:
Old Plants

Install:
Podcarpus
Ligustrum Jack Frost



Tab 6



PROPOSAL

Mailing Address

Rizzetta
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Job Address

Glen St. Johns CDD
1430 St Thoams Island Pkwy
St. Augustine, FL 32092

Date: February 05, 2024

Phone: St. Augustine

Opportunity#: 14699

Job Summary:

Proposal for Top Choice Insecticide application across the turf at the amenity, playground, sports/bermuda fields, and disc golf field.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
1.00	Top Choice Application	LS	\$3,350.00	\$3,350.00
Landscape Enhancement Total				\$3,350.00

Proposal Total: \$3,350.00

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

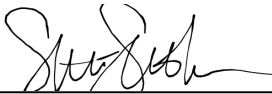
Payment due 30 days after receipt of invoice.

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 2/5/2024
VerdeGo

By _____
Date _____
Rizzetta

Tab 7

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Glen St Johns Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Gilbert (Skip) Thompson, and Seat 3, currently held by Bliss Carley, are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of February, 2024.

**GLEN ST JOHNS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Glen St Johns Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Ave A, St. Augustine, FL 32095; Ph: [\(904\) 823-2238](tel:9048232238). All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Glen St Johns Community Development District has two (2) seats up for election, specifically seats 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St Johns County Supervisor of Elections.

Publish on or before _____, 2024.

Tab 8

GLEN ST. JOHN CDD

COMMON GROUNDS AND AMENITY CENTER MULCH PROJECT

Each year the aesthetics of the Amenity center and surrounding community will need to have its flower beds updated with two separate rounds of a refresher of mulch to continue to beautify the community. We will continue to provide this service to the CDD through local proposals. As always please continue to guide us in terms of the type of ground cover you will prefer. We appreciate your confidence in us to assure the beautification of your community.

SEE MAP FOR SCOPE

BID RESPONSE SUMMARY

VENDOR	TOTAL COST	COMMENTS (Warranty info, variances with other proposals, etc.)
EARTHWORKS	\$18,720.00 \$65.00 per square foot	288 cubic yards of mini pine bark installed. Estimate includes pine bark and labor to install. Labor includes a 4-man team manually installing all baby pine bark.
FIRST COAST MULCH	\$ 14,739.75 \$48.00 per square foot	288 cubic yards of mini pine bark installed. estimate includes pine bark and labor to install. Labor includes a one-man truck installing the baby pine bark.
MULCH FOR YOU	\$ 13,248.00 \$ 46.00 per square foot	288 cubic yards of mini pine bark installed. estimate includes pine bark and labor to install. Labor includes a one-man truck installing the baby pine bark.

STAFF RECOMMENDATION: Price per square foot will vary based on each company and the manner of installation. This writer has confidence in the local company **First Coast Mulch** while never utilizing Mulch for You in the past. Given the nature of the project and product, the final result from my previous experience with the vendor should be equally successful.



Estimate #11926
Estimate Date 2/8/2024

Wheeler, Winslow
1430 St Thomas Island Parkway
St Augustine FL 32092
904-318-0797

Name/Description	Estimate Description	Quantity	Rate	Amount
Maint extra	Mini Pine Bark Mulch	288	65.00	18720.00
Subtotal				\$18,720.00
Sales Tax				\$0.00
Total				\$18,720.00

Estimate must be paid in full before work can be scheduled. We accept all major credit cards. This quote is valid for 30 days. Prices may vary after the 30 day period and a new quote will be submitted.

*Sod for construction damages, will be charged for amount actually used. THERE IS NO WARRANTY ON SOD.

**Transplanting has no warranty.

Estimate Total \$\$18,720.00

<https://www.earthworksjax.com/>

Contact us at 904-996-0712 | info.earthworksjax@gmail.com



First Coast Mulch
155 Bartram Market Dr. Suite 135 Box 240
Saint Johns, FL 32259 US
+1 9042545366
AR@Firstcoastmulch.com

Estimate

ADDRESS
Vesta Property Services 245 Riverside Ave. #300 Jacksonville, FL 32202

SHIP TO
Glen St. Johns CDD 1430 St. Thomas Pkwy St. Augustine, FL 32092 Winslow Wheeler - 904.318.0797

ESTIMATE #	DATE	
1538	02/06/2024	

PROJECT STATUS
Pending

ACTIVITY	DESCRIPTION	AMOUNT
Mini Pine Bark	Installation of Mini Pine Bark as directed and indicated on the approved map not to exceed 288 yards. Winslow Wheeler - 904.318.0797	13,824.00

Thank you for the opportunity to bid your project. We look forward to working with you soon!

TOTAL

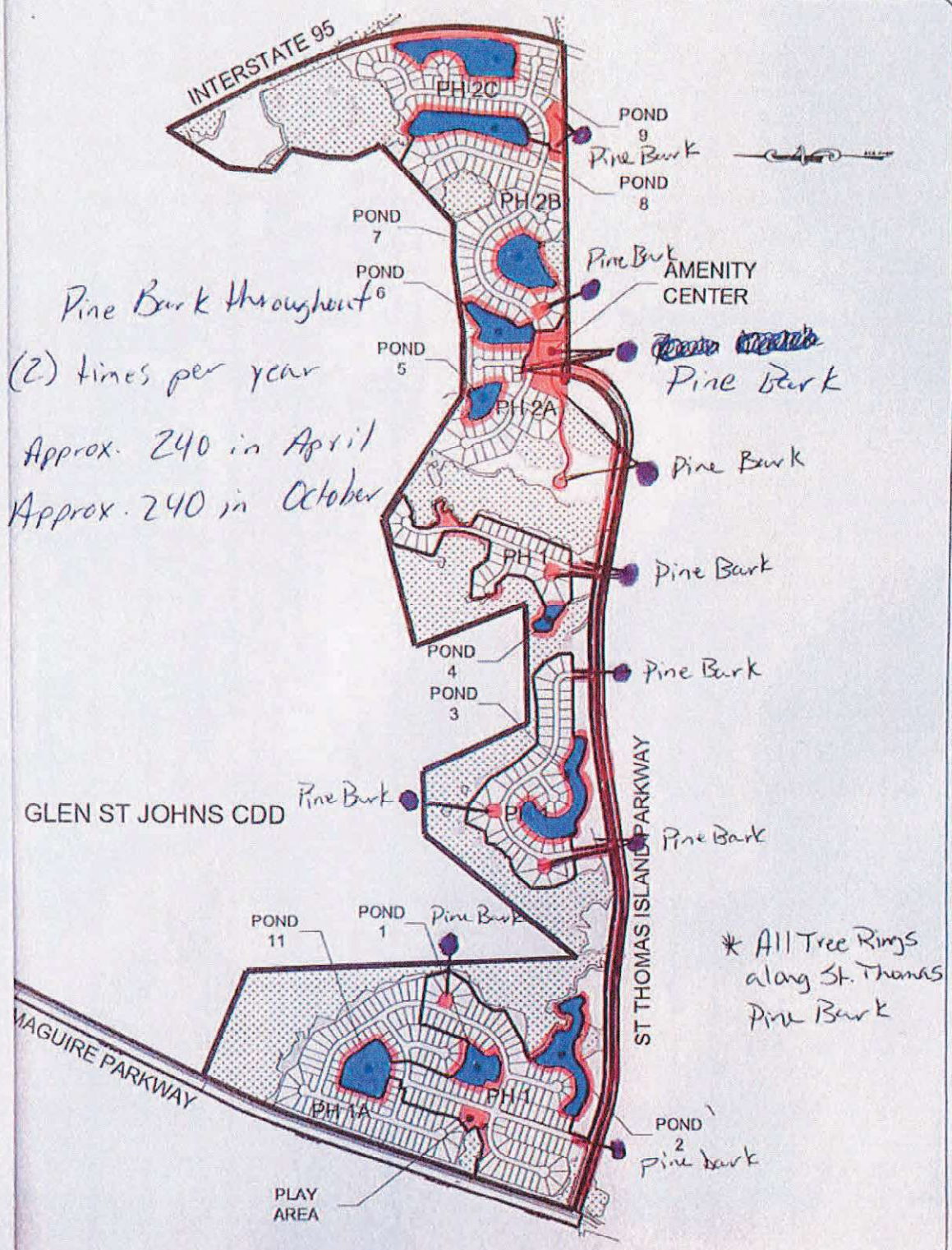
\$13,824.00

Please note that there is a 3% surcharge on all credit card payments.

Accepted By

Accepted Date

Office (407) 869-9003 / Fax (407) 869-9012 / installs@mulchforyou.com
Effective January 1, 2022 an NTO will be issued for any invoice not paid within 40 days.



Dunn & Associates, Inc.
 CIVIL ENGINEERS / LAND PLANNERS
 15 Dix Hills Trail, Suite 102 Jacksonville, Florida 32256
 Phone: (904)363-8916 Fax: (904)363-8917

SITE PLAN

Project Name : GLEN ST JOHNS		
Project No :	0809-230-4	Site Location : East side of Leo Maguire Parkway approximately 2.5 miles south of CR210
Drawn By :	MR	
Checked By :	VJD	
Date :	4-27-17	Scale : N/A

BM: 81
 AM: 24

Tab 9

Value is in the details. We are the marketplace for commercial and residential signage, decorative street-scapes, customized street signs, community signs, message boards and coordinating mailboxes, both individual and cluster boxes. Whether you looking for wood or aluminum we are the experts in design, manufacturing and installation. Whatever your design, marketing signage or development needs may be, we offer many solutions and options in our consultation with you. In working with you we offer design, workmanship and customer service. When you are making an investment in your home, community or commercial project you are looking for more than just the value you receive in price. You want exceptional customer service that is quality based and customer driven. This is what makes us different. This is what we are about.



SUNDANCER SIGN GRAPHICS

Your custom street sign and mailbox experts

PROPOSAL FOR:

VESTA PROPERTY SERVICES FOR GLEN ST JOHNS

ST JOHNS COUNTY STREET NAME REQUIREMENTS

- Street Name signs shall consist of a white letters on a green background and shall be retroreflective or illuminated to show the some shape and similar color both day and night. Standard street signs will be composed of lower case letters at least 4.35 inches in height with initial upper case letters at least 6 inches in height.
- On multi-lane streets with speed limits of greater than 40 MPH, the lettering on post mounted street name signs shall be composed of lower-case letters at least 6 inches in height with initial upper-case letters at least 8 inches in height
- The standard alphabet approved for highway signs by the Federal Highway Administration will be the standard font accepted for Street Name lettering.
- Supplemental lettering to indicate the type of street (such as Lane, Avenue or Road), a section of a city (such as NW) or (PVT) an abbreviation for a private road may be in smaller lettering at least 3" high. Standard street blank height for post mounted signs is 9". Lengths are 30'; 36'; 42" or 48" as needed to fit the street name, but the length may not exceed 48" on post mounted street name signs. Sign Blanks shall be .063 gauge thick.
- All blanks must have an alodine or equal finish, 3/4" radius corners, 3/8" hole to be drilled 1" from edge of blank vertically on center and a 1/4" hole drilled 1/2" from the edge of the blank and on horizontal center. All blanks must be deburred on edges and corners. When installed, signs are to be pinned on both ends to minimize damage during severe weather.

REPLACE WORN OR DAMAGED STREET BLADES:	\$55.00 EACH BLADE
REPLACE WORN STOP SIGNS	\$75.00
STREET BLADE HARDWARE IF NEEDED	\$45.00
DELIVERY AND INSTALL	\$15.00 PER SIGN

Tab 10



904-747-0181
200 Business Park Circle, Suite 101
St. Augustine, FL 32095
VestaPropertyServices.com

FACILITY ATTENDANT PROPOSAL

GLEN ST. JOHNS C.D.D.

- Duties are to include:
 - Monitor pool and facilities.
 - Greet residents.
 - Enforce District policies.
 - Provide light cleaning of the facility.
- Staff will be present four (4) hours per day from 11am-3pm Wednesday through Sunday.
- Billed hours will not exceed 200 hours during the St. Johns County School break.
- Fees will not exceed \$5,700.
- Only actual hours provided will be billed. Bi-weekly payroll records indicating hours worked will accompany each invoice. Year-to-date reconciliation of hours may be provided at any time upon request.

Terms:

- Vesta shall invoice monthly for the above services.
- Invoices shall be paid net thirty (30) days upon receipt.

- Vesta shall invoice monthly for the above services.
- Invoices shall be paid net thirty (30) days upon receipt.

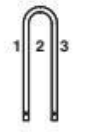
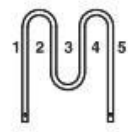
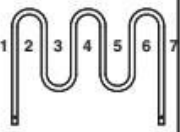
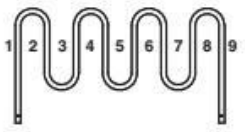
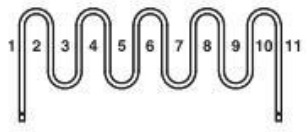
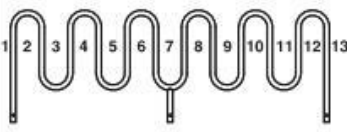
Tab 11

Wave Bicycle Rack

Powder Coated Frame

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

SM - Surface Mount Installation (Includes Concrete Screw Anchors and Cover Caps) Freight & tax not included.
 EM - Embedded Mount Installation (Optional Cover Caps are Available). Freight & tax not included.

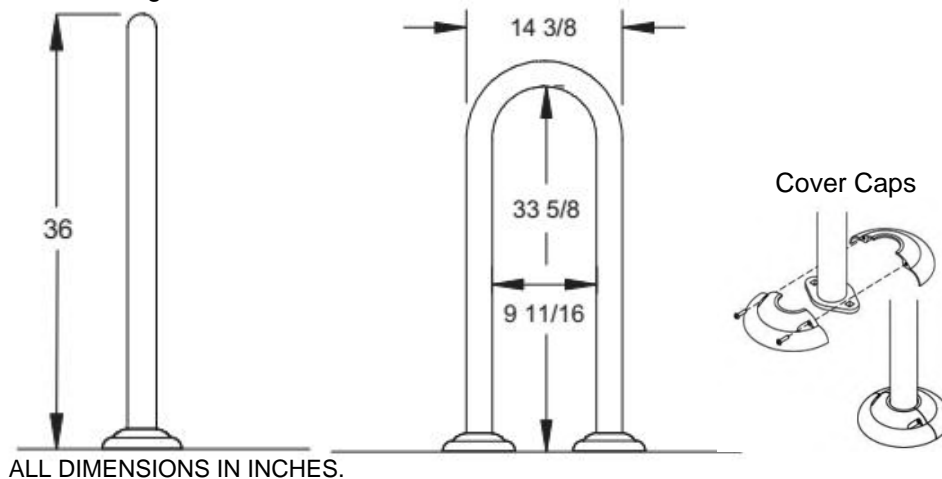
						
# of Bikes	3	5	7	9	11	13
Length	14"	38"	62"	86"	110"	134"
(SM)	\$299.00	\$518.00	\$643.00	\$771.00	\$917.00	\$1,132.00
(EM)	\$222.00	\$438.00	\$566.00	\$694.00	\$838.00	\$1,017.00

Cover Caps for Embedded Installation: \$55.00 for racks holding 3 - 11 bikes; \$82.00 for rack holding 11 bikes.



Overall Height: 36"

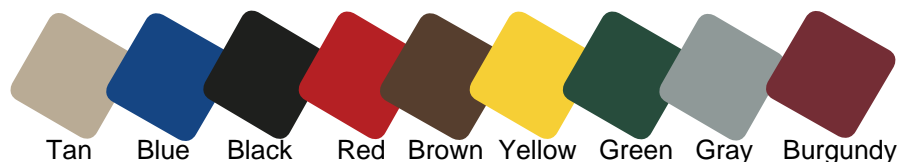
Dimensions each section



SPECIFICATIONS:

- Six sizes available to hold three to thirteen bikes.
- Embedded or Surface Mount Installation.
- Heavy 2-3/8" OD Schedule 40 Steel Pipe.
- Powdercoat finish.
- **Embedded Installation:** The vertical legs of the bike rack are embedded 9-3/4" into concrete footings. A 9/16" diameter hole through each leg is provided for insertion of a 1/2" rod (not included) to additionally secure the rack in the footings. ***Optional cover caps available.**
- **Surface Mount Installation:** The vertical legs of the bike rack include flanges with two 9/16" diameter holes for 3/8" anchor bolts (included) for surface mount applications. ***Cover caps are included to cover anchors for safety and appearance. Matches powdercoat finish.**

Powdercoat Finish - Color Choices:



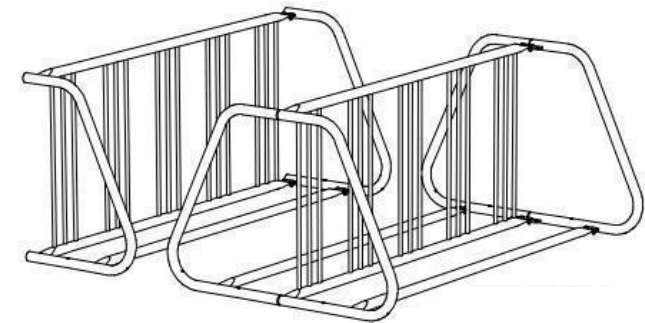
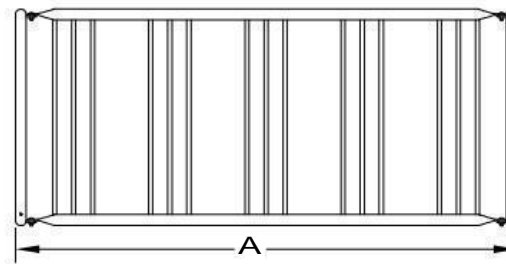
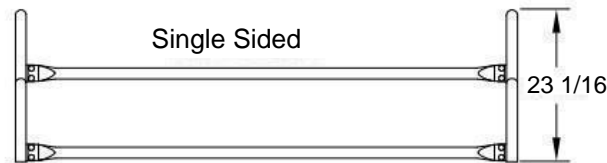
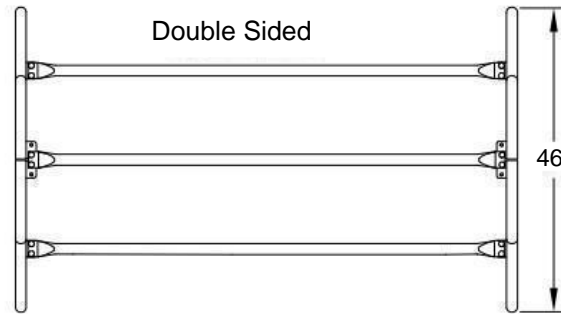
Single & Double Sided Vertical Bike Rack

Powder Coated Frame

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944



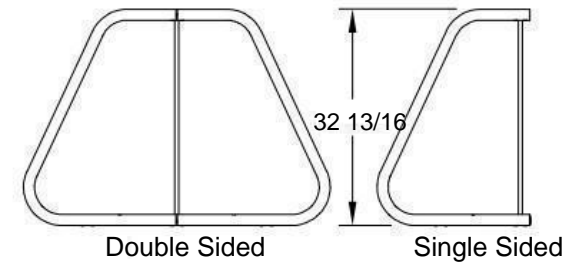
ALL DIMENSIONS IN INCHES.



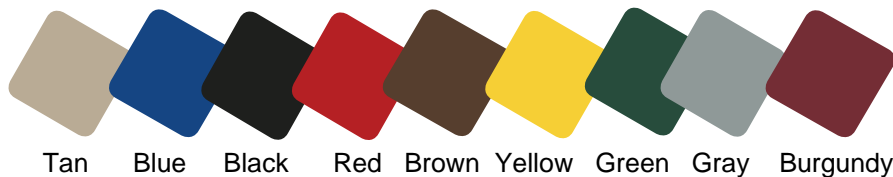
Single Sided

Double Sided

DIMENSION	SIDES OPEN	NUMBER OF BIKES	FRAME CONFIGURATION
A			
75-1/2	1	5	
149-5/16	1	10	
75-1/2	2	10	
149-5/16	2	20	



Powdercoat Finish - Color Choices:



Specifications:

- Frame constructed of 1.66" OD 10 ga. wall steel tube
- Vertical stall bars are solid 5/8" steel bar
- Supports bike by front or rear wheel.
- Single sided holds 5-10 bikes; Double sided holds 10-20 bikes.
- Surface mount installation only.
- Four or Six 3/8" x 5" concrete screw anchors are included.

Above pricing does not include freight or tax.

Assembly & Installation NOT Included. Assembly & Installation by Others.

Single Side (5 Bikes) - \$417.00

Single Side (10 Bikes) - \$772.00

Double Side (10 Bikes) - \$558.00

Double Side (20 Bikes) - \$1,014.00

Tab 12



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 20, 2023

Ms. Shandra Torres
Glen St. Johns Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

\$9,080,000
Glen St. Johns Community Development District
(St. Johns County, Florida)
Special Assessment Bonds, Series 2006
("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended November 30, 2023 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of November 30, 2023.

The next annual arbitrage rebate calculation date is November 30, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Mr. John Shiroda, Hancock Whitney Bank

Glen St. Johns Community Development District

*\$9,080,000 Glen St. Johns Community Development
District (St. Johns County, Florida) Special Assessment
Bonds, Series 2006*

For the period ended November 30, 2023



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 20, 2023

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

Re: \$9,080,000 Glen St. Johns Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2006 ("Bonds")

Glen St. Johns Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended November 30, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(357,322.56) at November 30, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Arbitrage and Tax Certificate, the calculations have been performed based upon a Bond Yield of 5.260758%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Glen St. Johns Community Development District

December 20, 2023

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is December 13, 2006.
2. The end of the first Bond Year for the Bonds is November 30, 2007.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Glen St. Johns Community Development District

December 20, 2023

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation, we have relied on a prior arbitrage report by Deloitte Tax LLP with respect to the Rebate Requirement Liability as of November 30, 2010.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Glen St. Johns Community Development District

December 20, 2023

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Glen St. Johns Community Development District

December 20, 2023

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2023

SOURCE INFORMATION

Bonds

Source

Closing Date

Arbitrage and Tax Certificate

Bond Yield

Arbitrage and Tax Certificate

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Glen St. Johns Community Development District

December 20, 2023

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$9,080,000 GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2006

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

12 / 13 / 2006 ISSUE DATE
12 / 1 / 2021 BEGINNING OF COMPUTATION PERIOD
11 / 30 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.260758%	ALLOWABLE EARNINGS
12 / 1 / 2021	BEGINNING BALANCE		0.00	55,528.07	61,596.16	6,068.09
12 / 1 / 2021	DEBT SERVICE RESERVE FUND		0.28	0.00	0.00	0.00
12 / 29 / 2021	DEBT SERVICE RESERVE FUND		0.03	0.00	0.00	0.00
1 / 3 / 2022	DEBT SERVICE RESERVE FUND		0.32	0.00	0.00	0.00
2 / 1 / 2022	DEBT SERVICE RESERVE FUND		0.29	0.00	0.00	0.00
3 / 1 / 2022	DEBT SERVICE RESERVE FUND		0.26	0.00	0.00	0.00
3 / 15 / 2022	DEBT SERVICE RESERVE FUND		0.00	(2,100.91)	(2,295.80)	(194.89)
4 / 1 / 2022	DEBT SERVICE RESERVE FUND		0.28	0.00	0.00	0.00
5 / 2 / 2022	DEBT SERVICE RESERVE FUND		0.68	0.00	0.00	0.00
6 / 1 / 2022	DEBT SERVICE RESERVE FUND		16.32	0.00	0.00	0.00
7 / 1 / 2022	DEBT SERVICE RESERVE FUND		34.49	0.00	0.00	0.00
8 / 1 / 2022	DEBT SERVICE RESERVE FUND		58.94	0.00	0.00	0.00
9 / 1 / 2022	DEBT SERVICE RESERVE FUND		87.79	0.00	0.00	0.00
9 / 15 / 2022	DEBT SERVICE RESERVE FUND		0.00	(759.34)	(808.51)	(49.17)
10 / 3 / 2022	DEBT SERVICE RESERVE FUND		95.53	0.00	0.00	0.00
11 / 1 / 2022	DEBT SERVICE RESERVE FUND		121.79	0.00	0.00	0.00
12 / 1 / 2022	DEBT SERVICE RESERVE FUND		146.06	0.00	0.00	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		166.75	0.00	0.00	0.00
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		178.54	0.00	0.00	0.00
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		172.09	0.00	0.00	0.00
3 / 15 / 2023	DEBT SERVICE RESERVE FUND		0.00	(880.76)	(913.76)	(33.00)
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		193.46	0.00	0.00	0.00
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		193.91	0.00	0.00	0.00
6 / 1 / 2023	DEBT SERVICE RESERVE FUND		211.24	0.00	0.00	0.00
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		207.64	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		217.89	0.00	0.00	0.00
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		226.96	0.00	0.00	0.00
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		220.94	0.00	0.00	0.00
10 / 13 / 2023	DEBT SERVICE RESERVE FUND		0.00	(3,799.54)	(3,825.39)	(25.85)

\$9,080,000 GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2006

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

12 / 13 / 2006 ISSUE DATE
12 / 1 / 2021 BEGINNING OF COMPUTATION PERIOD
11 / 30 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.260758%	ALLOWABLE EARNINGS
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		220.44	0.00	0.00	0.00
11 / 30 / 2023	INTEREST ACCRUAL		210.66	0.00	0.00	0.00
		<u>50,971.10</u>	<u>2,983.58</u>	<u>47,987.52</u>	<u>53,752.70</u>	<u>5,765.18</u>
	ACTUAL EARNINGS		2,983.58			
	ALLOWABLE EARNINGS		<u>5,765.18</u>			
	REBATE REQUIREMENT		(2,781.60)			
	FUTURE VALUE OF 11/30/2021 CUMULATIVE REBATE REQUIREMENT		(350,653.42)			
	FUTURE VALUE OF 11/30/2022 COMPUTATION DATE CREDIT		(1,927.54)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(357,322.56)</u>			

Tab 13

BID-PROPOSAL



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

DATE: 1/8/24

PROPOSAL NO:

<i>and</i> BUYER/ OWNER	NAME: GLEN ST JOHNS CDD			
	PROJECT ADDRESS:	CITY	STATE/ZIP	PHONE
	EMAIL ADDRESSES:	CITY	STATE/ZIP	PHONE

We hereby propose to furnish the following work: **Supply & install (1) replacement pump motor to also include all necessary seals and gaskets.**

Supply & install (1) Variable frequency drive for main pool pump.

Total \$7,100.00

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

X_____ Date_____
Customer

X_____ Date_____
Customer

X _____ Date _____
Contractor